ORDINANCE NO. 13-120

AN ORDINANCE GRANTING THE REQUEST OF INTERCONTINENTAL DEVELOPMENT CORPORATION FOR THE ALTERATION OF SITE DEVELOPMENT PLAN (SDP) OF ITS PROJECT ABBEY PLACE SUBDIVISION LOCATED AT SUSANA HEIGHTS, BARANGAY TUNASAN, MUNTINLUPA CITY.

Sponsored by:  
Hon. Coun. Robert A. Abas  
Hon. Coun. Atty. Raul R. Corro  
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. 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, under 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 approved 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 under Section 458 (2)(x), states that, "the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, City Ordinance No. 91-39 grants the Sangguniang Panlungsod the power to approve subdivision plans;

WHEREAS, the Intercontinental Development Corporation is applying for an Alteration of Site Development Plan (SDP) of its project Abbey Place Subdivision located at Susana Heights, Barangay Tunasan, Muntinlupa City;

WHEREAS, on April 4, 2012 the 6th Sangguniang Panlungsod approved Ordinance No. 12-062 granting the Preliminary Approval for Locational Clearance (PALC) and Development Permit (DP) of the Subdivision Plan of Intercontinental Development Corporation for its Abbey Place Subdivision located at Susana Heights, Barangay Tunasan, City of Muntinlupa;
WHEREAS, on December 17, 2012 the 6th Sangguniang Panlungsod approved Ordinance No. 12-104, granting the request of Intercontinental Development Corporation for the alteration of Site Development Plan (SDP) of its project Abbey Place Subdivision located at Susana Heights, Barangay Tunasan, Muntinlupa City;

WHEREAS, the IDC owner/developer requested to the City Government of Muntinlupa thru Zoning Office their proposed alteration of Site Development Plan of their project known as Abbey Place Subdivision;

WHEREAS, the Alteration of the Site Development Plan (SDP) of the subdivision was based on the Geotechnical Investigation Report (GIR) conducted by ARS Testing & Inspection Inc., the Consultants of Intercontinental Development Corporation (IDC);

WHEREAS, the applicant requesting for the revision of their Site Development Plan (SDP) resulted to changes in road and block layouts, reduction of saleable and road areas, bigger open spaces, provision of additional easements and reduce number of saleable house and lot units;

WHEREAS, the said revision or alteration of Site Development Plan resulted to changes in road and blocks layout, reduction of saleable area and reduce number of saleable house and lot units;

WHEREAS, The Comparative lot computation of the original Site Development Plan (SDP) and the revised Site Development Plan (SDP) are the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Original SDP Area</th>
<th>Revised SDP Area</th>
<th>Difference Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Development Area</td>
<td>50,395</td>
<td>50,395</td>
<td></td>
</tr>
<tr>
<td>Less: RESERVED AREA</td>
<td>6,196</td>
<td>6,472</td>
<td>+276</td>
</tr>
<tr>
<td>Net Development Area</td>
<td>44,199</td>
<td>43,923</td>
<td>-276</td>
</tr>
<tr>
<td>Saleable Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non Saleable Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Open Space</td>
<td>1,647</td>
<td>2,344</td>
<td>+697</td>
</tr>
<tr>
<td>b) Road</td>
<td>11,855</td>
<td>11,231</td>
<td>-624</td>
</tr>
<tr>
<td>c) NPC/Easement</td>
<td>8,573</td>
<td>8,860</td>
<td>+287</td>
</tr>
<tr>
<td>d) Community Facilities</td>
<td>2,061</td>
<td>2,086</td>
<td>+25</td>
</tr>
<tr>
<td>No. of Lots</td>
<td>334</td>
<td>328</td>
<td>-6</td>
</tr>
</tbody>
</table>

WHEREAS, after evaluating the necessary documents submitted by Intercontinental Development Corporation (IDC) and based on the recommendation of the City Zoning Administrator the application for Alteration of Plan of Abbey Place Subdivision is hereby approved, subject to the terms and condition under these ordinance;
NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 6th Sangguniang Panlungsod of Muntinlupa in session duly assembled that:

SECTION 1. The Site Development Plan (SDP) to be altered was part of Abbey Place Subdivision of Intercontinental Development Corporation (ICD).

SECTION 2. The said lots and roads are not part of the open space of the said project.

SECTION 3. The area of Abbey Place Subdivision to be altered is part of its saleable lots to be converted as road lots.

SECTION 4. The area subject for alteration has not yet been sold.

ENACTED, by the 6th Sangguniang Panlungsod of Muntinlupa this 24th day of April, 2013, on its 25th Special Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO  
Member

COUN. BALHERIRES  
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
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COUN. ROBERT P. BAES
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. ELMER S. ESPELETA
Member

COUN. VERGEL C. ULANDAY
Member

ABSENT:

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

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. ALLEN F. AMPAYA
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: APR 25 2013

Norie/6th SP