



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

ORDINANCE NO. 10-005

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR THE ZONE RE-CLASSIFICATION OF THE LAND FROM MIXED USED URBAN CORRIDOR (I-1) TO METROPOLITAN COMMERCIAL ZONE (C-3) FOR ITS CONDOMINIUM PROJECT "ASYA ENCLAVES ALABANG" LOCATED AT KM. 19, WEST SERVICE ROAD, BARANGAY CUPANG, MUNTINLUPA CITY.

Sponsored by: **Hon. Coun. Robert A. Abas**
 Co-sponsored: **Hon. Coun. Atty. Raul R. Corro**
Hon. Coun. Atty. Patricio L. Boncayao, Jr.
Hon. Coun. Bal Niefes
Hon. Coun. Alexander B. Diaz
Hon. Coun. Allen F. Ampaya
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Luvi P. Constantino
Hon. Coun. Engr. Neptali S. Santiago
Hon. Coun. Joselito V. Arevalo
Hon. Coun. Robert P. Baes
Hon. Coun. Elmer S. Espeleta
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Vergel C. Ulanday

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

WHEREAS, under the said New Local Government Code of 1991, specifically Section 458 (2)(x), states that, "the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, Annex C: Zone Classification #3 Mixed Used Urban Corridor of City Ordinance No. 02-047 states that, "the Urban Corridor is intended for commercial and Light Industry Zone (I-1) shall be for non-polluted/non-hazardous manufacturing/processing establishments.";

WHEREAS, the PHINMA PROPERTY HOLDINGS, is applying for zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project "ASYA ENCLAVES ALABANG", located at Km. 19, West Service Road, Barangay Cupang, Muntinlupa City;

Muntinlupa

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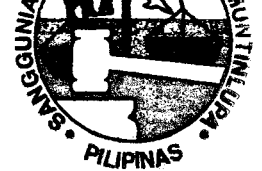
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Sangguniang Panglungsod .

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Phinma Property

WHEREAS, after evaluating the necessary documents submitted by **PHINMA PROPERTY HOLDINGS CORPORATION**, and based on the recommendation of the City Zoning Administrator the application for zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project "**ASYA ENCLAVES ALABANG**" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

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

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 6th Sangguniang Panglungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of **PHINMA PROPERTY HOLDINGS CORPORATION**, for zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project "**ASYA ENCLAVES ALABANG**" located at Km. 19 West Service Road, Barangay Cupang, Muntinlupa City.

SECTION 2. The zoning classification of the land is a Mixed Used Urban Corridor (I-1) and to be re-classify to Metropolitan Commercial Zone (C-3).

SECTION 3. The zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) is for the purpose of establishing a condominium having an area of 46,570 square meters covered by **TCT Nos. 156368, 156369, 156370 and 156371**, and containing **1,792 units**.

SECTION 4. The **Final Approval** of the zone re-classification of the land shall be issued, provided that the applicant shall complete all the other requirements setforth by the Zoning Office;

ENACTED, by the 6th **Sangguniang Panlungsod** this 6th day of **September, 2010**, on its 8th **Regular Session**.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO

Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.

Member

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COUN. BAL NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARLIS
Member

DISTRICT II:

COUN. LUVI P. CONSTANTINO
Member

COUN. ROBERT A. ABAS
Member

COUN. ENGR. NEPTALI S. SANTIAGO
Member

COUN. JOSELITO V. AREVALO
Member

COUN. ROBERT P. BAES
Member

COUN. ELMER S. ESPELETA
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. VERGEL C. ULANDAY
Member

ABSENT:

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. CELSO C. DIOKO
Sectoral Representative
President
Association of Barangay Captains

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




**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



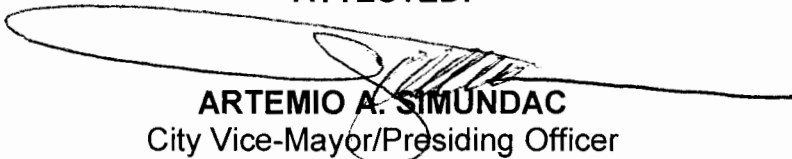
Sangguniang Panglungsod,

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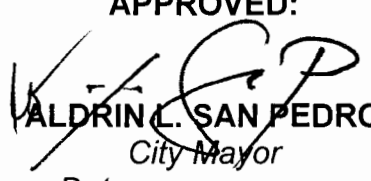
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.


CECILIA C. LAZARTE
Secretary

ATTESTED:


ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:


VALDRIN L. SAN PEDRO
City Mayor
Date: _____

Norie/6th SP

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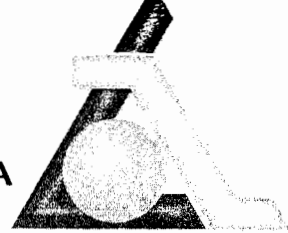
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LUNGSOD NG MUNTINLUPA

Kalakhang Maynila

TANGGAPAN NG PANGLUNGSOD NA TAGAPANGASIWA SA PAGSOSONA



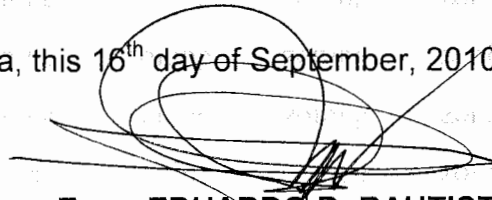
CERTIFICATION

This is to certify that the **application for re-classification of *Robinson's Land Corporation, PHINMA Property Holdings Corporation and DMCI Project Developer's Inc.*** at Dr. A. Santos Avenue, Brgy. Sucat; Km. 19 West Service Road, Brgy. Cupang; and East Service Road respectively, were from the previous classification of "**Mixed Use Urban Corridor**" to "**Metropolitan Commercial Zone (C-3)**" and not for "**High Density Residential Zone (R-3)**" as appearing in the Sangguniang Panlungsod's record.

We further certify that the classification "**Metropolitan Commercial Zone 3 (C3)**" of the applicants were in consonance with the Zoning Ordinance and is more favorable to the City of Muntinlupa.

This certification is issued upon the request of City Council Secretariat, City of Muntinlupa for future reference.

Given in the City of Muntinlupa, this 16th day of September, 2010.



Engr. EDUARDO D. BAUTISTA
City Zoning Administrator

