ORDINANCE NO. 14-082

AN ORDINANCE GRANTING THE REQUEST OF 8990 HOUSING DEVELOPMENT CORPORATION FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT “URBAN DECA HOMES CAMPVILLE” LOCATED AT EAST SERVICE ROAD, BARANGAY CUPANG, MUNTINLUPA CITY.

Sponsored by:
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Bal Niefes
Hon. Coun. Stephanie G. Teves
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Ringo A. Teves
Hon. Coun. Margarita Amythyst Patdu-Labios, MD
Hon. Coun. Alexander B. Diaz
Hon. Coun. Engr. Neptali S. Santiago
Hon. Coun. Elmer S. Espeleta
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Robert A. Abas
Hon. Coun. Robert P. Baes

WHEREAS, 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 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), it states that, “the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, after evaluating the necessary documents submitted by 8990 HOUSING DEVELOPMENT CORPORATION, and based on the recommendation of the City Zoning Administrator the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PALC), for its Condominium Project “Urban Deca Homes Campville” is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, City Ordinance No. 02-047 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;
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WHEREAS, the developer must also abide by the requirements set forth under the National Building Code of the Philippines;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 7th Sangguniang Panglungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of 8990 HOUSING DEVELOPMENT CORPORATION, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project “Urban Deca Homes Campville” located at East Service Road, Barangay Cupang, Muntinlupa City.

SECTION 2. The grant is on the condition that the applicant shall first secure an conversion of zoning classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3).

SECTION 3. The approval of the Preliminary Approval and Locational Clearance (PALC) to 8990 Housing Development Corporation is on condition that there will be no problem in the drainage system and that they will tap the East Service Road as the conduit of the drainage for the project;

SECTION 4. The development of proposed condominium project “Urban Deca Homes Campville” composed of twelve (12) residential building, four-storey having an area of 1.8 hectares and containing 1,068 units.

SECTION 5. The parking area of the said project shall comply with the provisions provided under the Building Code of the Philippines.

SECTION 6. The Final Approval shall be issued, provided that, the applicant shall submit and comply with all the requirements set forth by the Zoning Office and the Sangguniang Panglungsod.

SECTION 7. The developer-applicant shall also comply with all the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

ENACTED, by the 7th Sangguniang Panglungsod of Muntinlupa this 27th day of October 2014, on its 58th Regular Session.

CONCURRED:

DISTRICT I:

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

COUN. STEPHANIE G. TEVES
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. RINGO A. TEVES
Member

COUN. ALEXANDER B. DIAZ
Member

DISTRICT II:

COUN. MA. DHERIEE G. AREVALO
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. ELMER S. ESPELETA
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. VERGEL C. ULANDAY
Member

COUN. ROBERT A. ABAS
Member

COUN. ROBERT P. BAES
Member

ABSENT:

COUN. LUVI P. CONSTANTINO
Member

COUN. CELSO C. DIOKO
Sectoral Representative
President
Association of Barangay Captains
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I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary

ATTESTED:

COUN. ATTY. RAUL R. CORRO
Minority Floor Leader/Acting Presiding Officer

APPROVED:

ATTY. JAIME R. PRESNEDI
City Mayor
Date: NOV 03 2014

Norie/7th SP