ORDINANCE NO. 19-236

AN ORDINANCE GRANTING THE REQUEST OF FIL-ESTATE PROPERTIES, INC. FOR THE ALTERATION OF PLAN OF ITS PROJECT PARCO BELLO PHASE I LOCATED AT BARANGAY TUNASAN, CITY OF MUNTINLUPA.

Hon. Coun. Bal Niefes
Hon. Coun. Stephanie G. Teves
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, the Executive Order No. 71 and Republic Act No. 7180 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 Fil-Estate Properties, Inc. is applying for an Alteration of Development Plan of its project Parco Bello Phase I located at Barangay Tunasan, Muntinlupa City;

WHEREAS, after evaluating the necessary documents submitted by Fil-Estate and based on the recommendation of the City Zoning Administrator the application for Alteration of Development Plan of its project Parco Bello Phase I is hereby approved, subject to the terms and conditions under this ordinance;

WHEREAS, the conversion of one (1) saleable lot to an open space is vital for compliance with the percentage requirement for parks/playgrounds as stated in Section 1 of Revises Implementing Rules and Regulations for PD 957;

WHEREAS, the total area for alteration is 14,796 square meters more or less with 57 units/lots;
Page 2

Ordinance No. 19-236

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 shall be known as "an ordinance granting the request of Fil-Estate for the Alteration of Plan of its project Parco Bello Phase 1 located at Barangay Tunasan, City of Muntinlupa.

SECTION 2. The areas subject for Alteration has not been sold and has not yet been developed.

SECTION 3. The Conversion of Block 1, Lot 5, from saleable lot to open space.

SECTION 4. The following lots subject for alteration have not been sold:

<table>
<thead>
<tr>
<th>TCT No.</th>
<th>BLOCK/LOT</th>
<th>AREA (sq.m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>19900</td>
<td>Block 2, Lot 9,</td>
<td>881 square meter</td>
</tr>
<tr>
<td>19852</td>
<td>Block 1 Lot 5.</td>
<td>180 square meter</td>
</tr>
</tbody>
</table>

SECTION 5. The reclassification of Block 2, Lot 9 also included in the application for Alteration:

<table>
<thead>
<tr>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space: 881 square meters</td>
<td>Open Space: 623 sq. m.</td>
</tr>
<tr>
<td>Water Tank:</td>
<td>18</td>
</tr>
<tr>
<td>Pump House:</td>
<td>10 sq</td>
</tr>
<tr>
<td>Community Facilities:</td>
<td>230</td>
</tr>
<tr>
<td>Total: 881 Square Meters</td>
<td>881 SQ.M</td>
</tr>
</tbody>
</table>

SECTION 6. The final approval of application for alteration of Development Plan by Fil-Estate Properties, Inc., is hereby issued subject to the completion/submission of other required documents setforth by the City Zoning Administration Office and other national or local agencies/offices/departments.

ENACTED, by the 8th Sangguniang Panlungsod of Muntinlupa this 21st day of January, 2019, on its 101st Regular Session.

CONCURRED:

DISTRICT I:

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

COUN. BAL NEFES  
Member

COUN. STEPHANIE G. TEVES  
Member
Ordinance No. 36

COUN. RINGO A. TEVES
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. WEE RHA A. TADEFA
Member

COUN. MA. BHERISSE G. AREVALO
Member

COUN. MARISSA C. RONGAVILLA
Member

COUN. MARK LESTER M. BAES
Member

COUN. LUCIO B. CONSTANTINO
Member

COUN. VICTOR L. ULANDAY
Member

COUN. GRAACE B. GONZAGA
Member

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

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

ABSENT:

COUN. ALLAN REY A. CAMILON
Member

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

CECILIA C. LAZARTE
Secretary to the Sanggunian
Page 4
Ordinance No. 19-236

ATTESTED:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESENEDI
City Mayor
Date: 04 FEB 2019

Norie/8th SP