ORDINANCE NO. 2021-267

AN ORDINANCE GRANTING THE REQUEST OF PRIME METRO ESTATE INC., (SM DEVELOPMENT CORP.) FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM/RESIDENTIAL PROJECT “PMI SUкат” LOCATED AT KM. 21 EAST SERVICE ROAD, BARANGAY SUкат, MUNTINLUPA CITY

Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Alexson V. Diaz
Hon. Coun. Paty Katy C. Boncayao
Hon. Coun. Louisito A. Ariciaga
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Ting Nieves
Hon. Coun. Stephanie G. Teves – VIA ZOOM
Hon. Coun. Ivey Rhia A. Tadefa
Hon. Coun. Francis Ian T. Bagatsing
Hon. Coun. Mark Lester M. Baes – VIA ZOOM
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 power of the Housing and Land Use Regulatory Board (HLURB) to approve subdivision plans to cities and municipalities;

WHEREAS, the Prime Metro Estate Inc., (Sm Development Corp.) applies for Preliminary Approval and Locational Clearance (PALC) and Development Permit for its condominium/residential project “PMI Suкат” located at Km. 21, Barangay Suкат, Muntinlupa City;

WHEREAS, the development shall be composed of mixed residential and commercial units in condominium/residential project “PMI Suкат” over parcels of lot with a total area of 40,000 square meters and covered by TCT Nos. 21080 and 21081.
WHEREAS, the project site is classified as Metropolitan Commercial Zone (C3-Z) wherein the application for mixed use is allowed;

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 Prime Metro Estate Inc., (Sm Development Corp.), 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 Prime Metro Estate Inc., (Sm Development Corp.), for a Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium/residential project “PMI Sucat” located at Km. 21 Barangay Sucat, Muntinlupa City.

SECTION 2. Prime Metro Estate Inc., (Sm Development Corp.), shall submit an Affidavit of Undertaking to comply with and Prime Metro Estate Inc., submit all pertinent requirements for its application for PALC and DP.

SECTION 3. Prime Metro Estate Inc., (Sm Development Corp.), shall abide by all the requirements set forth in the National Building Code of the Philippines and Ordinance No. 17-098 of the City Government of Muntinlupa.

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 Prime Metro Estate Inc., (Sm Development Corp.), shall commence the development of the project otherwise, the same shall be revoked.

SECTION 5. The Land Use and Zoning Office shall issue final approval of the PALC after Prime Metro Estate Inc., have complied with the necessary requirements set forth by City Ordinance.

SECTION 6. This PALC and DP shall apply only to Project PMI Sucat Condominium.

ENACTED, by the 9th Sangguniang Panlungsod of Muntinlupa this 20th day of September 2021, on its 115 Regular Session.

CONCURRED:

DISTRICT 1:

COUN. ATTY. RAUL R. CORRO  
Member

COUN. ALEXSON V. DIAZ  
Member
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COUN. PATY KATY C. BONCAYAO  
Member

COUN. ALKEAN REY A. CAMILON  
Member

COUN. STEPHANIE G. TEVES  
Member

COUN. LOUISITO A. ARCIAGA  
Member

COUN. TING MIEFES  
Member

COUN. IVEE RHIA A. TADEFA  
Member

DISTRICT 2:

COUN. ENGR. MARISSA C. RONGAVILLA  
Member

COUN. FRANCIS IAN T. BAGATSING  
Member

COUN. MARK LESTER M. BAES  
Member

COUN. MA. DHESIREE G. AREVALO  
Member

COUN. ENGR. MAMERTO 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. KENJHI 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 Sanggunian
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ATTESTED:

ARTEMIO A. SIMUNICAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: 21 SEP 2021