

Sangguniang Panglungsod

ORDINANCE NO. 08-067

AN ORDINANCE AMENDING SECTION 1 AND OTHER PROVISION OF ORDINANCE NO. 08-054, ENTITLED, "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".

- Sponsored by: **Hon. Coun. Engr. Mamerto T. Sevilla, Jr.**  
 Co-sponsored: **Hon. Coun. Allen F. Ampaya**  
**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. Luvi P. Constantino**  
**Hon. Coun. Engr. Marissa Cole-Rongavilla**  
**Hon. Coun. Vergel C. Ulanday**  
**Hon. Coun. Robert A. Abas**  
**Hon. Coun. Atty. Rey E. Bulay**  
**Hon. Coun. Cezar V. Pagkalinawan**

**WHEREAS**, Section 458 (a)(2)(viii) of the Republic Act 7160, otherwise known as the Local Government Code of 1991, **empowers the Sanggunian 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**, after the passage of the Ordinance the lot owners discovered that they failed to include in their request other properties which were supposed to be reclassified;

**WHEREAS**, after the public hearing it was confirmed that the said area needs to be reclassified;

**WHEREAS**, the properties to be reclassified are covered by TCT Nos. 142351, S142353, S-21367 and 208888 under the name of Ernestor Trozado, et. al., Raymundo Loresca, et. al. and Express Realty;



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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;

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

**SECTION 1.** The whereas, to be amended read as follows, "Whereas, the property to be reclassified is covered by TCT Nos. 206355, S-21366, 142354, under the name of Jessie and Cynthia Floro, Et. Al, Ernesto Trozado, Et.Al. and Calixta Bautista, Et.Al.

Now, be read as follows:

WHEREAS, the properties to be reclassified are covered by TCT Nos. 206355, S-21366, 142354, 142351, S-142353, S-21367 and 208888 under the name of Jessie and Cynthia Floro, et. al., Ernesto Trozado, et. al., Calixta Bautista, et. al Ernesto Trozado, et. al., Raymundo Loresca, et. al. and Express Realty;

**SECTION 2.** Section 1 of Ordinance No. 08-054, *to be amended* shall be read as follows:

**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:

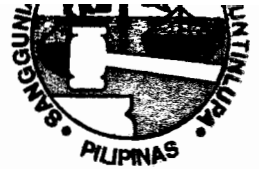
- Area bounded on the North by NE Lot 354-A, on the East by Lot 354-L (Expressway), on the South by SW Lot 354-C and on the West by NW Lot 354-E (Road) covered by TCT No. 206355 under the name of Jessie and Cynthia Floro;
- Area bounded in the North by Lot 353, on the East by Lot 351 (Muntinlupa State), 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.;

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Now shall be read as follows:

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

- Area bounded on the **North** by **La Charina Subdivision**, on the East by **South Luzon Expressway**, on the West and South by **Camella Homes IV**.

**SECTION 3. 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 4. Effectivity Clause** - This ordinance shall take effect upon its approval.

**ENACTED**, by the **5<sup>th</sup> Sangguniang Panlungsod of Muntinlupa** this 10<sup>th</sup> day of **November, 2008**, on its **57<sup>th</sup> Regular Session**.

**CONCURRED:**

**DISTRICT I:**

**COUN. ALLEN F. AMPAYA**  
Member

**COUN. ALLAN REYA. CAMILON**  
Member

**COUN. MA. LUISA BABARAN-ECHAVEZ, MD**  
Member

**COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD**  
Member

**COUN. MELCHOR R. TEVES**  
Member

**COUN. ATTY. ICASIANO M. DELA REA**  
Member



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**COUN. MARITA DEANG-CALALANG, DMD**  
*Member*

**DISTRICT II:**

  
**COUN. FRANCIS IAN T. BAGATSING**  
*Member*

  
**COUN. JOSELITO B. AREVALO**  
*Member*

  
**COUN. LUVI P. CONSTANTINO**  
*Member*

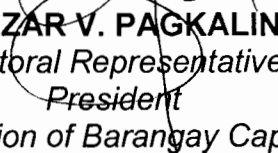
**COUN. ENGR. MARISSA COLE-RONGAVILLA**  
*Member*

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

  
**COUN. VERGEL C. ULANDAY**  
*Member*

  
**COUN. ROBERT A. ABAS**  
*Member*

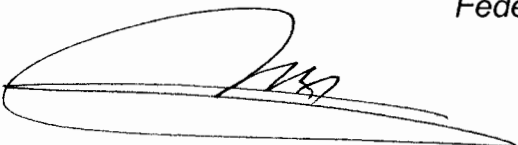
**COUN. ATTY. REY E. BULAY**  
*Member*

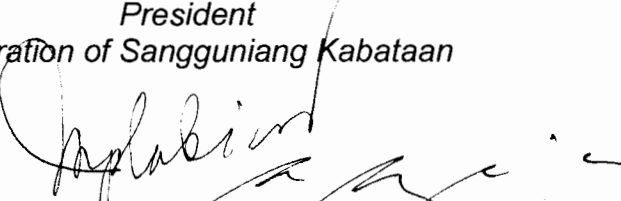
  
**COUN. CEZAR V. PAGKALINAWAN**  
*Sectoral Representative*  
*President*  
*Association of Barangay Captains*

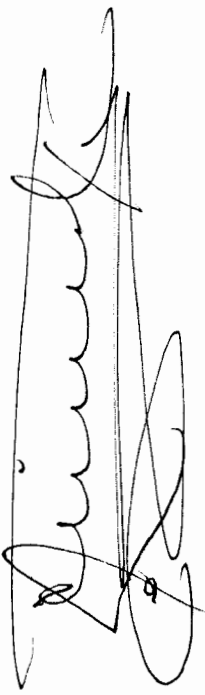
**ABSENT:**

**COUN. ERMIE S. ESPELETA**  
*Member*

**COUN. DANN HENRY G. TEVES**  
*Sectoral Representative*  
*President*  
*Federation of Sangguniang Kabataan*











**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



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

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

**ATTESTED:**

*Artemio A. Simundac*  
**ARTEMIO A. SIMUNDAC**  
*City Vice-Mayor/Presiding Officer*

**APPROVED:**

*Aldrin L. San Pedro*  
**ALDRIN L. SAN PEDRO**  
*City Mayor*

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

*Norie*

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