ORDINANCE NO. 18-165

AN ORDINANCE GRANTING THE REQUEST OF INTERCONTINENTAL DEVELOPMENT CORPORATION (ICDC) FOR THE ALTERATION OF SITE DEVELOPMENT PLAN (SDP) OF ITS PROJECT LINDENWOODS RESIDENCES LOCATED AT SUSANA HEIGHTS, BARANGAY TUNASAN, MUNTINLUPA CITY.

Sponsored by: Hon. Coun. Rafael T. Sevilla
Hon. Coun. Bal Nieves
Hon. Coun. Ringo A. Teves
Hon. Coun. Luisito A. Arciaga
Hon. Coun. Alexander Diaz
Hon. Coun. Ivey 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, under 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 approved 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 under Section 458 (2)(x), states that, “the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, the Intercontinental Development Corporation is applying for an Alteration of Site Development Plan (SDP) of its project Lindenwoods Residences located at Susana Heights, Barangay Tunasan, Muntinlupa City;

WHEREAS, on August 17, 2006 the Sangguniang Panlungsod approved Ordinance No. 06-100 granting the Preliminary Approval for Locational Clearance (PALC) and Development Permit (DP) of the Subdivision Plan of Intercontinental Development Corporation for its Lindenwoods Residences located at Susana Heights, Barangay Tunasan, City of Muntinlupa;

WHEREAS, the ICDC-owner/developer requested to the City Government of Muntinlupa thru Zoning Office their proposed alteration of subdivision plan of project known as Lindenwoods Residences.
WHEREAS, the project to be altered of Intercontinental Development Corporation/SM Development Corporation is Lindenwoods Residences covered by Transfer Certificate of Title (TCT) Nos. 144169, 144170, 144171, 144172, 144173, 144174, 144183, 144175, 144176, 144177, 144178, 144179, 144180, 144200, 144228, 144355, 144335 and 144161, with a total area of 24,990.00 square meters;

WHEREAS, after evaluating the necessary documents submitted by Intercontinental Development Corporation (IDC) and based on the recommendation of the City Zoning Administrator the application for Alteration of Lindenwoods Residences Phase 2 (Brazilia Heights Subdivision) is hereby approved, subject to the terms and condition under these ordinance;

WHEREAS, that two (2) of the lots therein had been sold Dr. Victory Gallo who had been given his written conformity to the planned alteration;

WHEREAS, that the Lindenwoods Residences Homeowners Association had given its written conformity to the planned alteration.

NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 8th Sangguniang Panlungsod of Muntinlupa in session duly assembled that:

SECTION 1. The lots, roads, open space, and community facilities to be altered were part of Lindenwoods Residences of Intercontinental Development Corporation (ICDC). 

SECTION 2. The alteration of Plan for Lindenwoods Residences is due to the exclusion and corrections of the areas affected by Daang Hari-South Luzon Expressway link road extension:

<table>
<thead>
<tr>
<th>BLOCK NO.</th>
<th>LOT NO.</th>
<th>SURVEY NO.</th>
<th>AREA</th>
<th>CONSOLIDATED LOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>FROM</td>
<td>TO</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11 8</td>
<td>11</td>
<td>Psd-00-072249</td>
<td>371.00</td>
<td>561.00</td>
</tr>
<tr>
<td>Road Lot 18</td>
<td>11 9</td>
<td>Psd-00-072249</td>
<td>345.00</td>
<td>9 592.00</td>
</tr>
<tr>
<td>11 10</td>
<td>11 20</td>
<td>Psd-00-072249</td>
<td>312.00</td>
<td>Easement 1.079.00</td>
</tr>
<tr>
<td>11 11</td>
<td>Easement</td>
<td>Psd-00-072249</td>
<td>330.00</td>
<td>Easement 3,253.00</td>
</tr>
</tbody>
</table>
### Section 3

The area of **Lindenwoods Residences** to be altered is part of its saleable lots to be converted as road lots.

### Section 4

The area subject for alteration has not yet been sold.

**Enacted**, by the 8th **Sangguniang Panlungsod of Muntinlupa** this 30th day of April, 2018 on its 11th Special Session.

**Concurred:**

**District I:**

**Coun. Atty. Patricio L. Boncayao, Jr.**

*Member*
Page 4
Ordinance No. 18-165

COUN. BALNIEFES
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. RINGO A. TEVES
Member

COUN. ALEXANDER B. DÍAZ
Member

COUN. IVEE RHIA A. TADEFA
Member

DISTRICT II:

COUN. CHRISTINE MAY A. ABAS
Member

COUN. MARK ESTER M. BAES
Member

COUN. VÍCTOR L. ULANDAY
Member

COUN. MARÍSSA C. RONGAVILLA
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. GRACE B. GONZAGA
Member

ABSENT:

COUN. STEPHANIE G. TEVES
Member

COUN. ALLAN REY A. CAMILON
Member

COUN. MA. DHERSÈEE G. AREVALO
Member

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

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

COUNCILOR LOUISITO A. ARCIAGA

CECILIA C. LAZARTE
Secretary to the Sanggunian