ORDINANCE NO. 2020-177

AN ORDINANCE GRANTING THE REQUEST OF FILINVEST LAND INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS PROPOSED CONDOMINIUM PROJECT “BELIZE OASIS” LOCATED AT EAST SERVICE ROAD, BARANGAY ALABANG, 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. Camillon
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 Land Inc., applied for Preliminary Approval and Locational Clearance (PALC) and Development Permit for its condominium project “Belize Oasis” located at East Service Road, Barangay Alabang, Muntinlupa City;

WHEREAS, the development shall be composed of mixed residential and commercial units in four (4) medium-rise condominium buildings over parcels with a total area of Fifteen Thousand Ninety-Five square meters (15,095 sq.m.) and covered by TCT Nos. 014-201900368 and 014-2018002289;
WHEREAS, during the public hearing that was conducted for the purpose of discussing the application for PALC and DP by Filinvest Land, Inc., certain matters for clarification were confirmed by the applicant;

WHEREAS, evaluation of all documents that were submitted and duly endorsed by the City Zoning Office for the application for PALC and DP by the Filinvest Land, Inc., was conducted, and the same were found to be proper and sufficient;

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

SECTION 1. Title. This ordinance hereby grants the application of Filinvest Land Inc., for a Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its proposed condominium project “Belize Oasis” located at East Service Road, Barangay Alabang, Muntinlupa City.

SECTION 2. Filinvest Land, Inc., shall submit an affidavit of Undertaking to comply with and submit all pertinent requirements for its application for PALC and DP.


SECTION 4. The PALC and DP hereby issued shall be effective for a period of one (1) year from the enactment of this Ordinance, within which Filinvest Land, Inc., shall commence to the development of the project. Otherwise, the same shall be revoked.

SECTION 5. The project is a lowest priced condominium project designed to cater the needs of middle class earners mostly office workers employed within the Alabang vicinity.

SECTION 6. The Land Use and Zoning Office shall issue final approval of the PALC after they complied the necessary requirements set forth by City Ordinance.

ENACTED, by the 9th Sangguniang Panlungsod of Muntinlupa this 23rd day of November, 2020, on its 72nd Regular Session.

CONCURRED:                      DISTRICT 1:

COUN. ATTY. Raul R. Corro     COUN. Alexson V. Diaz
Member                      Member
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COUN. PATY KATY C. BONCAYAO
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. ALLAN REY A. CAMILON
Member

COUN. TING NIEFES
Member

COUN. STEPHANIE G. TEVES
Member

COUN. WEE RHIA A. TADEF
Member

DISTRICT 2:

COUN. ENGR. MARISSA C. RONGAVILLA
Member

COUN. FRANCIS IAN T. BAGATSING
Member

COUN. MARK LESTER M. BAES
Member

(MATERNITY LEAVE)

COUN. MA. DHESIREE G. AREVALO
Member

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

COUN. ENGR. ARLENE D. HILADO
Member

COUN. CORNELIO M. MARTINEZ
Member

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

COUN. KENICH L. 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 Sanggunian
ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor
Date: 24 NOV 2020

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