ORDINANCE NO. 15-112

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, MUNTINGLUPA CITY.

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 Sangguniang Panlungsod of Muntinlupa approved Ordinance No. 12-104, entitled, "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 as amended by Ordinance No. 13-120, entitled, "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";

WHEREAS, the recent development and reports on the remapping of the West Valley Faultline by Philippine Volcanologist and Seismologist (PhilVocs) they would like to secure the approval on their proposed alteration of Site Development Plan (SDP) for the Abbey Place Subdivision.

WHEREAS, the said alteration shall convert all affected saleable Lots to an open spaces, while lots adjacent to the 5 meter buffer zone and converted to lots only;

WHEREAS, the area of Abbey Place Subdivision declared as Community Facilities that they shall be turning over to the City Government of Muntinlupa;

WHEREAS, the said facilities shall be used as Police Station, Fire Station and other government facilities and may also be used as access road to the adjacent community of Sitio Salvacion;

WHEREAS, as per recommendation of the City Zoning Official the said revision of SDP was complied with all the provisions, rules and regulations of the zoning ordinance and need to approve by the Sanggunian;

WHEREAS, the ICDC 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 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, 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. This ordinance is subject to the compliance with Ordinance No. 98-010 entitled “an ordinance establishing fault zones in the City of Muntinlupa prohibiting human activity and use of property granting tax relief and/or land for relocation and financial assistance to persons affected thereby, and providing funds therefore”.

ENACTED, by the 7th Sangguniang Panlungsod of Muntinlupa this 23rd day of February, 2015, on its 71st Regular Session.

CONCURRED:

DISTRICT 1:

COUN. ATTY. RAUL R. CORRO
Member

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

COUN. BAL NIEFES
Member

COUN. STEPHANIE G. TEVES
Member
Sangguniang Panlungsod

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COUN. LOUISITO A. ARCIAGA
Member

COUN. RINGO A. TEVES
Member

COUN. ALEXANDER B. DIAZ
Member

DISTRICT II:

COUN. MA. DHESESREE G. AREVALO
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. LUVI P. CONSTANTINO
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. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. CELSO C. DIOKO
Sectoral Representative
President
Association of Barangay Captains

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

CECILIA C. LAZARTE
Secretary
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ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor
Date: FEB 26 2015

Norie/7th SP