ORDINANCE NO. 10-008

AN ORDINANCE GRANTING THE REQUEST OF DMCI PROJECT DEVELOPER, INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) and DEVELOPMENT PERMIT (DP) FOR ITS PFIZER CONDOMINIUM PROJECT LOCATED AT EAST SERVICE ROAD, BARANGAY BULU, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Robert A. Abas

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 DMCI PROJECT DEVELOPER, INC., 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 Pfizer Property Condominium Project 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 set forth under the National Building Code of the Philippines;
NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 8th Sangguniang Panglunsod in session assembled that:

SECTION 1. The request of DMCI Project Developer, Inc., for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its Pfizer Property condominium project located at East Service Road, Barangay Buli, Muntinlupa City is hereby granted.

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 proposed Pfizer Property condominium project is composed of eight (8) five-storey building and one (1) ten-storey building having an area of 43,619 square meters, covered by TCT No. 7693 and containing 1,187 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 including an "Affidavit of Undertaking" that the developer shall submit within six (6) months from enactment of this ordinance a clear title of the said property without any liens pending or any liens or encumbrances.

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 8th Sangguniang Panglunsod this 6th day of September, 2010, on its 8th Regular Session.

CONCURRED:

COUN. ATTY. RAUL R. CORRO
Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member
COUN. MARGARITA ANTHONY ST. PATDU-LABIOS, MD
Member

COUN. CELSO C. DIKO
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 foregoing Ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor
Date: ____________________