AN ORDINANCE GRANTING THE REQUEST OF ROCKWELL PRIMARIES SOUTH DEVELOPMENT CORPORATION FOR ALTERATION OF PLAN FOR ITS CONDOMINIUM PROJECT "EAST BAY RESIDENCES" (FORMER TRIBECA PRIVATE RESIDENCES) LOCATED AT KM. 21 EAST SERVICE ROAD, BARANGAY SUCAT, MUNTINLUPA CITY.

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, on 7th day of December, 2006 the 4th Sangguniang Panlungsod approved Ordinance No. 06-122, entitled, "an ordinance granting the Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) of Landco Pacific Corporation for the proposed Multi-Storey Mid-Rise Condominium Clusters located at East Service Road, Barangay Sucat, Muntinlupa City";

WHEREAS, the Rockwell Primaries South Development Corporation is applying for alteration of plan of its condominium project "East Bay Residence" located at Km. 21, East Service Road, Barangay Sucat, Muntinlupa City;
WHEREAS, after evaluating the necessary documents submitted by Rockwell Primaries South Development Corporation, and based on the recommendation of the City Zoning Administrator the application for the Alteration of Plan for its Condominium Project “East Bay Residence” is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, the Rockwell Primaries South Development Corporation requested to the City Government of Muntinlupa thru Zoning Office their proposed alteration of subdivision plan of East Bay Residences (former Tribeca Private Residence);

WHEREAS, the Rockwell Primaries South Development Corporation will now be the developer for the remaining undeveloped areas of the Tribeca Private Residences located at Km. 21, East Service Road, Barangay Sucat, Muntinlupa City;

WHEREAS, the former developer Landco Pacific Corporation terminated their joint venture Agreement with the Previous Land Owner for the development of the entire project last December 22, 2014;

WHEREAS, the project specifications stated herein are subjects for Alteration by declaring as the exigencies of design and construction may require;

WHEREAS, the project consists of fifteen (15) residential floors sitting on two (2) basements, the fourth (4th), thirteenth (13th), twenty second (22nd) floor and unit number in each floor are omitted in the naming of the floors and room numbers;

WHEREAS, there will be a proposed three (3) storey mini mall inside the premise of the said project;

WHEREAS, Atty. Genalyn Estrera, recommended to the Committee the approval of Alteration of Plan of Condominium of East Bay Residences (former Tribeca Private Residence);

WHEREAS, City Ordinance No. 02-047 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 8th Sangguniang Panglungsod in session assembled that:

SECTION 1. Title – This ordinance granting The Request Of Rockwell Primaries South Development Corporation For Alteration Of Plan For Its Condominium Project “East Bay Residences” (Former Tribeca Private Residences) Located At Km. 21 East Service Road, Barangay Sucat, Muntinlupa City.
SECTION 2. The Rockwell Primaries South Development Corporation is applying for the alteration of the following:

2.1. Fifteen (15) storey residential building with two basements parking level development situated on the northern part of the project to be known as Fordham Tower.

2.2. Relocation and development of the project common amenities, which includes the club house and swimming pool at the center of the project.

2.3. The project will now be changed from The Tribeca Private Residences to East Bay Residence.

SECTION 3. There will be a total of two hundred ninety four (294) residential units. Overall unit count, unit mix and area range are as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Area Range</th>
<th>Units of Floor</th>
<th>Percentage Mix Over-All</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR with Den</td>
<td>40-48 sqm</td>
<td>8 units</td>
<td>35.37%</td>
<td>104</td>
</tr>
<tr>
<td>2BR Prime</td>
<td>70-74 sqm</td>
<td>10 units</td>
<td>44.22%</td>
<td>130</td>
</tr>
<tr>
<td>3BR</td>
<td>98 sqm</td>
<td>7 Units</td>
<td>17.69%</td>
<td>52</td>
</tr>
<tr>
<td>3BR Bi-Level</td>
<td>172-230 sqm</td>
<td>8 Units</td>
<td>2.72%</td>
<td>8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>330 parking slots</strong></td>
<td><strong>100%</strong></td>
<td></td>
<td><strong>294</strong></td>
</tr>
</tbody>
</table>

SECTION 3. The parking area is provided at the Ground Floor Level, Basement 1 & 2 with a total area of 330 parking slots allocated for residential units. At the Ground Floor Level are landscaped spaces with access driveways, drop-off, parking spaces and entrance lobby. Fordham Tower will be serviced by four (4) elevators.

SECTION 4. The developer shall comply all necessary documents required by ordinance, laws, rules and regulations.

ENACTED, by the 8th Sangguniang Panlungsod of Muntinlupa this 13th day of September, 2016 on its 9th Regular Session.

CONCURRED:

DISTRICT I:

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

COUN. BAL NIEFES  
Member

COUN. STEPHANIE G. TEVES  
Member

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REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Ordinance No. 16-011

COUN. ALLAN REY A. CAMILON
Member

COUN. RINGO A. TEVES
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. IVEE RHIA A. TADEFA
Member

DISTRICT II:

(Absent)

COUN. MA. DHESIREE G. AREVALO
Member

COUN. CHRISTINE MAY A. ABAS
Member

COUN. MARISSA C. RONGAVILLA
Member

COUN. MARK LEISTER M. BAES
Member

COUN. LUCIO B. CONSTANTINO
Member

COUN. GRACE B. GONZAGA
Member

COUN. RAFAEL F. SEVILLA
Member

COUN. VICTOR L. ULANDAY
Member

COUN. WALTER A. ARCILLA
Sectoral Representative
President
Association of Barangay Captains

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

CELINDA G. APORONGAO
Supervising Admin Officer
Ordinance No. 16-011

ATTESTED:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. PRESNEDI
City Mayor
Date: SEP 14, 2016