ORDINANCE NO. 12-101

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF AVIDA LAND CORPORATION FOR THEIR PROPOSED CONDOMINIUM PROJECT (AVIDA TOWER) LOCATED AT NATIONAL ROAD, ALABANG, MUNTINLUPA

Sponsored by: Hon. Coun. Robert A. Abas
               Hon. Coun. Bal Niefes
               Hon. Coun. Alexander B. Diaz
               Hon. Coun. Ringo A. Teves
               Hon. Coun. Dan Hubert A. Barlis
               Hon. Coun. Luvi P. Constantino
               Hon. Coun. Robert A. Abas
               Hon. Coun. 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. Eulogio DS. Dioko, II

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

WHEREAS, the Avida Land Corporation is applying for Preliminary Approval for Locational Clearance (PALC) and Development Permit for its condominium project (AVIDA TOWER) located at National Road, Alabang Muntinlupa City;

WHEREAS, the initial condominium project has a total area of 7,265.96 square meters and shall contain 1,083 units, located at National Road, Alabang Muntinlupa City;

WHEREAS, after evaluating the necessary documents submitted by Avida Land 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:
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SECTION 1. The project of Avida Land Corporation shall contain a total area of 66,158 square meters under Transfer Certificate of Title No. 8684, 8685, 8686, 8687, 8688, 8689, 8690, 8691, 8692, 8693, 8694 and 8695 for its condominium project located at National Road, Alabang, Muntinlupa City.

SECTION 2. To contribute to the flood control program of the local government, it shall be the obligation of the Avida Land Corporation to provide for a water retention pond and or water impounding basin for flood waters which area shall be commensurate with the area being developed;

SECTION 3. The issuance of Final Approval of Subdivision shall be issued by the Zoning Office after all the requirements have been submitted by the developer-applicant.

SECTION 4. 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 5. The developer must abide by the requirements setforth under the National Building Code of the Philippines;

ENACTED, by the 6th Sangguniang Panlungsod of Muntinlupa this 19th day of November, on its 99th Regular Session.

CONCURRED:

DISTRICT I

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

COUN. BAL NIEFES
Member

COUN. RINGO A. TEVES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. DAN HUBERT A. BARLIS
Member

DISTRICT II

COUN. LUVI P. CONSTANTINO
Member
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance:

SANGUNIANG PANGLUNGSOD

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

COUN. MARGARITA AMYTHYST PATDULABIOS, MD
Member

COUN. ALLEN F. AMPAYA
Member

COUN. EULOGIO D. DIOKO, II
President, Federation of Sangguniang Kabataan

COUN. ROBERTA P. BAES
Member

COUN. ROBERT T. SEVILLA
Member

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

COUN. CHARLES P. ABAS
Member

COUN. ALLEN F. AMPAYA
Member

COUN. ROBERT T. SEVILLA
Member

COUN. JOSELITO V. AREVALO
Member

COUN. ELMER S. ESPELETA
Member

COUN. ROBERTA P. BAES
Member

COUN. ROBERT T. SEVILLA
Member

CECILIA C. LAZARTE
Sanggunian Secretary