ORDINANCE NO. 12-062

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PACL) FOR DEVELOPMENT PERMIT (DP) OF INTERCONTINENTAL DEVELOPMENT CORPORATION/SM DEVELOPMENT CORPORATION OF THE SUBDIVISION PLAN FOR ITS PROJECT ABBEY PLACE (SUBDIVISION WITH SOCIALIZED HOUSING) LOCATED AT SUSANA HEIGHTS, BARANGAY TUNASAN, MUNTNLUPA 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. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barilis
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

WHEREAS, under Executive Order No. 71 and Republic Act 7160, otherwise known as the Local Government Code of 1991, "the power of the Housing and Land Use and Regulatory Board (HLURB) to approve preliminary final subdivision plans of all subdivisions has been transferred to the Local Government Units";

WHEREAS, on April 11, 2011, the 6th Sangguniang Panglungsod approved Ordinance No. 11-028 "an ordinance granting the Preliminary Approval and Locational Clearance (PACL) and Development Permit (DP) of Intercontinental Development Corporation/SM Development Corporation of the Subdivision Plan for its project Lindenwood Heights Subdivision (Phase 2) located at Susana Heights, Barangay Tunasan, Muntinlupa City";

WHEREAS, the developer is applying for Preliminary Approval and Locational Clearance and Development Permit for its project “Abbey Place” (as socialized housing project) located at Susana Heights Subdivision, Barangay Tunasan, Muntinlupa City for the compliance with Section 18 of Urban Development and Housing Act (UDHA) or its enabling ordinance, Ordinance No. 03-093, or the 20% Balance Housing Ordinance";

WHEREAS, City Ordinance No. 02-047 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;

[Signatures]
WHEREAS, the subdivision project has a total area of 50,395 square meters with 334 housing/residential lots, located at Susana Heights, Barangay Tunasan, Muntinlupa City.

WHEREAS, after evaluating the necessary documents submitted by Intercontinental Development Corporation/SM Development Corporation, and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is hereby approved;

NOW THEREFORE, BE IT ORDAINED, AS IT HEREBY ORDAINED, by the 6th Sangguniang Panlungsod of Muntinlupa in session assembled that:

SECTION 1. The project of “Intercontinental Development Corporation/SM Development Corporation” shall contain a total area of 50,395 square meters for its project Abbey Place located at Susana Heights, Barangay Tunasan, Muntinlupa City.

SECTION 2. The project Abbey Place (subdivision with socialized housing) is for the compliance with Section 18 of Urban Development and Housing Act (UDHA) or its enabling Ordinance No. 03-093, or the 20% Balance Housing for the project Lindenwoods Heights Subdivision (Phase 2).

SECTION 3. The project of Intercontinental Development Corporation/SM Development Corporation is covered by Transfer Certificate of Title (TCT) No.143745 with an area of 50,395 square meters with 334 Residential Lots (6 lots only, 328 with housing components).

SECTION 4. The subdivision description of the project located at Barangay Tunasan, Muntinlupa City are the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Percentage (%)</th>
<th>Total (Square Meter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Development Area</td>
<td>50,395</td>
<td></td>
</tr>
<tr>
<td>Less:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESERVED AREA</td>
<td>6,196</td>
<td></td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>44,199</td>
<td></td>
</tr>
<tr>
<td>Saleable Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Open Space</td>
<td>45.39%</td>
<td>20,063</td>
</tr>
<tr>
<td>b) Road</td>
<td>3.73%</td>
<td>1,647</td>
</tr>
<tr>
<td>c) Easement</td>
<td>26.82%</td>
<td>11,855</td>
</tr>
<tr>
<td>d) Community Facilities</td>
<td>19.40%</td>
<td>8,573</td>
</tr>
<tr>
<td>Non-Saleable Area</td>
<td>54.61%</td>
<td>24,136</td>
</tr>
<tr>
<td>No. of Lots</td>
<td>334</td>
<td></td>
</tr>
<tr>
<td>Density (Du/Has.)</td>
<td>75.57</td>
<td></td>
</tr>
</tbody>
</table>
SECTION 5. The applicant/developer shall establish a drainage system to ensure that the flow of water coming from the subdivision project shall not cause flash floods to the lowland areas of the city.

SECTION 6. The developer Intercontinental Development Corporation/SM Development Corporation shall allocate all open spaces as green/mini forest parks/areas.

SECTION 7. The developer Intercontinental Development Corporation/SM Development Corporation shall build Water Treatment Facility (WTF) to lessen the water waste flow to the drainage system of the subdivision.

SECTION 8. The issuance of Final Approval of Subdivision shall only be done by the Zoning Office after all the requirements have been submitted by the developer-applicant.

SECTION 9. The developer-applicant shall comply with the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

SECTION 10. The developer must abide by the requirements set forth under the National Building Code of the Philippines;

ENACTED, by the 6th Sangguniang Panlungsod of Muntinlupa this 4th day of April, 2012, on its 16th Special Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL P. CORRO
Member

COUN. ATTY. PATRICIO L. BONCAYO, JR.
Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. BAL NIEFES
Member

COUN. RINGO A. TEVES
Member
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary