



Sangguniang Panglungsod

ORDINANCE NO. 11-033

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PROPERTY HOLDINGS CORPORATION FOR THE ALTERATION/CONVERSION OF ZONE CLASSIFICATION OF THE LAND FROM MIXED USED URBAN CORRIDOR (I-1) TO METROPOLITAN COMMERCIAL ZONE (C-3) FOR ITS CONDOMINIUM PROJECT SOLANO HILLS LOCATED AT VILLONGCO ST., WEST SERVICE ROAD, BARANGAY SUCAT, 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**
- Hon. Coun. Eulogio DS. Dioko, II**

WHEREAS, the 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), it 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 an Alteration/Conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to **Metropolitan Commercial Zone (C-3)** for its Condominium Project **“SOLANO HILLS”**, located at **VILLONGCO ST.**, West Service Road, Barangay **SUCAT**, Muntinlupa City;

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Sangguniang Panglungsod

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Page 2
Ordinance No. 11-033

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 Alteration/Conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to **Metropolitan Commercial Zone (C-3)** for its Condominium Project **"SOLANO HILLS"** is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

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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:

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SECTION 1. This ordinance hereby grants the request of **PHINMA PROPERTY HOLDINGS CORPORATION**, for alteration/conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project **"SOLANO HILLS"** located at Villongco St. West Service Road, Barangay Sucat, Muntinlupa City.

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

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SECTION 3. The altered/converted zoning classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) condominium project is composed of nine (9) medium rise residential buildings having an area of 29,569 square meters (2.9 hectares) and containing a total of 1,368 units.

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SECTION 4. The **Final Approval** of the alteration/conversion of the zoning classification of the land shall be issued, provided that the applicant shall complete all the other requirements setforth by the Zoning Office;

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ENACTED, by the 6th **Sangguniang Panlungsod** this 13th day of June, 2011, on its 38th Regular Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO

Member

COUN. ATTY. PATRICIO L. BONCAYAO, JR.

Member

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Sangguniang Panglungsod

Page 3
Ordinance No. 11-033

[Signature]
COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

[Signature]
COUN. BAL NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

[Signature]
COUN. DAN HUBERT A. BARLIS
Member

DISTRICT II:

[Signature]
COUN. LUVIE CONSTANTINO
Member

[Signature]
COUN. ROBERT A. ABAS
Member

[Signature]
COUN. ENGR. NERTALI S. SANTIAGO
Member

[Signature]
COUN. JOSELITO V. AREVALO
Member

[Signature]
COUN. ROBERT P. BAES
Member

[Signature]
COUN. ELMER S. ESPELETA
Member

[Signature]
COUN. RAFAEL T. SEVILLA
Member

[Signature]
COUN. VERGEL C. ULANDAY
Member

[Signature]
COUN. ADORADO P. SAN PEDRO
Sectoral Representative
President
Association of Barangay Captains

[Signature]
COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan

M.C

[Signature]



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**Page 4
Ordinance No. 11-033**

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:

ALDRIN L. SAN PEDRO
City Mayor

Date: _____

Norie/6th SP

(Handwritten signatures and notes are present throughout the page, including a large signature on the left, a signature above the 'ATTESTED' section, and several signatures on the right and bottom.)

