ORDINANCE NO. 11-025

AN ORDINANCE GRANTING THE REQUEST OF PICAR DEVELOPMENT INCORPORATED FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PACL) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT "AMA TOWER RESIDENCES ALABANG" LOCATED AT BUENCAMINO ST., BARANGAY CUPANG, MUNTIULUPA CITY.

Sponsored by:
Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Coro
Hon. Coun. Margarita Amythyst Padu-Labics, MD
Hon. Coun. Bal Nieves
Hon. Coun. Alexander B. Diaz
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Ludy 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. Adorada P. San Pedro

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 PICAR DEVELOPMENT INCORPORATED, and based on the recommendation of the City Zoning Administrator the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PACL), for its Condominium Project "AMA TOWER RESIDENCES 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 set forth under the National Building Code of the Philippines and other authorized government agencies;

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Sangguniang Panglungsod

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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 PICAR DEVELOPMENT INCORPORATED, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project “AMA TOWER RESIDENCES ALABANG” located at Buencamino St., Barangay Cupang, Muntinlupa City.

SECTION 2. The applicant has already secured a zone re-classification of the land from Minor Commercial Zone (C-2) to Metropolitan Commercial Zone (C-3) under Ordinance No. 00-024.

SECTION 3. The development of proposed condominium project “AMA TOWER RESIDENCES ALABANG” composed of one (1) tower with twenty seven-storey building having an area of 1,408.00 square meters, covered by TCT Nos. 199002, 199003, 199004, 199005, 42407, 42408, 42409 and 42410, and containing 515 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 Panglungsod this 8th day of March, 2011, on its 5th Special Session.

CONCURRED:

DISTRICT

COUN. ATTY. RAUL R. CORRO
Member
COUN. ATTY. PATRICIO L. BONCAYAO, JR.
COUN. MARGARITA MYTHYST PATDU-LABIOS, MD
COUN. BAL. NIEVES
COUN. ALEXANDER B. DIAZ
COUN. RINGO A. TEVES
COUN. DAN HUBERT A. BARLIS
COUN. LUVI P. CONSTANTINO
COUN. ENGR. NEPTALI S. SANTIAGO
COUN. ROBERT A. ABAS
COUN. JOSE LITO V. AREVALO
COUN. ROBERT P. BAES
COUN. ELMER S. ESPELETA
COUN. RAFAEL T. SEVILLA
COUN. VERGEL C. ULANDAY

COUN. ADORADO P. SAN PEDRO
Sectoral Representative
President
Association of Barangay Captains

ABSENT:
COUN ALLEN F. AMPAYA
Member
COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

LEONORA M. MARCELO
Legislative Staff Officer IV

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: ___________________