



**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**ORDINANCE NO. 10-006**

**AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) 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**
- Hon. Coun. Dann Henry G. Teves**

\*\*\*\*\*

**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, after evaluating the necessary documents submitted by PHINMA PROPERTY HOLDINGS CORPORATION, and based on the recommendation of the City Zoning Administrator the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PALC), for its Condominium Project "ASYA ENCLAVES ALABANG" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;**

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

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

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**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



Sangguniang Panglungsod

Page 2  
Ordinance No. 10-006

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

**SECTION 1.** This ordinance hereby grants the request of **PHINMA PROPERTY HOLDINGS**, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project "**ASYA ENCLAVES ALABANG**" located at Km. 19, West Service Road, Barangay Cupang, Muntinlupa City.

**SECTION 2.** The grant is on the condition that the applicant shall first secure a zone re-classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3).

**SECTION 3.** The development of the proposed condominium project "**ASYA ECLAVES**" shall be composed of fourteen (14) seven-storey buildings having an area of 46,570 square meters, covered by **TCT Nos. 156368, 156369, 156370** and **156371**, and containing **1,792** units with 576 available parking slots.

**SECTION 4.** The parking area of the said project shall comply with the provisions provided for under the Building Code of the Philippines.

**SECTION 5.** The **Final Approval** of their application for Preliminary Approval and Locational Clearance and Development Permit shall be issued provided that the **Environmental Compliance Certificate (ECC)** shall have been secured from the Department of Environment and Natural Resources (DENR).

**SECTION 6.** The developer-applicant shall also comply with all the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances within six (6) months from the enactment of this ordinance.

**SECTION 7.** The **Preliminary Approval and Locational Clearance (PALC), and Development Permit (DP)** hereby issued shall be effective for a period of one (1) year from the enactment of this ordinance within which the developer must develop the property, otherwise the same shall be revoked.

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

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO  
Member



**PAMAHALAANG LUNGSOD NG MUNTINLUPA**  
**KALAKHANG MAYNILA**



Sangguniang Panglungsod .

Page 3  
Ordinance No. 10-006

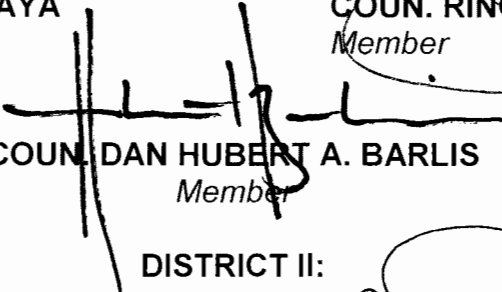
  
COUN. ATTY. PATRICIO L. BONCAYAO, JR.  
Member

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

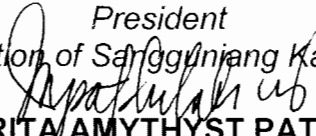
  
COUN. RAFAEL T. SEVILLA  
Member

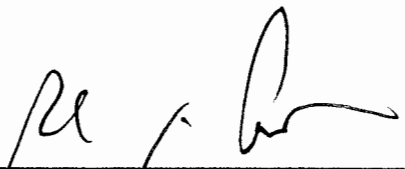
  
COUN. VERGEL C. ULANDAY  
Member

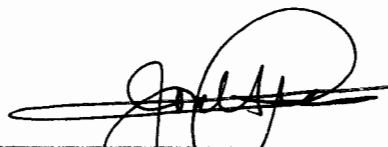
ABSENT:

COUN. DANN HENRY G. TEVES  
Sectoral Representative  
President

Federation of Sangguniang Kabataan

  
COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD  
Member







PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA



Sangguniang Panglungsod .

Page 4  
Ordinance No. 10-006

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

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

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CECILIA C. LAZARTE  
Secretary

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ATTESTED:

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ARTEMIO A. SIMUNDAC  
City Vice-Mayor/Presiding Officer

APPROVED:

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ALDRIN L. SAN PEDRO  
City Mayor  
Date: \_\_\_\_\_

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Norie/6<sup>th</sup> SP

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