



**PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**ORDINANCE NO. 11-028**

**AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND  
LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF  
INTERCONTINENTAL DEVELOPMENT CORPORATION/SM DEVELOPMENT  
CORPORATION OF THE SUBDIVISION PLAN FOR ITS PROJECT  
LINDENWOOD HEIGHTS SUBDIVISION (PHASE 2) LOCATED AT SUSANA  
HEIGHTS, BARANGAY TUNASAN, 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. 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. Adorado P. San Pedro - ABC**  
**Hon. Coun. Eulogio DS. Dioko - SK**

\*\*\*\*\*

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

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

**WHEREAS**, the Intercontinental Development Corporation/SM Development Corporation is applying for Preliminary Approval for Locational Clearance (PALC) and Development Permit for its project "Lindenwood Heights Subdivision (PHASE 2)" located at Susana Heights Subdivision located at Barangay Tunasan, Muntinlupa City;

**WHEREAS**, the subdivision project has a total area of **148,970 square meters** and containing **281 residential lots**, located at Susana Heights, Barangay Tunasan, Muntinlupa City;

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

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REPUBLIKA NG PILIPINAS  
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**WHEREAS**, after evaluating the necessary documents submitted by Intercontinental Development Corporation/SM Development Corporation, and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is hereby approved;

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

**SECTION 1.** The project of "Intercontinental Development Corporation/SM Development Corporation" shall contain a total area of 148,970 square meters for its project **Lindenwood Heights Subdivision (Phase 2)** located at Susana Heights, Barangay Tunasan, Muntinlupa City.

**SECTION 2.** The developer Intercontinental Development Corporation/SM Development Corporation, shall comply with Section 18 of Urban Development and Housing Act (UDHA) or its enabling ordinance, Ordinance No. 03-093, or the 20% Balance Housing Ordinance.

**SECTION 3.** The project of Intercontinental Development Corporation/SM Development Corporation is Phase 2, covered by Transfer Certificate of Title (TCT) No.144409 with an area of 148,970.00 square meters with **281 Residential Lots** and part of the 195,418 square meters Gross Development Area.

**SECTION 4.** The Project subdivision description of the project located at Barangay Tunasan, Muntinlupa City are the following:

Description	Total (Square Meter)
<b>Gross Development Area</b>	<b>195,418</b>
Area northwest of proposed Toll Road	4,137
Encroachment (Creek and Toll Road)	9,619
Water Tank and Line	445
<b>Net Developable Area</b>	<b>181,217</b>
<b>Saleable Area</b>	<b>95,850</b>
Residential Development	76,229
Future Development /Mixed Use	19,621
<b>Non-Saleable Area</b>	<b>735.83</b>
Roads, Open Spaces and Easements	44,744
Sloping Areas	40,623

**SECTION 5.** The issuance of Final Approval of Subdivision shall be issued by the Zoning Office after all the requirements have been submitted by the developer-applicant.

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**SECTION 6.** The developer-applicant shall comply with the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

**ENACTED**, by the **6<sup>th</sup> Sangguniang Panglungsod of Muntinlupa** this **11<sup>th</sup>** day of **April, 2011**, on its **32<sup>nd</sup> Regular Session**.

**CONCURRED:**

**DISTRICT I:**

**COUN. ATTY. RAUL R. CORRO**

*Member*

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

*Member*

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

*Member*

**COUN. BAL NIEFES**

*Member*

**COUN. ALEXANDER B. DIAZ**

*Member*

**COUN. ALLEN F. AMPAYA**

*Member*

**COUN. RINGO A. TEVES**

*Member*

**COUN. DAN HUBERTA 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*

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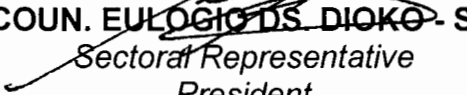
  
**COUN. ROBERT P. BAES**  
*Member*

  
**COUN. ELMER S. ESPELETA**  
*Member*


  
**COUN. RAFAEL T. SEVILLA**  
*Member*

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


**COUN. ADORADO P. SAN PEDRO – ABC**  
*Sectoral Representative*  
*President*  
*Association of Barangay Captains*

  
**COUN. EULOGIO D. DIOKO - SK**  
*Sectoral Representative*  
*President*  
*Federation of Sangguniang Kabataab*

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

  
**CECILIA C. LAZARTE**  
*Secretary*

**ATTESTED:**

  
**ARTEMIO A. SIMUNDAC**  
*Vice-Mayor/Presiding Officer*

**APPROVED:**

  
**ALDRIN L. SAN PEDRO**  
*City Mayor*

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

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

