



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA



Sangguniang Panglungsod

ORDINANCE NO. 12-099

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 VILLAGE 3  
(PHASE 3) LOCATED AT SUSANA HEIGHTS, BARANGAY TUNASAN,  
MUNTINLUPA CITY.

\*\*\*\*\*

Sponsored by: Hon. Coun. Robert A. Abas  
Co-sponsored: Hon. Coun. Raul R. Corro  
Hon. Coun. Margarita Amythyst Patdu-Labios, MD  
Hon. Coun. Bal Niefes  
Hon. Coun. Ringo A. Teves  
Hon. Coun. Dan Hubert A. Barlis  
Hon. Coun. Luvi P. Constantino  
Hon. Coun. Robert A. Abas  
Hon. Coun. 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

\*\*\*\*\*

**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 is applying for Preliminary Approval for Locational Clearance (PALC) and Development Permit for its project "Village 3 (PHASE 3)" located at Susana Heights Subdivision located at Barangay Tunasan, Muntinlupa City;

**WHEREAS**, the subdivision project has a total area of 170,701.00 **square meters** and containing 644 **residential lots**, located at Susana Heights, Barangay Tunasan, Muntinlupa City;

**WHEREAS**, after evaluating the necessary documents submitted by Intercontinental 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:

*Muntinlupa*

*[Handwritten signature]*



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**SECTION 1.** The project of Intercontinental Development Corporation shall contain a total area of 170,701.00 square meters under Transfer Certificate of Title No. 130070 for its project **Village 3 (Phase 3)** located at Susana Heights, Barangay Tunasan, Muntinlupa City.

**SECTION 2.** The developer Intercontinental 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 is Phase 3, with an area of 170,701.00 square meters with 644 **Residential Lots** and part of the 170,701.00 square meters Gross Development Area.

**SECTION 4.** The land allocation area of the project Village 3 (Phase 3) located at Susana Heights Barangay Tunasan, Muntinlupa City are the following:

Description	Area (Square Meter)	Percentage %
<b>Gross Development Area</b>	<b>170,701.00</b>	
<b>Saleable Area</b>	<b>111,526.00</b>	<b>65.33</b>
Commercial	6,348.00	3.72
Residential	105,178.00	61.62
<b>Non-Saleable Area</b>	<b>59,175.00</b>	<b>33.22</b>
Clubhouse	2,465.00	1.44
Parks and playgrounds	8,400.00	4.92
Roads and easement	48,310.00	28.30
<b>Total</b>	<b>168,236.00</b>	<b>100</b>

**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.

**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.

**SECTION 8.** The developer must abide by the requirements set forth under the National Building Code of the Philippines;

**ENACTED**, by the 6<sup>th</sup> **Sangguniang Panlungsod of Muntinlupa** this 12<sup>th</sup> day of **November**, on its 98<sup>th</sup> **Regular Session**.



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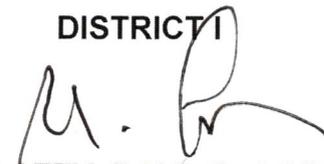


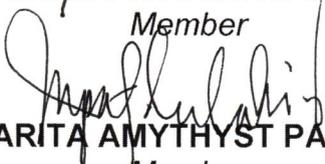
Sangguniang Panglungsod

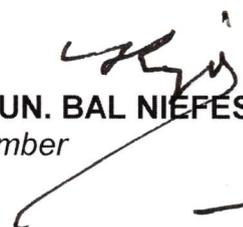
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CONCURRED:

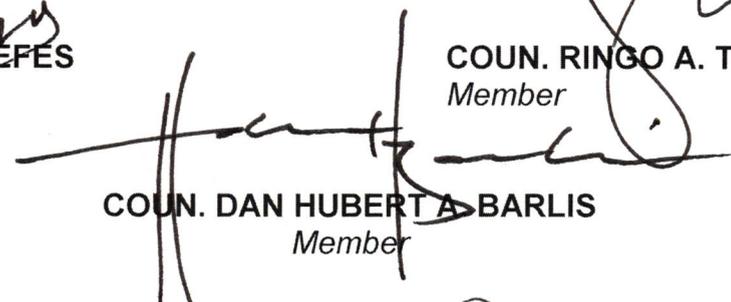
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COUN. ATTY. RAUL R. CORRO  
Member

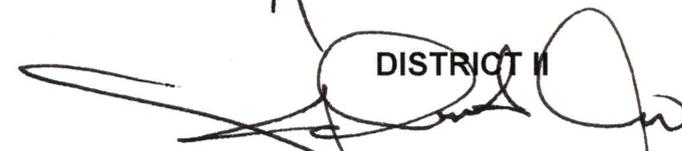
  
COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD  
Member

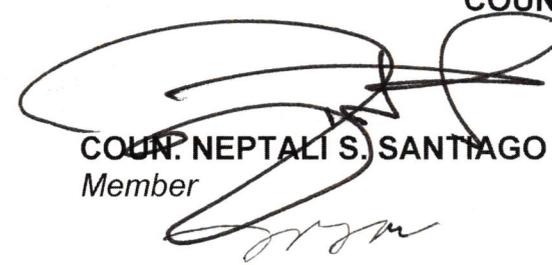
  
COUN. BAL NIEFES  
Member

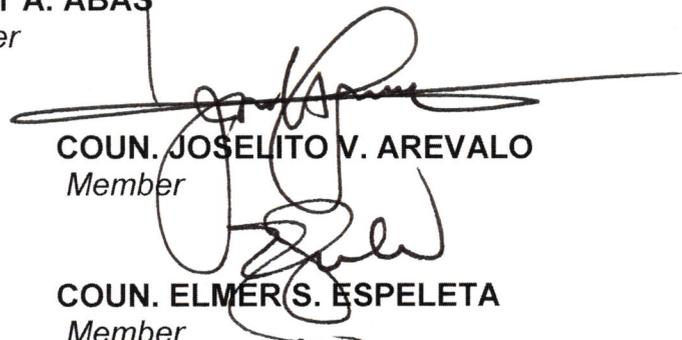
  
COUN. RINGO A. TEVES  
Member

  
COUN. DAN HUBERT A. BARLIS  
Member

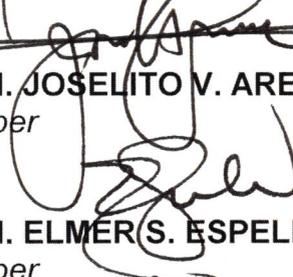
DISTRICT II

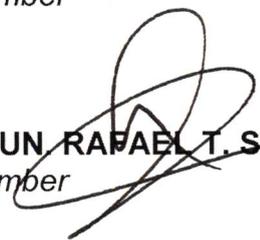
  
COUN. ROBERT A. ABAS  
Member

  
COUN. 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. BLANDAY  
Member

COUN. ADORADO P. SAN PEDRO  
Sectoral Representative  
President, Association of Barangay Captain

*Muntinlupa*



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NO:

COUN. ALLEN F. AMPAYA  
*Member*

ABSENT:

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

COUN. ALEXANDER B. DIAZ  
*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  
Sanggunian Secretary

Attested:

COUN. LUVIP P. CONSTANTINO  
*Acting Presiding Officer*

Approved:

ALDRIN L. SAN PEDRO  
City Mayor

NOV 22 2012

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