ORDINANCE NO. 10-10-007

AN ORDINANCE GRANTING THE REQUEST OF DMCI PROJECT DEVELOPER, INC., FOR THE ZONE RE-CLASSIFICATION OF THE LAND FROM MIXED USED URBAN CORRIDOR (I-1) TO METROPOLITAN COMMERCIAL ZONE (C-3) FOR ITS PFIZER PROPERTY CONDOMINIUM PROJECT LOCATED AT EAST SERVICE ROAD, BARANGAY BULI, MUNTINLUPA CITY.

Sponsored by:
Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Bal Niefes
Hon. Coun. Alexander B. Diz
Hon. Coun. Allen F. Ampaya
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Luvi P. Constantino
Hon. Coun. Engr. Heptai S. Santiago
Hon. Coun. Joseilto V. Arevalo
Hon. Coun. Robert P. Baes
Hon. Coun. Elmer S. Espeleta
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Vergel C. Ulanday

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, Annex C: Zone Classification #3 Mixed Used Urban Corridor of City Ordinance No. 02-047, states that, "the Urban Corridor is intended for commercial and light industry zone (I-1) shall be for non-polluted/non-hazardous manufacturing/processing establishments.";

WHEREAS, the DMCI PROJECT DEVELOPER, INC., is applying for a zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Pfizer Condominium Project located at East Service Road, Barangay Buli, Muntinlupa City;
WHEREAS, after evaluating the necessary documents submitted by DMCI PROJECT DEVELOPER, INC., and based on the recommendation of the City Zoning Administrator, the application for a zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Pfizer Condominium Project is hereby approved, subject to the terms and conditions under Ordinance No. 02-047:

WHEREAS, the developer must 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. The request of DMCI Project Developer, Inc., for a zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Pfizer Property Project located at East Service Road, Barangay Bulil, Muntinlupa City is hereby granted.

SECTION 2. The proposed project will develop a condominium project composed of nine (9) buildings having an area of 43,619 square meters, covered by TCT No. 7693 and containing 1,187 units.

SECTION 3. The Final Approval of the alteration/conversion of the zoning classification of the land shall be issued, provided that the applicant shall complete all the other requirements setforth by the Zoning Office, including an “Affidavit of Undertaking” that the developer shall submit within six (6) months from enactment of this ordinance a clean title of the property without any liens or incumbrances.

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

CONCURRED:

COUN. ATTY. Raul R. Corro
Member

COUN. ATTY. Patricio B. Boncayao, Jr.
Member

COUN. BAL NIEVES
Member

COUN. ALEXANDER B. DIAZ
Member
Page 2
Ordinance No. 10-007

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARLIS
Member

DISTRICII:

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. RAFAEL T. SEVILLA
Member

COUN. VERGEL C. ULANDAY
Member

ABSENT:

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. CELSO C. DIOKO
Sectoral Representative
President
Association of Barangay Captains

COUN. DANN HENRY G. TEVES
Sectoral Representative
President
Federation of Sangguniang Kabataan
I HEREBY CERTIFY, as to the correctness of the following Ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Norte/SP
CERTIFICATION

This is to certify that the application for re-classification of Robinson’s Land Corporation, PHINMA Property Holdings Corporation and DMCI Project Developer’s Inc. at Dr. A. Santos Avenue, Brgy. Sucat, Km. 19 West Service Road, Brgy. Cupang, and East Service Road respectively, were from the previous classification of “Mixed Use Urban Corridor” to “Metropolitan Commercial Zone (C-3)” and not for “High Density Residential Zone (R-3)” as appearing in the Sangguniang Panlungsod’s record.

We further certify that the classification “Metropolitan Commercial Zone 3 (C3)” of the applicants were in consonance with the Zoning Ordinance and is more favorable to the City of Muntinlupa.

This certification is issued upon the request of City Council Secretariat, City of Muntinlupa for future reference.

Given in the City of Muntinlupa, this 10th day of September, 2010.

Engr. EDUARDO D. BAUTISTA
City Zoning Administrator

SP SECRETARIAT
RECEIVED
BY DATE