ORDINANCE NO. 13-111

AN ORDINANCE AMENDING SECTION 3 OF ORDINANCE NO. 11-025 ENTITLED, "AN ORDINANCE GRANTING THE REQUEST OF PICAR DEVELOPMENT INCORPORATED FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT "AMA TOWER RESIDENCES ALABANG" LOCATED AT BUENCAMINO ST., BARANGAY CUPANG, MUNTINLUPA CITY".

Sponsored by:  
Hon. Coun. Robert A. Abas  
Hon. Coun. Atty. Raul R. Corro  
Hon. Coun. Margarita Amythyst Patdu-Labios, MD  
Hon. Coun. Bal Niefes  
Hon. Coun. Alexander B. Diaz  
Hon. Coun. Ringo A. Teves  
Hon. Coun. Dan Hubert A. Barlis  
Hon. Coun. Robert A. Abas  
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

WHEREAS, 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), states that, "the Sangguniang Panglunsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, on March 8, 2011 the 6th Sangguniang Panglunsod approved ordinance No. 11-024, entitled, "An Ordinance Granting The Request Of Picar Development Incorporated For The Zone Re-Classification Of The Land From Minor Commercial Zone (C-2) To Metropolitan Commercial Zone (C-3) For Its Condominium Project “Ama Tower Residences Alabang” Located At Buencamino St., Barangay Cupang, Muntinlupa City.

WHEREAS, on March 8, 2011 the 6th Sangguniang Panglunsod of Muntinlupa approved Ordinance No. 11-025, entitled, an ordinance granting the request of PICAR Development Incorporated for Preliminary Approval and Locational Clearance (PACL) and Development Permit (DP) for its condominium project “AMA Tower Residences Alabang” located at Buencamino St., Barangay Cupang, Muntinlupa City";
WHEREAS, on January 23, 2013, Mr. Danilo B. Jugno, General Manager of PICAR Development Inc., wrote a letter to Hon. City Mayor Aldrin L. San Pedro requesting for the amendment of Section 3 of Ordinance No. 11-025;

WHEREAS, on January 28, 2013, the City Mayor Hon. Aldrin L. San Pedro endorsed the said letter request to the Sangguniang Panlungsod for its review and appropriate action;

WHEREAS, on February 4, 2013, the Committee on Land Use and Zoning Chaired by the Hon. Robert A. Abas, conducted a public hearing for the said legislative matter;

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 PICAR DEVELOPMENT INCORPORATED, amending Section 3 of Ordinance No. 11-025 for its condominium project “AMA TOWER RESIDENCES ALABANG” located at Victor Buencamino St., Barangay Cupang, Muntinlupa City.

SECTION 2. Section 3 of Ordinance No. 11-025 read as follows:

SECTION 3. The development of proposed condominium project “AMA Tower Residences Alabang” composed of one (1) tower with twenty seven-storey building having an area of 1,408.00 square meters, covered by TCT Nos. 199002, 199003, 199004, 199005, 42407, 42408, 42409 and 42410, and containing 515 units.

NOW, SHALL BE READ AS FOLLOWS:

SECTION 3. The development of proposed condominium project “AMA Tower Residences Alabang” composed of one (1) tower 101.80m high with thirty two (32)-storey Mixed Used Building with Upper and Lower Deck and Machine Room (Chelsea Residences Alabang) with top elevation of One Hundred Thirty Six meters and Seventy Centimeters (136.70m) above Mean Sea Level (AMSL) having an area of 1,408.00 square meters, covered by TCT Nos. 199002, 199003, 199004, 199005, 42407, 42408, 42409 and 42410, containing 736 units.

SECTION 3. The Land Zone Classification is a Metropolitan Commercial Zone (C-3) which allowed the height limit requested by the applicant developer.

SECTION 4. Separability Clause – If, for any reason/s, any provision/s, section/s or part of this ordinance is declared not valid by a court of competent jurisdiction or suspended or revoked by the authorities concerned, such judgment shall not affect or impair the remaining provisions, sections or parts which shall continue to be in force and effect.
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ENACTED, by the 6th Sangguniang Panlungsod this 11th day of February, 2013, on its 107th Regular Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO
Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. BAL NIEFES
Member

COUN. DAN HUBERT A. BARLIS
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. RINGO A. TEVES
Member

DISTRICT II:

COUN. ROBERT A. ABAS
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. ROBERT P. BAES
Member

COUN. JOSELITO V. AREVALO
Member

COUN. ERGEL C. U

COUN. RAFAEL T. SEVILLA
Member

COUN. ELMER S. ESPELETA
Member

COUN. VERGEL C. ULANDAY
Member

ABSTAIN:

COUN. ALLEN F. AMPAYA
Member
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ABSENT:

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

COUN. LUVI P. CONSTANTINO
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

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: FEB 19 2013

Norie/6th SP