



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

ORDINANCE NO. 11-047

AN ORDINANCE GRANTING THE REQUEST OF VISTA RESIDENCES, INC., (FORMERLY POLAR MINES REALTY VENTURES, INC.) FOR THE ALTERATION OF PLAN OF ITS PROJECT PRESIDIO AT BRITTANY BAY SUBDIVISION/CONDOMINIUM LOCATED AT BARANGAY SUCAT, CITY OF MUNTINLUPA.

Sangguniang Panglungsod

Sponsored by: Hon. Coun. Robert A. Abas
 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. Elmer S. Espeleta
 Hon. Coun. Rafael T. Sevilla
 Hon. Coun. Vergel C. Ulanday
 Hon. Coun. Adorado P. San Pedro

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 Panglungsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, City Ordinance No. 91-39 grants the Sangguniang Panglungsod the power to approve subdivision plans;

WHEREAS, the VISTA RESIDENCES, INC., (FORMERLY POLAR MINES REALTY VENTURES, INC.) is applying for an Alteration of Plan of its project Presidio at Brittany Subdivision/Condominium located at Barangay Sucat, Muntinlupa City;

WHEREAS, on June 17, 2004 the Sangguniang Panglungsod approved Ordinance No. 04-138 granting the Preliminary Approval and Locational Clearance (PALC) and Development Permit of the subdivision plan of Polar Mines Realty Ventures, Inc. for its Presidio at Brittany Bay Subdivision/Condominium project located at Sucat, Muntinlupa City;

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WHEREAS, on **May 16, 2011** the Barangay Council of Sucat approved Resolution No 11-019, which **"interposes no objection"** to the alteration of plan of Presidio at Brittany Bay Subdivision/Condominium located at Barangay Sucat, Muntinlupa City.

WHEREAS, on **October 3, 2011** the Hon. City Mayor Aldrin L. San Pedro endorsed the application for alteration of plan of Presidio at Brittany Bay Subdivision/Condominium to the Sangguniang Panlungsod for its approval;

WHEREAS, the original size of the lots as developed was 68,306 square meters located Purok 6, Barangay Sucat, Muntinlupa City, which includes an Excluded Area of 1,561.00 square meters, Net Development Area of 66,745.00; the Saleable Area of 45,986.00, Open Space of 2,041.00 square meters and the Road Lots (RL) of 18,745.00;

WHEREAS, after evaluating the necessary documents submitted by Vista Residences, Inc. (formerly Polar Mines Realty Ventures, Inc.) and based on the recommendation of the City Zoning Administrator the application for Alteration of Plan of its project Presidio at Brittany Bay Subdivision/Condominium is hereby approved, subject to the terms and conditions under this ordinance;

NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 6th Sangguniang Panlungsod of Muntinlupa in session duly assembled that:

SECTION 1. The lots to be altered as shown in the **Alteration Plan** are the following: **Block 2, Lot 4 & 5; Block 9 Lot 3 and Block 11, Lot 1 & 2; and the Open Space (OS)** of Presidio at Brittany Subdivision/Condominium located at Sucat, Muntinlupa City.

SECTION 2. The areas subject to Alteration of Plan has not been sold and has not yet been developed. The size of the lots as altered are as follows:

Excluded Area	-	1,561
Net Development Area	-	66,745
Saleable area	-	46,824
Open Space	-	2,354
Road Lots	-	17,567

SECTION 3. The areas will be subdivided into lots and to be altered from **Residential Area (R-2) to Commercial Area (C-2)**.

SECTION 4. The existing Homeowner's Association interposes no objection to the alteration of the plan of Presidio at Brittany Bay Subdivision/Condominium.

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SECTION 5. The alteration of the plan of Presidio at Brittany Subdivision/Condominium is hereby approved subject to the completion of other required documents setforth by the Zoning Office and other national or local agencies/offices;

ENACTED, by 6th *Sangguniang Panlungsod of Muntinlupa* this 4th day of November 2011, on its 9th Special Session.

CONCURRED:

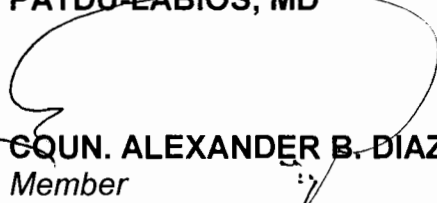
DISTRICT I:


COUN. ATTY. RAUL R. CORRO
Member


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


COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member


COUN. BAL NIEVES
Member

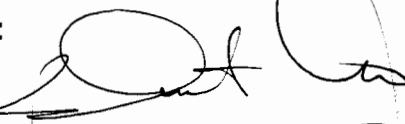

COUN. ALEXANDER B. DIAZ
Member

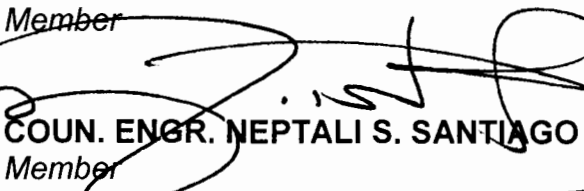

COUN. RINGO A. TEVES
Member

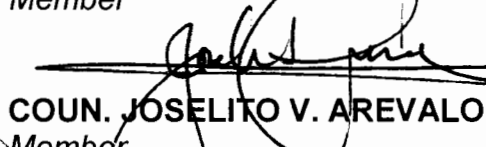

COUN. DAN HUBERTA A. BARLIS
Member

DISTRICT II:


COUN. LUVI P. CONSTANTINO
Member


COUN. ROBERT A. ABAS
Member


COUN. ENGR. NEPTALI S. SANTIAGO
Member


COUN. JOSELITO V. AREVALO
Member


COUN. ELMER S. ESPELETA
Member



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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

COUN. ROBERT P. BAES
Member

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

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
11/04/11

(Handwritten signatures and marks)