ORDINANCE NO. 11-033

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR THE ALTERATION/CONVERSION OF ZONE CLASSIFICATION OF THE LAND FROM MIXED USED URBAN CORRIDOR (I-1) TO METROPOLITAN COMMERCIAL ZONE (C-3) FOR ITS CONDOMINIUM PROJECT SOLANO HILLS LOCATED AT VILLOLGCO ST., WEST SERVICE ROAD, BARANGAY SUCAT, MUNTINGLUPA CITY.

Sponsored by: Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Margarita Amythyst Patdu-Labios, MD
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. 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. Adorado P. San Pedro
Hon. Coun. Eulogio DS. Dioko, II

Co-sponsored:

WHEREAS, the 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), it 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 PHINMA PROPERTY HOLDINGS, is applying for an Alteration/Conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project “SOLANO HILLS”, located at VILLOLGCO ST., West Service Road, Barangay SUCAT, Muntinlupa City;
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 Alteration/Conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project “SOLANO HILLS” 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. This ordinance hereby grants the request of PHINMA PROPERTY HOLDINGS CORPORATION, for alteration/conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project “SOLANO HILLS” located at Villongco St. West Service Road, Barangay Sucat, Muntinlupa City.

SECTION 2. The zoning classification of the land is a Mixed Used Urban Corridor (I-1) and to be altered/converted to Metropolitan Commercial Zone (C-3).

SECTION 3. The altered/converted zoning classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) condominium project is composed of nine (9) medium rise residential buildings having an area of 29,969 square meters (2.9 hectares) and containing a total of 1,368 units.

SECTION 4. 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;

ENACTED, by the 6th Sangguniang Panglungsod this 13th day of June, 2011, on its 38th Regular Session.

CONCURRED:

COUN. ATTY. RAUL R CORRO 
Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR. 
Member
Ordinance No. 11-033

COUN. MARGARITA ABTHYTH P. PATDU-LABIOS, MD
Member

COUN. ALLEN F. AMPAYA
Member

COUN. B sil NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARLIS
Member

COUN. LUI 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. RAPHAEL T. SEVILLA
Member

COUN. VERGEL C. ULANDAY
Member

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

COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan