ORDINANCE NO. 17-085

AN ORDINANCE GRANTING THE REQUEST OF INTERCONTINENTAL DEVELOPMENT CORPORATION (ICDC) FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT “LEAF RESIDENCES” LOCATED AT LOT 9, NATIONAL ROAD CORNER SUSANA AVENUE, BARANGAY TUANSAN, MUNTINGLUPA CITY.

Sponsor by:
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Bal Niefes
Hon. Coun. Stephanie G. Teves
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Ringo A. Teves
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Alexander Diaz
Hon. Coun. lvee 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
Hon. Coun. Walter A. Arcilla – ABC

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 Intercontinental Development Corporation (ICDC), 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 “Leaf 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 Panglungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of Intercontinental Development Corporation (ICDC), for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project “Leaf Residences” located at Lot 9, National Road Corner Susana Avenue, Barangay Tunasan, Muntinlupa City.

SECTION 2. The approval of the Preliminary Approval and Locational Clearance (PALC) to Intercontinental Development Corporation (ICDC) is conditional on the fact that there will be no problem in the drainage system and that they will tap the National Road and the Magdang Creek as the construct of the drainage of the project;

SECTION 4. The development of proposed condominium project “Leaf Residences” composed of four (4) residential building, seven-storey having an area of 17,889 square meters and containing of 772 units and 221 parking slots.

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 Intercontinental Development Corporation (ICDC) shall submit and comply with all the requirements setforth by the Zoning 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 Intercontinental Development Corporation (ICDC) 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 10th day of April, 2017 on its 34th Regular Session.

CONCURRED: 

DISTRICT I: 

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member
Ordinance No. 17-085

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COUN. BAL MEFES
Member

COUN. STEPHANIE G. TEVES
Member

COUN. STEPHANIE G. TEVES
Member

COUN. RINGO A. TEVES
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

COUN. GRACE B. GONZAGA
Member

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

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

CELINDA G. APORONGAO
Supervising Adm. Officer
ATTESTED:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: 12 APR 2017

Norie/8th SP