



**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**ORDINANCE NO. 11-025**

**AN ORDINANCE GRANTING THE REQUEST OF PICAR DEVELOPMENT INCORPORATED FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT "AMA TOWER RESIDENCES ALABANG" LOCATED AT BUENCAMINO ST., 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. Margarita Amythyst Patdu-Labios, MD**
- Hon. Coun. Bal Niefes**
- Hon. Coun. Alexander B. Diaz**
- 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. Adorado P. San Pedro**

\*\*\*\*\*

**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 PICAR DEVELOPMENT INCORPORATED, 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 "AMA TOWER RESIDENCES 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 and other authorized government agencies;**

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**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 **PICAR DEVELOPMENT INCORPORATED**, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project "**AMA TOWER RESIDENCES ALABANG**" located at Buencamino St., Barangay Cupang, Muntinlupa City.

**SECTION 2.** The applicant has already secured a zone re-classification of the land from Minor Commercial Zone (C-2) to Metropolitan Commercial Zone (C-3) under **Ordinance No. 00-024**.

**SECTION 3.** The development of proposed condominium project "**AMA TOWER RESIDENCES ALABANG**" composed of one (1) tower with twenty seven-storey building having an area of 1,408.00 square meters, covered by **TCT Nos. 199002, 199003, 199004, 199005, 42407, 42408, 42409 and 42410**, and containing **515 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 particularly Paragraph C Section 152 of Article 4 of the Local Government Code, if required, 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 Panglungsod this 8<sup>th</sup> day of **March, 2011**, on its 5<sup>th</sup> **Special Session**.

CONCURRED:

DISTRICT

COUN. ATTY. RAUL R. CORRO  
Member

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

Member

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

Member

  
**COUN. BAL NIEVES**

Member

  
**COUN. ALEXANDER B. DIAZ**

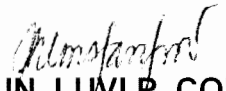
Member

  
**COUN. RINGO A. TEVES**

Member

  
**COUN. DAN HUBERTA A. BARLIS**

Member

  
**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

  
**COUN. ADORADO P. SAN PEDRO**

Sectoral Representative

President

Association of Barangay Captains

**ABSENT:**

**COUN. ALLEN F. AMPAYA**

Member



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**COUN. EULOGIO DS. DIOKO, II**  
*Sectoral Representative*  
*President*  
*Federation of Sangguniang Kabataan*

**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/6<sup>th</sup> SP**

*Handwritten signatures and notes:*  
- Top left: *Leonora M. Marcelo*  
- Middle left: *Artemio A. Simundac*  
- Middle left: *Aldrin L. San Pedro*  
- Middle right: *Leonora M. Marcelo*  
- Middle right: *Artemio A. Simundac*  
- Middle right: *Aldrin L. San Pedro*  
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