



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 02 -061

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL FOR LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF THE SUBDIVISION PLAN OF BPI ALABANG SUBDIVISION, A JOINT VENTURE DEVELOPMENT BETWEEN AYALA LAND, INC. AND SANTIAGO LAND DEVELOPMENT CORPORATION (SLDC) LOCATED AT BARANGAY AYALA ALABANG.**

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- Sponsored by:
- Hon. Raul R. Corro*
  - Hon. Mario E. Bulay, Jr.*
  - Hon. Artemio A. Simundac*
  - Hon. Rufino B. Joaquin*
  - Hon. Patricio L. Boncayao, Jr.*
  - Hon. Melchor R. Teves*
  - Hon. Aldrin L. San Pedro*
  - Hon. Nicanor L. Echavez, M.D.*
  - Hon. Allan Rey A. Camilon*
  - Hon. Atty. Icasiano M. Dela Rea*
  - Hon. Elmer S. Espeleta*
  - Hon. Francis Ian T. Bagatsing*
  - Hon. Lucio B. Constantino*
  - Hon. Mamerto T. Sevilla, Jr.*

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**WHEREAS**, the Joint Venture of Ayala Land Inc., and Santiago Land Development Corporation (SLDC) is applying for preliminary and final approval for Locational Clearance and Development Permit for its BPI Alabang Subdivision, located at Dayap St., Ayala-Alabang Village, Muntinlupa City;

**WHEREAS**, *City Ordinance No. 91-39* grants the Sangguniang Panlungsod the power to approve subdivision plans;

**WHEREAS**, *Executive Order No. 71* and *Republic Act No. 7160* otherwise known as the New Local Government Code of 1991, states that, "*the power of the Housing and Land Use Regulatory Board (HLURB) to approve preliminary and final subdivision plans of all subdivisions has been transferred to the Local Government Units*";

**WHEREAS**, the said New Local Government Code of 1991, specifically under Section 458 (2)(x), states that, "*the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction*";

**WHEREAS**, after evaluating the necessary documents submitted by Ayala Land Inc., and Santiago Land Development Corporation (SLDC), the application for Preliminary and Final Approval for Locational Clearance and Development Permit of the proposed BPI Alabang, Subdivision, is hereby approved, subject to the terms and conditions under this ordinance;

*[Handwritten signatures of the Sangguniang Panglungsod members]*



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NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED,  
by the Sangguniang Panlungsod of Muntinlupa herein assembled that:

**SECTION 1.** The **BPI Alabang Subdivision** shall cover a total land area of 16,870 *square meters* located at Dayap St., Ayala-Alabang Village, Muntinlupa City;

**SECTION 2.** The developer, Ayala Land Inc., and Santiago Land Development Corporation (SLDC) shall strictly comply with **Section 18, Republic Act 7279 the Urban Development and Housing Act (UDHA)** on the 20% **Socialized Housing** requirement and, in the exercise of their option as provided by law and in the interest of the general welfare of the residents of the City where the project is located, the 20% socialized housing project shall be located within the jurisdiction where the subdivision project is to be implemented and, when not feasible, they must submit a position paper to prove their contention. For this purpose, the developer shall coordinate with the City Zoning Administrator and the Socialized Housing Committee on the feasibility of providing a socialized housing project within the City of Muntinlupa;

**SECTION 3.** The developer is allowed to construct a road on the National Irrigation Administration (NIA) right of way as per approval of NIA and the Housing and Land Use Regulatory Board.

**SECTION 4.** Any violation of the terms and conditions of this ordinance and other laws rules and regulations and permits of other government agencies and the documents submitted shall cause the **revocation of this ordinance.**


ENACTED, by the *Sangguniang Panlungsod of Muntinlupa* this 26<sup>th</sup> day of September, 2002, on its 49<sup>th</sup> Regular Session.


CONCURRED:

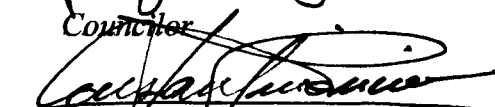
  
ALDRIN L. SAN PEDRO  
Councilor

  
ELMER S. ESPELETA  
Councilor

  
DR. NICANOR L. ECHAVEZ  
Councilor

  
FRANCISIAN T. BAGATSING  
Councilor

  
ATTY. PATRICIO L. BONCAYAO, JR.  
Councilor

  
LUCIO B. CONSTANTINO  
Councilor

  
ALLAN REY A. CAMILON  
Councilor

  
MARIO E. BULAY, JR.  
Councilor




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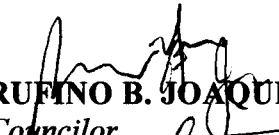
Sangguniang Panglungsod

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ATTY. RAUL R. CORRO  
Councilor

  
MAMERTO T. SEVILLA, JR.  
Councilor

  
MELCHOR R. TEVES  
Councilor

  
RUFINO B. JOAQUIN  
Councilor

  
ATTY. ICASIANO M. DELA  
Councilor

  
ARTEMIO A. SIMUNDAC  
Sectoral Representative  
President  
Association of Barangay Captains

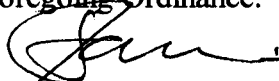
ABSENT

BAL NIEFES  
Councilor

RENE CARL S. CAYETANO  
Councilor

CHRISTIAN GLENN D. LORICA  
Sectoral Representative  
President  
Federation of Sangguniang Kabataan

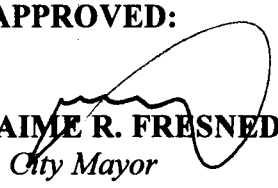
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

  
ATTY. ISIDORO L. SORIANO, JR.  
Secretary  
SANGGUNIANG PANLUNGSOD

ATTESTED:

  
ATTY. JO JASON T. ALCARAZ ERIC  
City Vice Mayor/Presiding Officer

APPROVED:

  
ATTY. JAIME R. FRESNEDI  
City Mayor  
Date: \_\_\_\_\_