ORDINANCE NO. 13-121

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) FOR DEVELOPMENT PERMIT (DP) OF PDB PROPERTIES, INC. OF THE SUBDIVISION PLAN FOR ITS PROJECT PRIMAVERA VILLAS PHASE 2 LOCATED AT SOUTH GREENHEIGHTS, BARANGAY PUTATAN, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Robert A. Abas
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. 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 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 PDB PROPERTIES, INC. is applying for Preliminary Approval for Locational Clearance (PALC) and Development Permit for its project “Primavera Villas Phase 2” located at South Greenheights, Barangay Putatan, Muntinlupa City;

WHEREAS, the subdivision project has a total area of 13,894 square meters with 109 townhouse units, located at South Greenheights, Barangay Putatan, Muntinlupa City;

WHEREAS, after evaluating the necessary documents submitted by PDB PROPERTIES, INC., and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance (PALC) for Development Permit (DP) is hereby granted;

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 “PDB PROPERTIES, INC.” contains a total area of 13,894 square meters for its project Primavera Villas Phase 2 located at South Greenheights, Barangay Putatan, Muntinlupa City.

SECTION 2. The developer PDB PROPERTIES, INC., shall comply with Section 18 of Urban Development and Housing Act (UDHA) or its enabling Ordinance No. 03-093, or the 20% Balance Housing.

SECTION 3. The project of PDB PROPERTIES, INC. is covered by Transfer Certificate of Title (TCT) No.148831 with an area of 13,894 square meters with 109 townhouse units.

SECTION 4. The Site Development Plan (SDP) of the project located at South Greenheights, Barangay Putatan, Muntinlupa City are the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Total (Square Meter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Development Area:</td>
<td>13,894</td>
</tr>
<tr>
<td>Encroachment:</td>
<td>983.47</td>
</tr>
<tr>
<td>Total Aggregate Area:</td>
<td>12910.53 (100%)</td>
</tr>
<tr>
<td>Saleable Area:</td>
<td>7212.92 (55.81%)</td>
</tr>
<tr>
<td>Open Space:</td>
<td>5697.61 (44.13%)</td>
</tr>
<tr>
<td>Circulation and Easement:</td>
<td>4,440.61 (34.39%)</td>
</tr>
<tr>
<td>Community Facility:</td>
<td>92.59 (0.72%)</td>
</tr>
<tr>
<td>Parks and Playground:</td>
<td>1,164.41 (9.02%)</td>
</tr>
<tr>
<td>Resulting Lots:</td>
<td>109 units</td>
</tr>
<tr>
<td>Density:</td>
<td>84.40 Units/H</td>
</tr>
<tr>
<td><strong>Typical Lot Size:</strong></td>
<td></td>
</tr>
<tr>
<td>60/60 square meters</td>
<td>53 units</td>
</tr>
<tr>
<td>42/50.40 square meters</td>
<td>56 units</td>
</tr>
<tr>
<td></td>
<td>3 (three) Bedrooms</td>
</tr>
<tr>
<td></td>
<td>2 (two) Bedrooms</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 PDB PROPERTIES, INC. and future homeowners association shall allow the City Alternative Route Egress/Ingress System (CARES) project of the City Government of Muntinlupa.

SECTION 7. The developer shall abide by the requirements setforth under the National Building Code of the Philippines.

SECTION 8. 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 9. The issuance of Final Approval of Subdivision Plan shall only be done by the Zoning Office after all the requirements have been submitted by the developer-applicant.

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. ALEXANDER B. DIAZ
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

COUN. ROBERT P. BAES
Member

COUN. ELMER S. ESPELETA
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. VERGEL C. ULANDAY
Member
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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: ____________

Norie/6th SP