ORDINANCE NO. 2020-107

AN ORDINANCE GRANTING THE REQUEST OF ROBINSON’S LAND CORPORATION FOR THE ALTERATION OF THE SUBDIVISION PLAN OF THEIR CONDOMINIUM PROJECT “ESCALADES SOUTH METRO” LOCATED AT MERALCO ROAD, SU CAT, MUNTINLUPA CITY

Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Alexson V. Diaz
Hon. Coun. Paty Katy C. Boncayao
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Ting Niefes
Hon. Coun. Stephanie G. Teves
Hon. Coun. Ivey Rhia A. Tadefa
Hon. Coun. Engr. Marissa C. Rongavilla
Hon. Coun. Francis Ian T. Bagatsing
Hon. Coun. Mark Lester M. Baes
Hon. Coun. Engr. Arlene D. Hilapo
Hon. Coun. Cornelio M. Martinez
Hon. Coun. Walter A. Arcilla

WHEREAS, Section 458 (2)(X) of the Local Government Code of 1991 states that the Sangguniang Panglungsod has the power to process and approve subdivision plans for residential, commercial, and industrial purposes and other development;

WHEREAS, Section 22 of the Revised Implementing Rules and Regulations of Presidential Decree No. 957 states that “no owner or developer shall change or alter the roads, open spaces, infrastructures, facilities for public use, and/or other form of subdivision development as contained in the approved subdivision plan without the permission of the Authority.”

WHEREAS, Executive Order No. 71, Series of 1993 provided for the transfer of the power of the Housing and Land Use Regulatory Board (HLURB) to approve subdivision plans to cities and municipalities;

WHEREAS, on September 6, 2010 the City Council of Muntinlupa enacted Ordinance No. 10-004, enacted the Preliminary Approval and Locational Clearance (PALC) for the project Escalades South Metro;

WHEREAS, Robinson’s Land Corporation deemed it is not logical to continue the development of its condominium project “Escalades South Metro” because the land on which the initial phase of the project stands is transected by the West Valley Fault;
WHEREAS, Robinson's Land Corporation opted for a new development in lieu of the condominium project which is more economically viable for the company during this time of COVID-19 pandemic;

WHEREAS, for this purpose, Robinson's Land Corporation applied for an alteration of the subdivision plan of its condominium project “Escalades South Metro” located at Meralco Road, Barangay Sucat, Muntinlupa City;

NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED, by the 9th Sangguniang Panglungsod in session assembled that:

SECTION 1. This Ordinance hereby grants the request of Robinson's Land Corporation for the alteration of the subdivision plan of its condominium project “Escalades South Metro” located at Meralco Road, Barangay Sucat, Muntinlupa City.

SECTION 2. The alteration of the subdivision plan will result in the decrease of the total retained condominium project to Ten Thousand Nine Hundred Seventy-Eight Square Meters (10,978 sq.m.).

SECTION 3. This approval is subject to Robinson’s Land Corporation compliance with all the requirements set forth in Ordinance No. 17-098, otherwise known as the Muntinlupa Zoning Ordinance.

ENACTED, by the 9th Sangguniang Panglungsod this 6th day of July 2020, on its 52nd Regular Session.

CONCURRED: 

COUN. ATTY. RAUL R. CORRO
Member

COUN. PATY KATY C. BONCAYAO
Member

COUN. ALLAN REY A. CAMILON
Member

DISTRICT 1:

COUN. ALEXSON V. DIAZ
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. TING NIEFES
Member
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COUN. STEPHANIE G. TEVES
Member

COUN. IVEE RHIA A. TADEFA
Member

DISTRICT 2:

COUN. ENGR. MARISSA C. RONGAVILLA
Member

COUN. FRANCIS IAN T. BAGATSING
Member

COUN. MARK CESTER M. BAES
Member

(ABSENT)

COUN. MA. DHEREE G. AREVALO
Member

COUN. ENGR. MAHERO T. SEVILLA, JR.
Member

COUN. ENGR. ARLENE D. HILAPO
Member

COUN. CORNELIO M. MARTINEZ
Member

COUN. WALTER A. ARCILLA
President
Sectoral Representative
Association of Barangay Chairman

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

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

CECILIA C. LAZARTE
Secretary to the Sangguniang
Ordinance No. 2020-107

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor, Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: 07 JUL 2020

Norie/9th SP