ORDINANCE NO. 18-178

AN ORDINANCE GRANTING THE REQUEST OF CASSLENE VILLA ORELLANA HOMEOWNERS ASSOCIATION, INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS HOUSING PROJECT “CASSLENE VILLA ORELLANA SUBDIVISION” LOCATED AT PUROK 1, BLOCK 10, UMALI ROAD, BARANGAY BAYANAN, MUNTINLUPA CITY.

Hon. Coun. Bal Nieves
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. Ivey Rhia Arciaga-Tadefa
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
Hon. Coun. Kenichi D.A. Takagi, Jr. - SK

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, 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. 648 dated February 1981;

WHEREAS, after evaluating the necessary documents submitted by Casslene Villa Orellana 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 “Casslene Villa Orellana Subdivision” is hereby approved, subject to the terms and conditions under Ordinance No. 17-098;
Page 2

Ordinance No. 18-178

WHEREAS, City Ordinance No. 17-098 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 Casslone Villa Orellana Homeowners Association, Inc., for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its housing project “Casslone Villa Orellana Subdivision” located at Purok 1, Block 10, Umali Road, Barangay Bayanan, Muntinlupa City.

SECTION 2. The approval of the Preliminary Approval and Locational Clearance (PALC) to Casslone Villa Orellana 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 “Casslone Villa Orellana Subdivision” has an area of 5,700 square meters more or less.

SECTION 4. The Final Approval shall be issued, provided, that the Casslone Villa Orellana Homeowners Association, Inc., shall submit and comply with all the requirements setforth by the Zoning Office.

SECTION 5. The Casslone Villa Orellana Homeowners Association, Inc., 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 Panlungsod of Muntinlupa this 2nd day of July, 2018, on its 79th Regular Session.

CONCURRED:

DISTRICT I:

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

COUN. BAL NEFES
Member

COUN. ALLAN REY A. CAMILON
Member

COUN. STEPHANIE C. TEVES
Member

COUN. RINGO A. TEVES
Member
Ordinance No. 18-178

COUN. LOUISITO A. ARCIAGA
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. IVEE RHA A. TADEFA
Member

DISTRICT II:

COUN. MA. DRESHREE G. AREVALO
Member

COUN. MARK LESTER M. BAES
Member

COUN. LUCIO B. CONSTANTINO
Member

COUN. VICTOR L. ULANDAY
Member

COUN. GRACE B. GONZAGA
Member

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

COUN. KENIHI D.A. TAKAGI, JR.
Sectoral Representative
President
Federation of Sangguniang Kabataan

ABSENT:

COUN. MARISSA C. RONGAVILLA
Member

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

CECILIA C. LAZARTE
Secretary to the Sanggunian
Page 4
Ordinance No. 18-178

ATTESTED:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. RENSEDI
City Mayor
Date: 05 JUL 2018

Norie/6th SP