



Sangguniang Panglungsod

ORDINANCE NO. 11-038

AN ORDINANCE GRANTING THE REQUEST OF SOC LAND DEVELOPMENT 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 ANUVA LOCATED AT EAST SERVICE ROAD, BARANGAY BULI, MUNTINLUPA CITY.

- Sponsored by: *Hon. Coun. Robert A. Abas*
- Go-sponsored by: *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. 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 SOC Development Corporation, 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 "ANUVA", located at East Service Road, Barangay Buli, Muntinlupa City;



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WHEREAS, after evaluating the necessary documents submitted by **SOC DEVELOPMENT 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 "ANUVA" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

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:

SECTION 1. This ordinance hereby grants the request of **SOC DEVELOPMENT 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 "ANUVA" located at East Service Road, Barangay Buli, Muntinlupa City.

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).

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 composed of four (4) 20-storey and 12-storey buildings having an area of 24,022.90 square meters and containing 1,999 units.

SECTION 4. The alteration/conversion of the zoning classification of the land is hereby approved subject to completion all other requirements setforth by the Zoning Office;

ENACTED, by the 6th *Sangguniang Panlungso of Muntinlupa* this 11th day of July 2011, on its 42nd *Regular Session*.

CONCURRED:

DISTRICT I:

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

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. BAL NEFES
Member

COUN. ALEXANDER B. DIAZ
Member

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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. 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

ABSENT:

COUN. JOSELITO V. AREVALO
Member

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


CECILIA G. LAZARTE
Secretary

ATTESTED:


COUN. ATTY. RAUL R. CORRO
Majority Floor Leader/Acting Presiding Officer

APPROVED:


ALDRIN L. SAN PEDRO
City Mayor

Date: _____

Norie/6th SP

