ORDINANCE NO. 10-004

AN ORDINANCE GRANTING THE REQUEST OF ROBINSON'S LAND CORPORATION FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALT) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT “ESCALADES SOUTH METRO” LOCATED AT MERALCO AVENUE CORNER DR. SANTOS AVENUE, SUCAT, MUNTINGLUPA CITY,

Sponsored by: Hon. Coun. Robert A. Abas
               Hon. Coun. Atty. Raul R. Corro
               Hon. Coun. Bol NieTes
               Hon. Coun. Alexander B. Diaz
               Hon. Coun. Allen F. Ampaya
               Hon. Coun. Ringo A. Teves
               Hon. Coun. Dan Hubert A. Barlis
               Hon. Coun. Luvi P. Constantino
               Hon. Coun. Engr. Neptali S. Santiago
               Hon. Coun. Joselito V. Arevalo
               Hon. Coun. Robert P. Baes
               Hon. Coun. Elmer S. Espeleta
               Hon. Coun. Rafael T. Sevilla
               Hon. Coun. Vergel C. Ulanday
               Hon. Coun. Dann Henry G. Teves

WHEREAS, Executive Order No. 71 and Republic Act No.7160 otherwise known as the New Local Government Code of 1991, states that, “the power of the Housing and Land Use Regulatory Board (HLURB) to grant preliminary approval and subdivision plans of all subdivisions has been transferred to the Local Government Units”;

WHEREAS, under the said New Local Government Code of 1991, specifically Section 458 (2)(x), states that, “the Sangguniang Panglungsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, after evaluating the necessary documents submitted by ROBINSON'S LAND CORPORATION, and based on the recommendation of the City Zoning Administrator the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PALT), for its Condominium Project “ESCLADES SOUTH METRO” is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

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

WHEREAS, the developer must also abide by the requirements setforth under the National Building Code of the Philippines;
NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 6th Sangguniang Panglungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of ROBINSON'S LAND CORPORATION, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project ‘Escaladies South Metro’ located at Meralco Avenue corner Dr. Santos Avenue, Sucat, Muntinlupa City.

SECTION 2. The grant is on the condition that the applicant shall first secure a zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3).

SECTION 3. The development of proposed condominium project “Escaladies South Metro” composed of eight (8) twelve-storey building having an area of 23,261 square meters, covered by TCT Nos. 16816 and 14128 and containing 1,056 units.

SECTION 4. The parking area of the said project shall comply with the provisions provided for under the Building Code of the Philippines.

SECTION 5. The Final Approval of their application for Preliminary Approval and Locational Clearance and Development Permit shall be issued provided that the Environmental Compliance Certificate (ECC) shall have been secured from the Department of Environment and Natural Resources (DENR).

SECTION 6. The developer-applicant shall also comply with all the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances particularly Paragraph C Section 152 of Article 4 of the Local Government Code, if required, within six (6) months from the enactment of this ordinance.

SECTION 7. The Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) hereby issued shall be effective for a period of one (1) year from the enactment of this ordinance within which the developer must develop the property, otherwise the same shall be revoked.

ENACTED, by the 6th Sangguniang Panlungsod this 6th day of September, 2010, on its 8th Regular Session.

CONCURRED:

DISTRICT 1:

COUN. ATTY. RAYL R. CORRO
Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
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COUN. BAL NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARRIL
Member

COUN. LUVI P. CONSTANTINO
Member

COUN. ROBERT A. ABAS
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. JOSELITO V. AREVALO
Member

COUN. ROBERT P. BAES
Member

COUN. ELMER S. ESPELETA
Member

COUN. RALF D. SEVILLA
Member

COUN. VARGEL C. ULANDAY
Member

ABSENT:
COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. DANN HENRY G. TEVES
Sectoral Representative
President
Federation of Sangguniang Kabataan

COUN. CELSO C. DIOKO
Sectoral Representative
President
Association of Barangay Captains
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SMUNDAC
City Vice-Mayor, Presiding Officer

APPROVED:

ALDRIN E. SAN PEDRO
City Mayor
Date ________/_____/______

Note: 8th SP