



Sangguniang Panglungsod

ORDINANCE NO. 11-034

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 "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. Robert A. Abas*
- 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, 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 "SOLANO HILLS" 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;

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Sangguniang Panglungsod

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Page 2
Ordinance No. 11-034

WHEREAS, the developer must also abide by the requirements set forth 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:

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 "SOLANO HILLS" located at Villongco St., West Service Road, Barangay Sucat, Muntinlupa City.

SECTION 2. The grant is on the condition that the applicant shall first secure an alteration/conversion of zoning classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3).

SECTION 3. The development of proposed condominium project "SOLANO HILLS" is composed of nine (9) medium rise residential, eight-storey building having an area of 29,569 square meters (2.9 hectares) and containing 1,368 units with 575 parking spaces/slots.

SECTION 4. The parking area of the said project shall comply with the provisions provided 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 *Final Approval* shall be issued provided that the applicant shall also submit and comply with all the requirements set forth by the Zoning Office and the Sangguniang Panglungsod.

SECTION 7. 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.

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

CONCURRED:

DISTRICT I:

COUN. ATTY. RAUL R. CORRO
Member

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Sangguniang Panglungsod

Page 3
Ordinance No. 11-034

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 HUBERT A. BARLIS
Member

DISTRICT II:

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

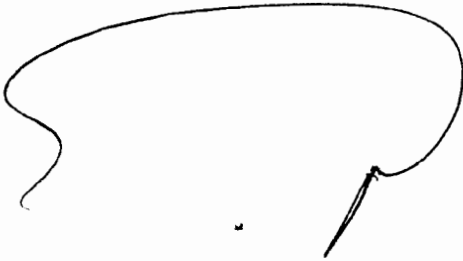


**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**Page 4
Ordinance No. 11-094**



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: _____

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