ORDINANCE NO. 12-083

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR ALTERATION OF PLAN FOR ITS CONDOMINIUM PROJECT “SOLANO HILLS” LOCATED AT VILLONCO ST., WEST SERVICE ROAD, BARANGAY SUCAT, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Bal Nieves
Hon. Coun. Alexander B. Diaz
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Luvi P. Constantino
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, 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, the Phinma Property is applying for alteration of plan of its condominium project “Solano Hills” located at Villonco 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 the Alteration of Plan for its Condominium Project “SOLANO HILLS” is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, on June 12, 2011, the 6th Sangguniang Panlungsod approved 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 Villonco St., West Service Road, Barangay Sucat, Muntinlupa City”;

[Signature]
WHEREAS, on June 13, 2011, the 6th Sangguniang Panlungsod approved Ordinance No. 11-034, entitled, "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 Villonco St., West Service Road, Barangay Sucat, Muntinlupa City".

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

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

SECTION 1. This ordinance shall authorize the alteration of the following:

1) Number of buildings: from nine (9) to fifteen (15)
2) Number of floors: from seven (7) storeys to five (5) storey-buildings,
3) Design of drainage system and Sewerage Water Treatment Plant (STP);
4) Building footprint area: from 1,000 square meters to 600 square meters;
5) Number of unit per building: from 152 units to 90 units;

SECTION 2. The said area to be altered will be composed of 15 buildings with 5 storeys per building and with ninety (90) units/dwelling per building.

SECTION 3. The parking area of the said Condominium Building shall comply with the provisions provided for in the Building Code of the Philippines.

SECTION 4. The developer shall comply all necessary documents required by ordinance, laws, rules and regulations.

ENACTED, by the 6th Sangguniang Panlungsod of Muntinlupa this 23rd day of July, 2012, on its 88th Regular Session.

CONCURRED:

COUN. ATTY. RAUL R. CORRO
Member

COUN. BAL NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member
Sangguniang Panglungsod

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COUN. DAN HUBERT A. BARLIS
Member

COUN. RINGO A. TEVES
Member

COUN. LUVI P. CONSTANTINO
Member

DISTRICT II:

COUN. JOSELITO V. AREVALO
Member

COUN. ROBERT A. ABAS
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

ABSTAIN:

COUN. ALLEN F. AMPAYA
Member

ABSENT:

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

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LOZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor-Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor
Date: July 23, 2012

Norie's SP