



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod,

ORDINANCE NO. 10-008

AN ORDINANCE GRANTING THE REQUEST OF DMCI PROJECT DEVELOPER, INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) and DEVELOPMENT PERMIT (DP) FOR ITS PFIZER CONDOMINIUM PROJECT LOCATED AT EAST SERVICE ROAD, BARANGAY BULI, 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, after evaluating the necessary documents submitted by DMCI PROJECT DEVELOPER, INC., 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 Pfizer Property Condominium Project 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 setforth under the National Building Code of the Philippines;

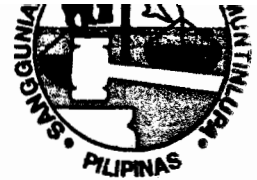
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NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED,
by the 6th Sangguniang Panglungsod in session assembled that:

SECTION 1. The request of DMCI Project Developer, Inc., for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its Pfizer Property condominium project located at East Service Road, Barangay Buli, Muntinlupa City is hereby granted.

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 proposed Pfizer Property condominium project is composed of eight (8) five-storey building and one (1) ten-storey building having an area of 43,619 square meters, covered by TCT No. 7693 and containing 1,187 units.

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 including an "**Affidavit of Undertaking**" that the developer shall submit within six (6) months from enactment of this ordinance a clean title of the said property without any lis pendens or any liens or encumbrances.

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 6th Sangguniang Panglungsod 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

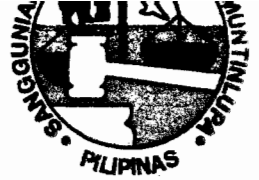
Association of Barangay Captains

COUN. DANN HENRY G. TEVES
Sectoral Representative
President

Federation of Sangguniang Kabataan



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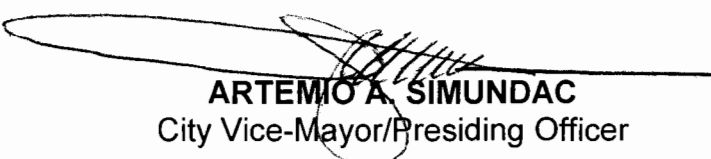
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I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

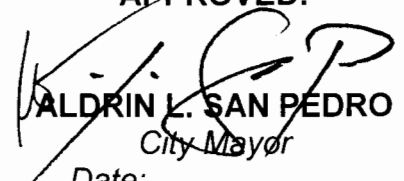

CECILIA C. LAZARTE
Secretary

Cecilia C. Lazarte

ATTESTED:



ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:


ALDRIN L. SAN PEDRO
City Mayor

Date: _____

more


Nerie/6th SP



Secretary

