



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 04-137

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL FOR  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF INTEGRAL  
REALTY CORPORATION LOCATED AT LOT 1, DON MANOLO BOULEVARD,  
ALABANG HILLS, CUPANG, MUNTINLUPA CITY.

\*\*\*\*\*

Sponsored by: *Hon. Atty. Raul R. Corro*  
*Hon. Mario E. Bulay, Jr.*  
*Hon. Rufino B. Joaquin*  
*Hon. Atty. Patricio L. Boncayao, Jr.*  
*Hon. Melchor R. Teves*  
*Hon. Atty. Icasiano M. Dela Rea*  
*Hon. Lucio B. Constantino*  
*Hon. Mamerto T. Sevilla, Jr.*  
*Hon. Santiago V. Carlos, Jr.*  
*Hon. Christian Glenn D. Lorica*

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**WHEREAS, *Integral Realty Corporation*** is applying for **Locational Clearance and Development Permit** for its townhomes project located at Alabang Hills, Cupang, Muntinlupa City;

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

**WHEREAS,** under Executive Order No. 71 and Republic Act No. 7160, otherwise known as the New Local Government Code of 1991, ***"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,** after evaluating the necessary documents submitted by Integral Realty Corporation and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance and Development Permit of the proposed townhomes project is hereby approved;

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

**SECTION 1.** The townhomes project shall contain a total land area of 3,286 square meters only located at Lot 1, Don Manolo Boulevard, Alabang Hills Village, Cupang, Muntinlupa City.

**SECTION 2.** The issuance of Preliminary Approval and Locational Clearance and Development Permit shall be done provided the Environmental Compliance Certificate shall be secured from the Department of Environment and Natural Resources.



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**SECTION 3.** The developer-applicant shall comply with the terms and conditions agreed upon with the Alabang Hills Homeowner's Association (AHHA).

**SECTION 4.** The developer-applicant shall comply with all legal requirements by the Zoning Office and by existing laws and ordinances.

**ENACTED**, by the *Sangguniang Panglungsod ng Muntinlupa* this 20<sup>th</sup> day of **May 2004**, on its 115 Regular Session.

**CONCURRED:**

  
**ATTY. RAUL R. CORRO**  
Councilor

  
**LUCIO B. CONSTANTINO**  
Councilor


  
**ATTY. PATRICIO L. BONCAYAO, JR.**  
Councilor

  
**MARIO E. BULAY, JR.**  
Councilor


  
**MELCHOR R. TEVES**  
Councilor

  
**MERTO T. SEVILLA, JR.**  
Councilor

  
**ATTY. ICASIANO M. DELA REAL**  
Councilor

  
**RUFINO B. JOAQUIN**  
Councilor

  
**SANTIAGO V. CARLOS, JR.**  
Councilor

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

**ABSTAIN:**

  
**Hon. Allan Rey A. Camilon**  
Councilor

**FRANCIS IAN T. BAGATSING**  
Councilor



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RENE CARL S. CAYETANO  
Councilor

ABSENT:

ALDRIN L. SAN PEDRO  
Councilor

ELMER S. ESPELETA  
Councilor

BAL NIEFES  
Councilor

DR. NICANOR L. ECHAVEZ  
Councilor

ARTEMIO A. SIMUNDAC  
Sectoral Representative  
President  
Association of Barangay Captains

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

LEONORA M. MARCELO  
Acting Secretary  
SANGGUNIANG PANLUNGSOD

ATTESTED:

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

APPROVED:

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

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