AN ORDINANCE APPROVING THE RECLASSIFICATION OF A PARCEL OF LAND WITH A TOTAL AREA OF EIGHTEEN THOUSAND SEVEN HUNDRED TWENTY SIX (18,726) SQUARE METERS, MORE OR LESS, COVERED BY TCT NO. 109307 LOCATED AT ALABANG, MUNTINLUPA CITY FROM A LOW DENSITY RESIDENTIAL AREA (R-1) INTO A HIGH DENSITY COMMERCIAL AREA (C-3)

Sponsored by:
Hon. PATRICIO L. BONCAYAO, JR.
Hon. REY E. BULAY
Hon. RUFINO B. JOAQUIN
Hon. DANTE S. ALMARIA
Hon. MELCHOR R. TEVES
Hon. REYNALDO A. ABAS, JR.
Hon. ROMAN E. NIEVES
Hon. VICTOR L. ULANDAY
Hon. ALEJANDRO L. MARTINEZ

WHEREAS, a parcel of land containing an area of eighteen thousand seven hundred twenty six (18,726) square meters, more or less, covered by TCT No. 109307, located at Alabang, Muntinlupa City is classified as Low Density Residential Area (R-1) under Muntinlupa Zoning Ordinance No. 91-39;

WHEREAS, owner of the property, Cairnhill Development, Inc. With office at 222 Madrigal Bldg., Ayala Ave., Makati City, represented by its Vice-President, Aida Ensebio Ambrosio, in a letter dated April 2, 1996 to City Mayor, Ignacio R. Bunye, request for a reclassification of its property into a High Density Commercial Area (C-3);

WHEREAS, the subject property is at the western side adjoining the land classified as commercial zone of the Filinvest Corporate City and at the eastern side adjoining the land classified as residential zone of the Ayala Alabang Village;

WHEREAS, the landowner, Cairnhill Development, Inc. Has a perpetual right of way over the streets of Ayala Alabang Village and has been looking for access streets of Filinvest Corporate City;

WHEREAS, the purpose of the request is to allow it to put up high rise residential/commercial building(s) to complement the on-going development of the Madrigal Business Park and the Filinvest Corporate City;

WHEREAS, the Cairnhill Development, Inc. Was issued a Certificate of Location Viability on May 25, 1995 by the Housing and Land Use Regulatory Board allowing it to construct twenty (20) storey residential condominium in the subject area;

WHEREAS, granting the request to reclassify the property will provide more income in the form of taxes to and will cater/attach investors to do business in and will give employment opportunities to the people of Muntinlupa City;

WHEREAS, the reclassification of the subject lot will contribute to accelerate the progress of the
NOW, THEREFORE, BE IT RESOLVED AS IT IS HEREBY RESOLVED, by the Sangguniang Panglungsod that the parcel of land with an area of 18.276, more or less, covered by TCT No. S-109307, located at Alabang, Muntinlupa City, owned by Cairnhill Development, Inc. be reclassified from low density residential zone (R-1) to high density commercial zone (C-3).

BE IT FURTHER RESOLVED that Muntinlupa Zoning Ordinance No. 91-39 be considered modified or amended in far as it affects the lot subject of this ordinance.

This ordinance shall take effect ten (10) days after publication in a newspaper of general circulation.

APPROVED this 2nd day of December, 1996 in its 64th Regular Session of the City Council of Muntinlupa.

HON. MELCHOR R. TEVES
Councilor

HON. DANTE S. ALMARIO
Councilor

HON. VICTOR L. ULANDAY
Councilor

HON. REYNALDO Y. ABAS, JR.
Councilor

HON. REYNALDO Y. ABAS, JR.
Councilor

HON. ROMEO P. NAVARRO
Councilor

HON. PATRICIO B. BONCAYO, JR.
Councilor

HON. RUFINO B. JOAQUIN
Councilor

NO:

HON. VICENTE Y. CHUA
Sectoral Representative
President
Association of Barangay

HON. ALFONSO CAMILON
Sectoral Representative
President
Federation of Sangguniang Kabataan
REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

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ABSTAIN:

HON. RAFAEL R. ARCIAGA
Councilor

HON. ALDRIN L. SAN PEDRO
Councilor

HON. JO JASON T. ALCARAZ
Councilor

I HEREBY CERTIFY as to the correctness of the foregoing resolution

NESTOR M. GUICO
Kalihim
SANGGUNIANG PANGLUNGSOD

ATTESTED:

HON. JIMIE R. FRESNEDIL
Vice Mayor/Presiding Officer

APPROVED:

HON. IGNAPIO J. BUNYE
City Mayor

Date

[Signatures]