ORDINANCE NO. 2020-176

AN ORDINANCE GRANTING THE REQUEST OF FILINVEST ALABANG, INC., FOR AN ALTERATION OF THE MASTER DEVELOPMENT PLAN OF ITS PROJECT "FILINVEST CITY" THAT WILL RESULT IN AN ENHANCED MASTER PLAN THEREFORE

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 Nieves
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, the Filinvest Alabang, Inc., by virtue of a Joint Venture Agreement with the Republic of the Philippines, developed in 1994, the Filinvest City, which was granted an approval for its Master Development Plan by the then Municipality of Muntinlupa;

WHEREAS, in series of public hearing and consultations, Filinvest Alabang, Inc., presented the salient points of its Enhance Master Plan for Filinvest City, and submitted a copy of the same to the Sangguniang Panlungsod of Muntinlupa, incorporating all alterations to be made on the original Master Development Plan.
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WHEREAS, after thorough evaluation of the new components of the Enhanced Master Plan and the clarifications made during the public hearings conducted, the Sangguniang Panlungsod of Muntinlupa has found that the Enhanced Master Plan not only complies with the basic open space requirements, but also embodies environmentally-sustainable and disaster resilient innovations that will keep the City at par with the best practice of global CBDs, thereby improving the overall quality of life and work of its constituents, and attracting more investments for the City;

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

SECTION 1. This Ordinance hereby grants and poses no objection to the request of Filinvest Alabang, Inc., for an alteration of the Master Development Plan of its project Filinvest City, thereby approving all proposed improvements, enhancements and development pursuant to the Enhanced Master Plan of said project, a copy of which has been submitted to the Sanggunian.

SECTION 2. The approval of the Enhanced Master Plan shall be deemed to cover all alterations for Filinvest City, including but not limited to, subdivided lots, converted open spaces, and diverted lots, which are hereby confirmed and ratified, as well as the prospective subdivisions, conversion, and diversions, particularly the introduction of a Central Park that may be used as an evacuation area in cases of disasters or other emergencies, in coordination with the City.

SECTION 3. This approval shall be limited to the Enhanced Master Plan as submitted to and evaluates by the Sanggunian. Any and all changes, improvements, amendments, modifications, adjustments, simple consolidations or subdivisions, be done in the implementation of the Enhanced Master Plan, as approved herein, shall not require separate applications or approvals from the Sangguniang, the City Planning and Development Office, the Zoning regulations and that any adjustment pursuant to the Enhanced Master Plan shall not reduce the aggregate area of the open spaces within Filinvest City. Alterations that would result in the change of the classification and/or land use of a lot or lots or would otherwise reduce the open spaces and are not covered by the Enhanced Master Plan, as submitted, would require a separate approval.

SECTION 4. Filinvest Alabang, Inc., is confirmed to have paid all fees in connection with the alteration embodied in the Enhanced Master Plan, and has committed to comply with all the prescribed requirements in the approval and implementation of its Enhanced Master Plan.

ENACTED, by the 9th Sangguniang Panlungsod this 23rd day of November 2020, on its 72nd Regular Session.
ORDINANCE No. 2020-176

CONCURRED:

COUN. ATTY. RAUL R. CORRO
Member

COUN. PATY KATY C. BONCAYAO
Member

COUN. ALLAN KEY A. CAMILON
Member

COUN. STEPHANIE G. TEVES
Member

COUN. ALEXSON V. DIAZ
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. TING MEFES
Member

COUN. IVEE RHIA A. TADEFA
Member

DISTRICT 1:

DISTRICT 2

(MATERNITY LEAVE)

COUN. ENGR. MARISSA C. RONGAVILLA
Member

COUN. FRANCIS IAN T. BAGATISING
Member

COUN. MARK LESTER M. BAES
Member

COUN. ENGR. MA. DHERISREE G. AREVALO
Member

COUN. ENGR. AMEBERTO 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
Ordinance No. 2020-176

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

CECILIA C. LAZARTE
Secretary to the Sangguniang

ATTESTED:

ARTEMIO A. SIMUNDA
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date 26 NOV 2020

Norie/9th SP