ORDINANCE NO. 18-193

AN ORDINANCE GRANTING THE REQUEST OF AVIDA LAND CORPORATION FOR THE ALTERATION OF PLAN OF ITS PROJECT SOUTH PARK DISTRICT LOCATED AT NATIONAL ROAD, BARANGAY ALABANG, MUNTINLUPA CITY.

Sponsored by:
Hon. Coun. Bal Niefes
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. 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
Hon. Coun. Kenichi D.A. Takagi, Jr. - SK

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, on November 19, 2012, the 6th Sangguniang Panlungsod approved Ordinance No. 12-101 granting the Preliminary Approval for Locational Clearance (PALC) and Development Permit (DP) of the Subdivision Plan of Avida Land Corporation for its proposed condominium project Avida Tower located at National Road, Barangay Alabang, City of Muntinlupa;

WHEREAS, Avida Land Corporation requested to the City Government of Muntinlupa thru Zoning Office their proposed alteration of Plan of project known as South Park District with a total area of 1,083 square meter as specified in the original plan;
WHEREAS, after evaluating the necessary documents submitted by Avida Land Corporation and based on the recommendation of the City Zoning Administrator the application for Alteration of South Park District is hereby approved, subject to the terms and condition under these ordinance;

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

SECTION 1. This ordinance hereby grants the request of Avida Land Corporation for the Alteration of Plan of its Project South Park District located at National Road, Barangay Alabang, Muntinlupa City.

SECTION 2. Avida Land Corporation shall abide with the herein undertakings for the Alteration of its plan:

a. Lot allocation of undeveloped cluster.

b. The adjustment was due to the agreement with Meralco that a substation is unnecessary for the development, hereby adjusting the undeveloped cluster.

c. No developed cluster, namely Avida Towers Altura, Ayala Malls South Park Corporate Center area are affected by this alteration.

SECTION 3. The following are the changes in the original Plans:

1) Removal of Substation lot allocation;
2) Extension of residential park;
3) Adjustment of future development parcels;

SECTION 4. The properties or development, where the proposed alteration of plan is sought to be approved, is not yet sold to the public;

SECTION 5. The following are the Certified True Copy of TCTs, Tax Declaration and Real Property Tax (RPT) of affected lots:

<table>
<thead>
<tr>
<th>Registered Owner</th>
<th>TCT #</th>
<th>LOT/BLK #</th>
<th>AREA</th>
<th>TD</th>
<th>PAID UP TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avida Land Corp.</td>
<td>014-2015001536</td>
<td>1/</td>
<td>7226</td>
<td>17086</td>
<td>4-2018 (0652213)</td>
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<td>Avida Land Corp.</td>
<td>014-2015001537</td>
<td>3/</td>
<td>7519</td>
<td>17088</td>
<td>4-2018 (0652213)</td>
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<td>Avida Land Corp.</td>
<td>014-2015001538</td>
<td>5/</td>
<td>9528</td>
<td>17090</td>
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<td>Avida Land Corp.</td>
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<td>17095</td>
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<td>Avida Land Corp.</td>
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<td>11 (road)</td>
<td>758</td>
<td>17096</td>
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<td>Avida Land Corp.</td>
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<td>12 (Road)</td>
<td>1077</td>
<td>17097</td>
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</table>
SECTION 5. The Final Approval of the alteration of Plan shall be issued provided that the Avida Land Corporation shall complete all the other requirements setforth by the Zoning Office;

SECTION 6. Inconsistencies with this ordinance shall operate as amendment to Ordinance 12-101;

ENACTED, by the 8th Sangguniang Panlungsod of Muntinlupa this 20th day of August, 2018, on its 85th Regular Session.

CONCURRED:

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

COUN. BALNIEFES
Member

(ABSENT)
COUN. STEPHANIE G. TEVES
Member
Ordinance No. 18-193

COUN. ALLAN REY A. CAMILON
Member

COUN. RINGO A. TEVES
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. VEE RHIA A. TADEA
Member

DISTRICT II:

COUN. MA. DHEISRENE G. AREVALO
Member

COUN. MARISSA G. RONGAVILLA
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. KENICIH D.A. TAKAGI, JR.
Sectoral Representative
President
Federation of Sangguniang Kabataan

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

CECILIA C. LAZARTE
Secretary to the Sanggunian
ATTESTED:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor
Date: 04 SEP 2018