ORDINANCE NO. 17-083

AN ORDINANCE GRANTING THE REQUEST OF GALANG-BAGATSING REALTY AND DEVELOPMENT CORPORATION FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PACL) AND DEVELOPMENT PERMIT (DP) FOR ITS TOWNHOMES PROJECT "SOUTHERN HILLS RESIDENCES" LOCATED AT BLOCK 51, SOLDIERS HILLS, BARANGAY PUTATAN, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Rafael T. Sevilla
Hon. Coun. Bal Nieves
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Ringo A. Teves
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Alexander Diaz
Hon. Coun. Ipee Rhia Arciaga-Tadefa
Hon. Coun. Christine May A. Abas
Hon. Coun. Marissa Cole-Rongavilla
Hon. Coun. Mark Lester M. Baes
Hon. Coun. Lucio B. Constantino
Hon. Coun. Victor L. Ulanday
Hon. Coun. Grace B. Gonzaga

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 Galang-Bagatsing Realty And Development Corporation, and based on the recommendation of the City Zoning Administrator the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PACL), for its Townhomes Project "Southern Hills Residences" 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;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 8th Sangguniang Panlungsod in session assembled that:
SECTION 1. This ordinance hereby grants the request of Galang-Bagatsing Realty and Development Corporation for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project “Southern Hills Residences” located at Block 51, Soldiers Hills Village, Barangay Putatan, Muntinlupa City.

SECTION 2. The approval of the Preliminary Approval and Locational Clearance (PALC) to Galang-Bagatsing Realty And Development Corporation is conditional on the fact that there will be no problem in the drainage system, drainage design and drainage outfall.

SECTION 4. The development of proposed townhomes project “Southern Hills Residences” composed of 40 units, two-storey townhomes having an area of 5,252 square meters.

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 Galang-Bagatsing Realty and Development Corporation shall submit and comply with all the requirements setforth by the Zoning Office and Engineering Office.

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.

SECTION 8. The approval of Preliminary Approval and Locational Clearance (PALC) and the Development Plan (DP) to Galang-Bagatsing Realty and Development Corporation is in compliance and required under PD 957 and its Implementing Rules and Regulations, as amended by Executive Order No. 648 dated 07 February 1981.


ENACTED, by the 8th Sangguniang Panlungsod of Muntinlupa this 3rd day of April, 2017 on its 33rd Regular Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. PATRICIO L. BONCAYAO, JR.

Member
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COUN. BAL NIEVES
Member

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:

COUN. MA. DHESIREE G. AREVALO
Member

COUN. CHRISTINE MAY A. ABAS
Member

COUN. MARISSA C. RONGAVILLA
Member

COUN. MARK LESTER M. BAES
Member

COUN. LUCIO B. CONSTANTINO
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. VICTOR L. ULANDAY
Member

ABSENT:

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

COUN. STEPHANIE G. TEVES
Member
Ordinance No. 17-083

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

CECILIA C. LAZARTE
Secretary

ATTESTED:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: 04 APR 2017

Norie/8th SP