ORDINANCE NO. 10-006

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT “ASYA ENCLAVES ALABANG” LOCATED AT KM. 19, WEST SERVICE ROAD, BARANGAY CUPANG, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Bal Nieves
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. Nepatali 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. Dan 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 Panlungsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, after evaluating the necessary documents submitted by PHINMA PROPERTY HOLDINGS CORPORATION, and based on the recommendation of the City Zoning Administrator, the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PALC), for its Condominium Project “ASYA ENCLAVES ALABANG” 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 PHINMA PROPERTY HOLDINGS, for Preliminary Approval and Locational Clearance (PACL) and Development Permit (DP) for its condominium project “ASYA ENCLAVES ALABANG” located at Km. 19, West Service Road, Barangay Cupang, 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-I) to Metropolitan Commercial Zone (C-3).

SECTION 3. The development of the proposed condominium project “ASYA ECLAVES” shall be composed of fourteen (14) seven-storey buildings having an area of 49,570 square meters, covered by TCT Nos. 156368, 156369, 156370 and 156371, and containing 1,792 units with 576 available parking slots.

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 within six (6) months from the enactment of this ordinance.

SECTION 7. The Preliminary Approval and Locational Clearance (PACL), 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 Panglungsod this 6th day of September, 2010, on its 5th Regular Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAÚL R. CORRO
Member
COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member

COUN. BAL NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARLIS
Member

DISTRICT II:

COUN. LUVI P. CONSTANTINO
Member

COUN. AARON F. GONZALES
Member

COUN. ROBERT A. ABAS
Member

COUN. JOSELITO V. AREVALO
Member

COUN. ROBERT P. BAES
Member

COUN. RUBEN T. SANTOS
Member

COUN. ELMER S. ESPELETA
Member

COUN. VERGEL C. ULANDAY
Member

ABSENT:

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

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: __________________