ORDINANCE NO. 08-057

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF THE SUBDIVISION PLAN OF THE CROWN ASIA PROP. INC., FOR ITS PROJECT “MARINA HEIGHTS” LOCATED AT BARANGAY SUCAT, MUNTINLUPA METRO MANILA.

Hon. Coun. Francis Ian T. Bagatsing  
Hon. Coun. Atty. Icasiano M. dela Rea  
Hon. Coun. Marita Deang-Calalang, DMD  
Hon. Coun. Melchor R. Teves  
Hon. Coun. Allan Rey A. Camilon  
Hon. Coun. Cesar V. Pagkalinanwan – ABC President  
Hon. Coun. Ma. Luisa Babaran-Echavez, MD  
Hon. Coun. Ernie S. Espeleta  
Hon. Coun. Joselito V. Arevalo  
Hon. Coun. Luv P. Constantino  
Hon. Coun. Marissa Cole Rongavilla  
Hon. Coun. Vergel C. Ulanday  
Hon. Coun. Robert A. Abas  
Hon. Coun. Atty. Rey E. Bulay

WHEREAS, the CROWN ASIA PROPERTIES INC., is applying for Preliminary Approval for Locational Clearance (PALC) and Development Permit for its project “MARINA HEIGHTS” located at Barangay Sucat, Muntinlupa City;

WHEREAS, under Executive Order No. 71 and Republic Act 7160, otherwise known as the Local Government Code of 1991, "the power of the Housing and Land Use and Regulatory Board (HLURB) to approve preliminary final subdivision plans of all subdivisions has been transferred to the Local Government Units;

WHEREAS, City Ordinance No. 02-047 adopt the Zoning Guidelines and Regulations for the City of Muntinlupa;

WHEREAS, the developer must abide by the requirements setforth under the National Building Code of the Philippines;

WHEREAS, after evaluating the necessary documents submitted by CROWN ASIA PROP. INC., and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is hereby approved;
NOW THEREFORE, BE IT ORDAINED, AS IT HEREBY ORDAINED, by the Sangguniang Panlungsod of Muntinlupa in session assembled that:

SECTION 1. The project "Marina Heights" shall contain a total area of 36,366.98 square meters located at Barangay Sucat, Muntinlupa City.

SECTION 2. The developer CROWN ASIA PROP. INC., shall comply with Section 18 of Urban Development and Housing Act (UDHA) or its enabling ordinance, Ordinance No. 03-093, or the 20% Balance Housing Ordinance.

SECTION 3. The issuance of Final Approval of Subdivision shall be done provided that the Environmental Compliance Certificate (ECC) shall be secured from the Department of Environment and Natural Resources (DENR).

SECTION 4. The developer-applicant shall comply with the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

ENACTED, by the 5th Sangguniang Panlungsod of Muntinlupa this 6th day of October, 2008, on its 52nd Regular Session

CONCURRED:

DISTRICT I:

COUN. ALLAN REY A. CAMILON
Member

COUN. MA. LUISA BABARAN-ECHAVEZ, MD
Member

COUN. MELCHOR R. TEYES
Member

COUN. ATTY. IEASIANO M. DELA REA
Member

COUN. ERNIE S. ESPELETA
Member

COUN. MARITA DEANG-CALALANG, DMD
Member

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KALAKHANG MAYNILA

DISTRICT II:

COUN. FRANCIS IAN T. BAGATSING
Member

COUN. JOSELITO V. AREVALO
Member

COUN. LUVI P. CONSTANTINO
Member

COUN. ENGR. MARISAA COLE-RONGAVILLA
Member

COUN. ENGR. MAEMERTO T. SEVILLA, JR.
Member

COUN. VERGEL C. ULANDAY
Member

COUN. ROBERT A. ABAS
Member

COUN. ATTY. REY E. BULAY
Member

COUN. CEZAR V. PAGKALINAWAN
Sectonal Representative
President
Association of Barangay Captains

ABSENT:

COUN. ALLEN F. AMPAYA
Member

COUN. MARGARITA ANNYTHYST PATDU-LABIOS, MD
Member

COUN. DANN HENRY G. TEVES
Member