



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 04-024

AN ORDINANCE AMENDING ARTICLE V SECTION 3 (ZONING BOUNDARIES) OF ORDINANCE NO. 02-047 (AS AMENDED BY ORDINANCE NO. 04-014), OTHERWISE KNOWN AS THE ZONING ORDINANCE FOR THE CITY OF MUNTINLUPA, AND RECLASSIFYING THE EIGHT (8) HECTARE PROPERTY OF BRITANNY BAY LOCATED AT BARANGAY SUCAT, MUNTINLUPA CITY FROM MEDIUM DENSITY RESIDENTIAL ZONE (R-2) TO A MIXED USED RESIDENTIAL AND COMMERCIAL ZONE (C-2).

Sponsored by : Hon. Engr. Mamerto T. Sevilla, Jr.
Co-Sponsored : Hon. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Mario E. Bulay, Jr.
Hon. Elmer S. Espeleta
Hon. Bal Niefes
Hon. Ma. Luisa Babaran-Echavez, M.D.
Hon. Allen F. Ampaya
Hon. Atty. Icasiano M. Dela Rea
Hon. Lucio B. Constantino
Hon. Joselito B. Arevalo
Hon. Christian Glenn D. Lorica

WHEREAS, *Section 458 (a) (2) (viii) of Republic Act 7160*, otherwise known as the *Local Government Code of 1991* empowers the Sangguniang Panlungsod to reclassify land within the jurisdiction of the city;

WHEREAS, on November 9, 2004, Engr. Rodel B. Racadio, Vice President of *Britanny Corporation* sought the approval of the *City Government of Muntinlupa*, thru the *Sangguniang Panlungsod* to re-classify its 8 hectare property located at Barangay Sucat, Muntinlupa City from a *Medium Density Residential Zone (R-2)* into a *Mixed used Commercial Zone (C-2)*;

WHEREAS, corollary to the said request, the *Britanny Corporation* is proposing to develop its property under the project named: *Britanny Bay*, a residential complex, integrated with commercial components;

WHEREAS, the location of the project is appropriate for a residential/commercial hub since the site is bounded by the existing South Super Highway and Posadas Subdivision, aside from the fact that it will provide within its boundaries a road access going to the South Super Highway, the heights of the structures to be built on the property are cleared of the *ATO Flight path* and neither shall it obstruct the view of *Laguna de Bay* from the *South Super Highway*;



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

Page 2
Ordinance No. 04-024

WHEREAS, the *Britanny Corporation* is committed to develop its property into a progressive district that would cater to the growing demands of urbanization, and at the same time preserve the ecological splendor of the area by creating a masterplanned community that recognizes the need for balance between development and environmental preservation; It aims to highlight the God-given beauty of Laguna de Bay through ingenuity in design, particularly created to blend with the environment and allow the upliftment of living standards for residents and surrounding communities alike.

WHEREAS, during the public hearing conducted by the *Committee on Land Use and Zoning*, the *City Planning and Development Office* endorsed the approval of the application of *Britanny Corporation* to re-classify its property from medium density residential zone (R-2) to mixed used residential and commercial zone (C-2), provided that the height of the building to be built should be regulated so as not to obstruct the view of Laguna de Bay from the western side of the property and that the buffer zone should comply with the requirements of the City Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, by the Sangguniang Panlungsod in session assembled that:

This Ordinance hereby amends *Article V Section 3 (Zoning Boundaries)* of *Ordinance No. 02-047* (as amended by *Ordinance No. 04-014*), particularly the provision on *C-2: MAJOR COMMERCIAL ZONE* by inserting the following words after the first paragraph of the new amendment (*Ordinance No. 04-014*), to wit:

"C-2: MAJOR COMMERCIAL ZONE

In Brgy. Sucat

- ***Area bounded on the South by Posadas Avenue(Miraculous Medal Avenue); on the West by East Service Road; on the East by Posadas Village; and on the North by La Posada Subdivision."***

If for any reason, any part or provision of this Ordinance shall be declared unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

All ordinances or part/s thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

This Ordinance shall take effect ten (10) days after its approval and after publication in any newspaper of general circulation of the City.

ENACTED, by the *Fourth (4th) Sangguniang Panlungsod of Muntinlupa* this 6th day of *December 2004*, on its 3rd Special Session.



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

Page 3
Ordinance No. 04-024

CONCURRED:

BAL NIEFES
Councilor

ELMER S. ESPELETA
Councilor

MA. LUISA BABARAN-ECHAVEZ, M.D.
Councilor

FRANCIS IAN T. BAGATSING
Councilor

MELCHOR R. TEVES
Councilor

LUCIO B. CONSTANTINO
Councilor

ALLEN F. AMPAYA
Councilor

MAMERTO T. SEVILLA, JR.
Councilor

ATTY. ICASIANO M. DELA REA
Councilor

JOSELITO V. AREVALO
Councilor

MARIO E. BULAY, JR.
Councilor

CHRISTIAN GLENN D. LORICA
President
Federation of Sangguniang Kabataan

ABSTAIN:

RENE CARL S. CAYETANO
Councilor

ARTEMIO A. SIMUNDAC
President
Association of Barangay Captains



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

Page 4
Ordinance No. 04-024

ABSENT:

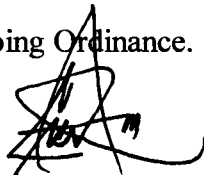
ATTY. RAUL R. CORRO
Councilor

ALLAN REY A. CAMILON
Councilor

KEVIN B. DELGADO
Councilor

MARISSA COLE-RONGAVILLA
Councilor

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


CECILIA C. LAZARTE
Secretary
Sangguniang Panglungsod

ATTESTED:


ALDRIN L. SAN PEDRO
Vice Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: _____

PBS, JR.

