



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 08-054

AN ORDINANCE RECLASSIFYING THE PROPERTY OF JESSIE V. FLORO AND CYNTHIA S. FLORO, ET. AL., ERNESTO TROZADO, ET. AL., AND CALIXTA BAUTISTA, ET. AL. LOCATED AT SOUTH LUZON EXPRESSWAY PUTATAN, MUNTINLUPA CITY FROM A RESIDENTIAL TO A COMMERCIAL ZONE.

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- Sponsored by: **Hon. Coun. Engr. Mamerto T. Sevilla, Jr.**  
 Co-sponsored by: **Hon. Coun. Allan Rey A. Camilon**  
**Hon. Coun. Ma. Luisa Babaran-Echavez, MD**  
**Hon. Coun. Margarita Amythyst Patdu-Labios, MD**  
**Hon. Coun. Melchor R. Teves**  
**Hon. Coun. Atty. Icasiano M. dela Rea**  
**Hon. Coun. Marita Deang-Calalang, DMD**  
**Hon. Coun. Francis Ian T. Bagatsing**  
**Hon. Coun. Joselito V. Arevalo**  
**Hon. Coun. Vergel C. Ulanday**  
**Hon. Coun. Robert A. Abas**  
**Hon. Coun. Atty. Rey E. Bulay**  
**Hon. Coun. Cezar V. Pagkalinawan**  
**Hon. Coun. Dann Henry G. Teves**

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**WHEREAS**, Section 458 (a)(2)(viii) of the Republic Act 7160, otherwise known as the Local Government Code of 1991, **empowers the Sangguniang Panlungsod to enact ordinances for the general welfare of the city and its inhabitants, and shall reclassify land within the jurisdiction of city, subject to the pertinent provisions of this Code;**

**WHEREAS**, the owners of the lot sought the approval of the City Government of Muntinlupa, thru the Sangguniang Panlungsod to reclassify their property located at South Luzon Expressway, Putatan, Muntinlupa City from a residential to a Commercial Zone;

**WHEREAS**, the property to be reclassified is covered by TCT No. 206355, S-21366, 14354 under the name of Jessie and Cynthia Floro, et. al., Ernesto Trozado, et. al. and Calixta Bautista, et. al.;

**WHEREAS**, the rationale of the proposed re-classification is that the location where the lots are located is appropriate for commercial hub since it is beside the South Luzon Expressway and it is a good site for business development;

**WHEREAS**, on the public hearing held on June 5, 2008 and June 18, 2008 of the Committee on Land Use and Zoning, the City Zoning Administrator Office endorsed the approval of the reclassification of the said property;



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NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED,  
by the 5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa in session assembled that:

**SECTION 1.** This ordinance hereby re-classifies the property of Jessie V. Floro and Cynthia S. Floro, et. al., Ernesto Trozado, et. al., and Calixta Bautista, et. al. located at South Luzon Expressway Putatan, Muntinlupa City from a Residential to a Commercial Zone, to wit:

In Barangay Putatan:

- Area bounded on the North by NE Lot 354-A, on the East by Lot 354-L (Expressway), on the South by SW Lot 354-C and on the West by NW Lot 354-E (Road) covered by TCT No. 206355 under the name of Jessie and Cynthia Floro;
- Area bounded in the North by Lot 353, on the East by Lot 351 (Muntinlupa State), on the South by Lot 354, and on the West by Lot 1210 covered by TCT No. S-21366 under the name of Ernesto Trozado, et. al.;
- Area bounded on the North by NE Lot 354-C, on the East by Lot 354-L, on the South by SW 355, and on the West by NW Lot 354-E covered by TCT No. 142354 under the name of Bautista Calixta, et. al.;

**SECTION 2. Repealing Clause** - All ordinances or part/s thereof which are inconsistent with any of the provisions of this ordinance are hereby repealed or modified accordingly.

**SECTION 3. Effectivity Clause** - This ordinance shall take effect upon its approval.

**ENACTED**, by the 5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa on its 26<sup>th</sup> day of **August 2008**, on its **46<sup>th</sup> Regular Session**.

CONCURRED:

DISTRICT I:

COUN. ALLAN REYA. CAMILON  
Member

COUN. MA. LUISA BABARAN-ECHAVEZ, MD  
Member



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COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD

Member

  
COUN. MELCHOR R. TEVES

Member

  
~~COUN. ATTY. ICASIANO M. DELA REA~~

~~Member~~

  
COUN. MARITA DEANG-CALALANG, DMD

Member

**DISTRICT II:**

  
COUN. FRANCIS IAN T. BAGATSING

Member

COUN. JOSELITO V. AREVALO

Member

  
COUN. ENGR. MAMERTO T. SEVILLA, JR.

Member

  
COUN. VERGEL C. ULANDAY

Member

  
COUN. ROBERT A. ABAS

Member

  
COUN. ATTY. REY E. BULAY

Member

**Sectoral Representatives:**

  
COUN. CEZAR V. PAGKALINAWAN

President

Association of Barangay Captains

  
COUN. DANN HENRY G. TEVES

President

Federation of Sangguniang Kabataan

**ABSENT:**

COUN. ALLEN F. AMPAYA

Member

COUN. ERMIE S. ESPELETA

Member



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COUN. LUVI P. CONSTANTINO  
Member

COUN. ENGR. MARISSA COLE-RONGAVILLA  
Member

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

LEONORA M. MARCELO  
Legislative Staff Officer IV

ATTESTED:

ARTEMIO A. SIMUNDAC  
City Vice Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO  
City Mayor

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

Norie/