Sangguniang Panlungsod

ORDINANCE NO. 18-142

AN ORDINANCE GRANTING THE REQUEST OF PASONG MAKIPOT HOMEOWNERS ASSOCIATION, INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS HOUSING PROJECT “PASONG MAKIPOT SUBDIVISION” LOCATED AT LOT 37, BLOCK 47, SOLDIERS HILLS, BARANGAY PUTATAN, MUNTINLUPA CITY.

Sponsored by: Coun. Rafael T. Sevilla
Coun. Ma. Dhesiree G. Arevalo
Coun. Christine May A. Abas
Coun. Allan Rey A. Camilo
Coun. Igee Rhia Arciaga-Tadefa
Coun. Alexander B. Diaz
Coun. Bal Niefes
Coun. Stephanie G. Teves
Coun. Ringo A. Teves
Coun. Louisito A. Arciaga
Coun. Marissa Coie Rongavilla
Coun. Mark Lester B. Baes
Coun. Lucio B. Constantino
Coun. Victor L. Ulanday
Coun. Grace B. Gonzaga
Coun. Waiter A. Arcilla

WHEREAS, the Executive Order No. 71 and Republic Act No. 7150 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, the grant of Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is required under Batas Pambansa (BP) 220 for Community Mortgage Program on-site projects and its implementing Rules and Regulations as amended by Executive Order No. 848 dated February 1981;

WHEREAS, the 8th Sangguniang Panlungsod approved Resolution No. 17-251, authorizing the City Mayor Hon. Atty. Jaime R. Fresnedi, to accept, execute and sign the deed of donation in behalf of the City Government of Muntinlupa with Mr. Mark Anthony P. Molina in behalf of ARB Construction Company, Inc., the open space at Block 47, Lot 26, Soldiers’ Hills Village, Barangay Putatan, Muntinlupa City to be used as the road right-of-way of Pasong Makipot Homeowners Association, Inc.
WHEREAS, after evaluating the necessary documents submitted by Pasong Makipot Homeowners Association, Inc., 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 housing project “Pasong Makipot Subdivision” 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 Panglunsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of Pasong Makipot Homeowners Association, Inc., for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its housing project “Pasong Makipot Subdivision” located at Block 47, Lot 37, Barangay Putatan, Muntinlupa City.

SECTION 2. The approval of the Preliminary Approval and Locational Clearance (PALC) to Pasong Makipot Homeowners Association, Inc., is conditional on the fact that there was no problem in the drainage system of the project;

SECTION 3. The development of proposed housing project “Pasong Makipot Subdivision” having an area of 7,406.00 square meters and containing 164 lots.

SECTION 4. The Final Approval shall be issued, provided, that the applicant shall submit and comply with all the requirements setforth by the Zoning Office and the Sangguniang Panlunsod.

SECTION 5. 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 6. This Ordinance is in compliance to BP 220 for CMP on-site projects.

ENACTED, by the 8th Sangguniang Panlunsod of Muntinlupa this 22nd day of January, 2018, on its 61st Regular Session.
Ordinance No. 18-142

CONCURRED:

DISTRICT I:

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

COUN. BAL NIEFES
Member

COUN. ALLAN REY A. CAMILON
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. IVEE RHIA A. TAOEFA
Member

DISTRICT II:

COUN. MA. DHESHEE G. AREVALO
Member

COUN. MARISSA C. RONGAVILLA
Member

COUN. LUCIO B. CONSTANTINO
Member

COUN. VICTOR L. ULANDAY
Member

COUN. STEPHANIE G. TEVES
Member

COUN. RINGO A. TEVES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. CHRISTINE FAT-A. ABAS
Member

COUN. MARK LESTER M. BAES
Member

COUN. RAFAEL T. SEVILLA
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 Ordinance.

CECILIA C. LAZARTE
Secretary to the Sanggunian

ATTESTED:

CELSO C. DIKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDIL
City Mayor

Date: 30 JAN 2018