ORDINANCE NO. 11-034

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 “SOLANO HILLS” LOCATED AT VILLONGCO ST., WEST SERVICE ROAD, BARANGAY SUCAT, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Margarita Amythyst Patdu-Labios, MD
Hon. Coun. Balt Nieves
Hon. Coun. Alexander B. Diaz
Hon. Coun. Allen F. Ampaya
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Aarlis
Hon. Coun. Luvil P. Constantino
Hon. Coun. Robert A. Abas
Hon. Coun. Engr. Nepatall 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. Ulanjay
Hon. Coun. Adorada 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 (HULU RB) 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 456 (2)(k), it 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 “SOLANO HILLS” 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 Panlungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of PHINMA
PROPERTY HOLDINGS, for Preliminary Approval and Locational Clearance
(PALC) and Development Permit (DP) for its condominium project “SOLANO
HILLS” located at Villongco St., West Service Road, Barangay Sucat, Muntinlupa
City.

SECTION 2. The grant is on the condition that the applicant shall first
secure an alteration/conversion of zoning classification of the land from Mixed
Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3).

SECTION 3. The development of proposed condominium project
“SOLANO HILLS” is composed of nine (9) medium rise residential, eight-storey
building having an area of 29,569 square meters (2.9 hectares) and containing
1,366 units with 575 parking spaces/slots.

SECTION 4. The parking area of the said project shall comply with the
provisions provided 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 Final Approval shall be issued provided that the
applicant shall also submit and comply with all the requirements setforth by the
Zoning Office and the Sangguniang Panlungsod.

SECTION 7. 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.

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

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO
Member
COUN. ATTY. PATRICIO L. BONGAYAO, JR.  
Member

COUN. MARGARITA AMYTHYST PATOU-LABIOS, MD 
Member

COUN. BAL NIEFES 
Member

COUN. ALEXANDER R. 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. 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

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

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