ORDINANCE NO. 16-160

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR THE ALTERATION OF PLAN OF ITS PROJECT ASYA ENCLAVES LOCATED AT KM. 19 WEST SERVICE ROAD, BARANGAY CUPANG, CITY OF MUNTINLUPA.

Sponsored by:
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Bai Nieves
Hon. Coun. Stephanie G. Teves
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Margarita Amythyst Labios, Md
Hon. Coun. Ringo A. Teves
Hon. Coun. Alexander Diaz
Hon. Coun. Luvi P. Constantino
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, City Ordinance No. 91-39 grants the Sangguniang Panlungsod the power to approve subdivision plans;

WHEREAS, the Phinma Property Holdings Corporation is applying for an Alteration of Development Plan of its project Asya Enclaves Alabang located at Km. 19 West Service Road, Barangay Cupang, Muntinlupa City;

WHEREAS, on September 6, 2010 the 6th Sangguniang Panlungsod approved Ordinance No. 10-006 granting the Preliminary Approval and Locational Clearance (PALC) and Development Permit of the subdivision plan of Phinma Property Holdings Corporation for its Asya Enclaves Alabang project located at Km. 19 West Service Road, Barangay Cupang, Muntinlupa City;
WHEREAS, as the original plan of the development of the proposed condominium project "ASYA ECLAVER" shall be composed of fourteen (14) seven-storey buildings having an area of 46,570 square meters, covered by TCT Nos. 156368, 156369, 156370 and 156371, and containing 1,792 units with 576 available parking slots;

WHEREAS, the original development plan were supposedly three (3) residential buildings to be constructed for Phase 3. These had to be removed to make room for the expanded parking building, from the original development, the determined parking ratio was a one (1) parking slot for every 4 residential units (1:4), with the reconfigured parking, Phinma Properties will be providing one is to one (1:1) parking ratio;

WHEREAS, the project will now consist of six (6) residential buildings 12-storey high including roof deck and one (1) parking building of 8-storey high plus roof deck (previously nine (9) residential buildings) 8-storey with basement) only;

WHEREAS, after evaluating the necessary documents submitted by Phinma Property Holdings Corporation and based on the recommendation of the City Zoning Administrator the application for Alteration of Development Plan of its project Asya Enclaves Alabang is hereby approved, subject to the terms and conditions under this ordinance;

NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the Sangguniang Panlungsod of Muntinlupa in session duly assembled that:

SECTION 1. This ordinance shall be known as "an ordinance Granting The Request Of Phinma Property Holdings Corporation For The Alteration Of Plan Of Its Project Asya Enclaves Located At Km. 19 West Service Road, Barangay Cupang, City Of Muntinlupa.

SECTION 2. The areas subject for Alteration has not been sold and has not yet been developed.

SECTION 3. The additional parking building shall increase the available parking slots resulting in a 1:1 parking ratio of Condominium Unit to Parking Slot.

SECTION 4. The Project will now have the following additional amenities to be constructed:

1) Additional swimming pool at the clubhouse complex;
2) Additional commercial space at the parking building
3) Basketball and badminton Courts at the parking building
4) Gym at the parking building
5) Function Room at Phase 2

City Hall of Muntinlupa
National Road, Putatan, Muntinlupa City, Philippines
Website: www.muntinlupacity.gov.ph
SECTION 5. The final approval of application for alteration of Development Plan by the applicant/developer is hereby issued subject to the completion/submission of other required documents set forth by the City Zoning Administration Office and other national or local agencies/offices/departments.

ENACTED, by 7th Sangguniang Panlungsod of Muntinlupa this 22nd day of February, 2016, on its 115th Regular Session.

CONCURRED:

DISTRICT I:

COUNCILOR PATRICIO L. BONCAYAO, JR.
Member

COUNCILOR BAL NIEVES
Member

COUNCILOR STEPHANIE G. TEVES
Member

COUNCILOR LOUISITO A. ARCIAGA
Member

COUNCILOR MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUNCILOR RINGO A. TEVES
Member

COUNCILOR ALEXANDER B. DIAZ
Member

DISTRICT II:

COUNCILOR MA. DHERSIREE G. AREVALO
Member

COUNCILOR ENGR. NEPTALI S. SANTIAGO
Member

COUNCILOR RAFAEL T. SEVILLA
Member

COUNCILOR ROBERT A. ABAS
Member

COUNCILOR LUVI P. CONSTANTINO
Member

COUNCILOR ELMER S. ESPELETA
Member

COUNCILOR VERGEL C. ULANDAY
Member

COUNCILOR ROBERT P. BAES
Member
ABSENT:
COUN. ATTY. RAUL R. CORRO
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

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESCREDI
City Mayor
Date: FEB 7 6 2016

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