



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 08-057

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND  
LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF  
THE SUBDIVISION PLAN OF THE CROWN ASIA PROP. INC., FOR ITS  
PROJECT "MARINA HEIGHTS" LOCATED AT BARANGAY SUCAT,  
MUNTINLUPA METRO MANILA.

\*\*\*\*\*  
Sponsored by: *Hon. Coun. Engr. Mamerto T. Sevilla, Jr.*  
Co-sponsored: *Hon. Coun. Francis Ian T. Bagatsing*  
*Hon. Coun. Atty. Icasiano M. dela Rea*  
*Hon. Coun. Marita Deang-Calalang, DMD*  
*Hon. Coun. Melchor R. Teves*  
*Hon. Coun. Allan Rey A. Camilon*  
*Hon. Coun. Cezar V. Pagkalinawan - ABC President*  
*Hon. Coun. Ma. Luisa Babaran-Echavez, MD*  
*Hon. Coun. Ermie S. Espeleta*  
*Hon. Coun. Joselito V. Arevalo*  
*Hon. Coun. Luvi P. Constantino*  
*Hon. Coun. Marissa Cole Rongavilla*  
*Hon. Coun. Vergel C. Ulanday*  
*Hon. Coun. Robert A. Abas*  
*Hon. Coun. Atty. Rey E. Bulay*  
\*\*\*\*\*

**WHEREAS**, the **CROWN ASIA PROPERTIES INC.**, is applying for  
Preliminary Approval for Locational Clearance (PALC) and Development Permit  
for its project "**MARINA HEIGHTS**" located at Barangay Sucat, Muntinlupa City;

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

**WHEREAS**, City Ordinance No. 02-047 adopt the Zoning Guidelines and  
Regulations for the City of Muntinlupa;

**WHEREAS**, the developer must abide by the requirements setforth under  
the National Building Code of the Philippines;

**WHEREAS**, after evaluating the necessary documents submitted by  
**CROWN ASIA PROP. INC.**, and based on the recommendation of the City  
Zoning Administrator, the application for Preliminary Approval and Locational  
Clearance (PALC) and Development Permit (DP) is hereby approved;

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



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

**SECTION 1.** The project "**Marina Heights**" shall contain a total area of 36,366.98 square meters located at Barangay Sucat, Muntinlupa City.

**SECTION 2.** The developer **CROWN ASIA PROP. INC.**, shall comply with Section 18 of Urban Development and Housing Act (UDHA) or its enabling ordinance, Ordinance No. 03-093, or the 20% Balance Housing Ordinance.

**SECTION 3.** The issuance of **Final Approval of Subdivision** shall be done provided that the **Environmental Compliance Certificate (ECC)** shall be secured from the **Department of Environment and Natural Resources (DENR)**.

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

ENACTED, by the 5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa this 6<sup>th</sup> day of **October, 2008**, on its 52<sup>nd</sup> Regular Session.

CONCURRED:

DISTRICT I:

  
COUN. ALLAN REY A. CAMILON  
Member

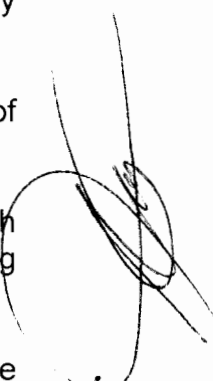
  
COUN. MA. LUISA BABARAN-ECHAVEZ, MD  
Member

  
COUN. MELCHOR R. TEVES  
Member

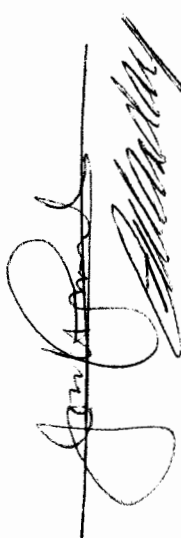
  
COUN. ATTY. ICASIANO M. DELA REA  
Member

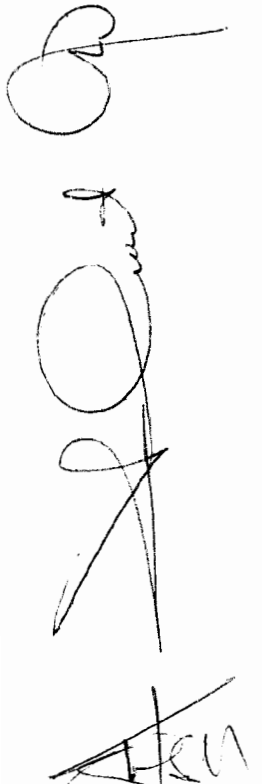
  
COUN. ERMIE S. ESPELETA  
Member

  
COUN. MARITA DEANG-CALALANG, DMD  
Member

  
Munropan











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DISTRICT II:

  
COUN. FRANCIS IAN T. BAGATSING  
Member

  
COUN. JOSELITO V. AREVALO  
Member

  
COUN. LUVI P. CONSTANTINO  
Member

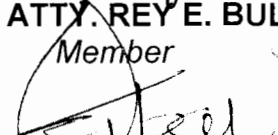
  
COUN. ENGR. MARISSA COLE-RONGAVILLA  
Member

  
COUN. ENGR. MAMERTO T. SEVILLA, JR.  
Member

  
COUN. VERGEL C. ULANDAY  
Member

  
COUN. ROBERT A. ABAS  
Member

  
COUN. ATTY. REY E. BULAY  
Member

  
COUN. CEZAR V. PAGKALINAWAN  
Sectoral Representative  
President  
Association of Barangay Captains

ABSENT:

  
COUN. ALLEN F. AMPAYA  
Member

  
COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD  
Member

  
COUN. DANN HENRY G. TEVES  
Member



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

  
**LEONORA M. MARCELO**  
Legislative Staff Officer IV

ATTESTED:

  
**ARTEMIO A. SIMUNDAC**  
Vice-Mayor/Presiding Officer

APPROVED:

  
**ALDRIN L. SAN PEDRO**  
City Mayor

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

  
Norie/



