



Sangguniang Panglungsod

ORDINANCE NO. 06-098

AN ORDINANCE RECLASSIFYING THE 10.2 HECTARE PROPERTY OF BRITTANY CORPORATION LOCATED AT BARANGAY SUCAT, MUNTINLUPA CITY FROM LOW DENSITY RESIDENTIAL ZONE (R-1) TO A MIXED USED RESIDENTIAL AND COMMERCIAL ZONE (C-3).

\*\*\*\*\*

- Sponsored by:
- Hon. Engr. Mamerto T. Sevilla, Jr.
  - Hon. Melchor R. Teves
  - Hon. Francis Ian T. Bagatsing
  - Hon. Mario E. Bulay, Jr.
  - Hon. Elmer S. Espeleta
  - Hon. Atty. Raul R. Corro
  - Hon. Bal Niefes
  - Hon. Allan Rey A. Camilon
  - Hon. Ma. Luisa Babaran-Echavez, M.D.
  - Hon. Allen F. Ampaya
  - Hon. Kevin B. Delgado
  - Hon. Atty. Icasiano M. dela Rea
  - Hon. Marissa Cole-Rongavilla
  - Hon. Lucio B. Constantino
  - Hon. Joselito V. Arevalo
  - Hon. Artemio A. Simundac
  - 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 June 30, 2006, Engr. Rodel B. Racadio, Vice President of Brittany Corporation** sought the approval of the **City Government of Muntinlupa**, thru the **Sangguniang Panlungsod** to re-classify its **10.2 hectare** property located at **Barangay Sucat, Muntinlupa City** from a **Low Density Residential Zone (R-1)** into a **Mixed used Residential and Commercial Zone (C-3)**;

**WHEREAS, the 10.2-hectare property** is covered by **Transfer Certificate of Title Nos. 9633 and 10349**, in the name of **Bangko Sentral ng Pilipinas**, and **159521**, in the name of **Fine Properties, Inc.**;

**WHEREAS, the development of the property** is called the **Brittany Bay** where structures of varying heights shall rise into a residential complex integrated with commercial components, envisioned as a complete and self-sustaining community;

**WHEREAS, the objective of the project** is to provide a nourishing atmosphere for vibrant individuals and young couples who aspire to grow in an environment of comfort and natural bliss;

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*Handwritten signatures and notes on the right margin, including "Brittany Corporation" and "Rongavilla".*

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**WHEREAS**, the rationale of the proposed re-classification is that the location of the project is appropriate for a residential/commercial hub since the site is bounded by the existing South Super Highway La Posada and Posadas Subdivision, aside from the fact that it will provide within its boundaries a 30 meter wide major thoroughfare connecting the South Luzon Expressway and the proposed C-6, thus helpful in easing traffic congestion within the vicinity;

**WHEREAS**, the **Brittany Corporation** is committed to develop said 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 master planned 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 *Brittany Corporation* to re-classify its property from low density residential zone (R-1) to mixed used residential and commercial zone (C-3), 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:

**Section 1.** This Ordinance hereby re-classifies the *10.2-hectare* property of *Brittany Corporation* located at *Barangay Sucat, Muntinlupa City* from a *Low Density Residential Zone (R-1)* into a *Mixed used Residential and Commercial Zone (C-3)*, to read as follows:

**"C-3: MAJOR COMMERCIAL ZONE**

**In Brgy. Sucat**

- **Area bounded on the North by Bagumbayan, Taguig and Sucat, Muntinlupa Creek; on the East by lot with TCT No. 158165; on the South by La Posada Subdivision; and on the West by Sitio Pagkakaisa."**

**Section 2.** Since said lots are under amortization from certain banks, it is required that prior to its development, written certification from the banks is needed for the issuance of development permit.

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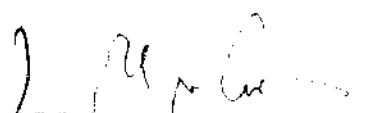
**Section 3.** If for any reason, any part or provision of this Ordinance shall be declared unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.


**Section 4.** All ordinances or part/s thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

**Section 5.** This Ordinance shall take effect ten (10) days after its approval and after publication in any newspaper of general or local circulation of the City.

**ENACTED**, by the **Fourth (4<sup>th</sup>) Sangguniang Panlungsod of Muntinlupa** this **20<sup>th</sup>** day of **July 2006**, on its **84<sup>th</sup>** Regular Session.

**CONCURRED:**

  
**ATTY. RAUL R. CORRO**  
Councilor

  
**ELMER S. ESPELETA**  
Councilor

  
**BAL MIEFES**  
Councilor

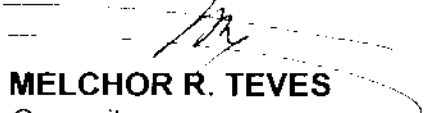
  
**FRANCIS IAN T. BAGATSING**  
Councilor


  
**ALLAN REY A. CAMILON**  
Councilor


  
**MARISSA COLE-RONGAVILLA**  
Councilor

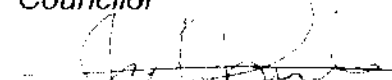
  
**MA. LUISA BABARAN-ECHAVEZ, M.D.**  
Councilor


  
**LUCIO B. CONSTANTINO**  
Councilor

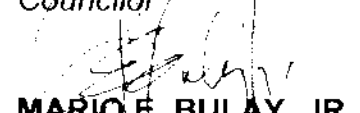
  
**MELCHOR R. TEVES**  
Councilor

  
**MAMERTO T. SEVILLA, JR.**  
Councilor

  
**ALLEN F. AMPAYA**  
Councilor

  
**JOSELITO V. AREVALO**  
Councilor

  
**KEVIN B. DELGADO**  
Councilor

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



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*[Signature]*  
ATTY. ICASIANO M. DELA REA  
Councilor

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

ARTEMIO A. SIMUNDAC  
Sectoral Representative  
President, Association of  
Barangay Captains

ABSENT:

RENE CARL S. CAYETANO  
Councilor

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

*[Signature]*  
CECILIA C. LAZARTE  
Secretary  
Sangguniang Panglungsod

ATTESTED:

*[Signature]*  
ALDRIN L. SAN PEDRO  
City Vice Mayor / Presiding Officer

APPROVED:

*[Signature]*  
ATTY. JAME R. FRESNEDI  
City Mayor

Date: \_\_\_\_\_

PBS, JR.

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