



Sangguniang Panglungsod

ORDINANCE NO. 12-100

AN ORDINANCE GRANTING THE REQUEST OF AVIDA LAND CORPORATION FOR THE ZONE RE-CLASSIFICATION OF THE LAND FROM MAJOR COMMERCIAL ZONE (C2) TO METROPOLITAN COMMERCIAL ZONE (C3) FOR ITS CONDOMINIUM PROJECT (AVIDA TOWER) LOCATED AT NATIONAL ROAD, ALABANG, 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. 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. 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. Eulogio DS. Dioko, II
- *****

WHEREAS, 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), states that, "the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, Annex C: Zone Re-classification of the City Ordinance No. 02-047, states that, "Metropolitan Commercial Zone referred to as the Central Business District wherein commercial uses are for metropolitan in scale.";

WHEREAS, the AVIDA LAND CORPORATION., is applying for a zone re-classification of the land from Major Commercial Zone (C2) to Metropolitan Commercial Zone (C3) for its Condominium Project (Avida Tower) located at National Road, Alabang Muntinlupa City;

[Handwritten signatures and scribbles on the left margin]

[Handwritten signatures and scribbles on the right margin]



Sangguniang Panglungsod

Page 2
Ordinance No. 12-100

WHEREAS, after evaluating the necessary documents submitted by **AVIDA LAND CORPORATION** and based on the recommendation of the City Zoning Administrator, the application for a zone re-classification of the land from Major Commercial Zone to Metropolitan Commercial Zone (C3) for its Condominium Project (Avida Tower) 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. The request of **Avida Land Corporation**, for a zone re-classification of the land from Major Commercial Zone to Metropolitan Commercial Zone (C3) for its Condominium Project (Avida Tower) located at National Road, Alabang Muntinlupa City is hereby granted.

SECTION 2. The proposed project will develop a condominium project having an area of 7,265.96 square meters, containing 1,083 units. The entirety of the project to be reclassified is covered by TCT Numbers 8684, 8685, 8686, 8687, 8688, 8689, 8690, 8691, 8692, 8693, 8694 and 8695 with a total area of 66,158 square meters.

SECTION 3. 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, including an **"Affidavit of Undertaking"** that the developer submits within six (6) months from enactment of this ordinance a clean title of the said property without any lis pendens or any liens or encumbrances.

ENACTED, by the 6th Sangguniang Panlungsod this 19th day of November, 2012, on its 99th Regular Session.

CONCURRED:

DISTRICT I

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

COUN. BAL NIEFES
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARLIS
Member

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature



DISTRICT II.

[Signature]
COUN. LUVI P. CONSTANTINO
Member

[Signature]
COUN. ROBERT A. ABAS
Member

[Signature]
COUN. NEPTALI 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

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

ABSTAIN:

COUN. ALLEN F. AMPAYA
Member

ABSENT:

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

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

[Large handwritten signature on the left margin]

[Large handwritten signature on the right margin]

[Handwritten signature at the bottom center]


[Handwritten mark at the bottom right]




Sangguniang Panglungsod

Page 4
Ordinance No. 12-100


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


CECILIA C. LAZARTE
Sanggunian Secretary

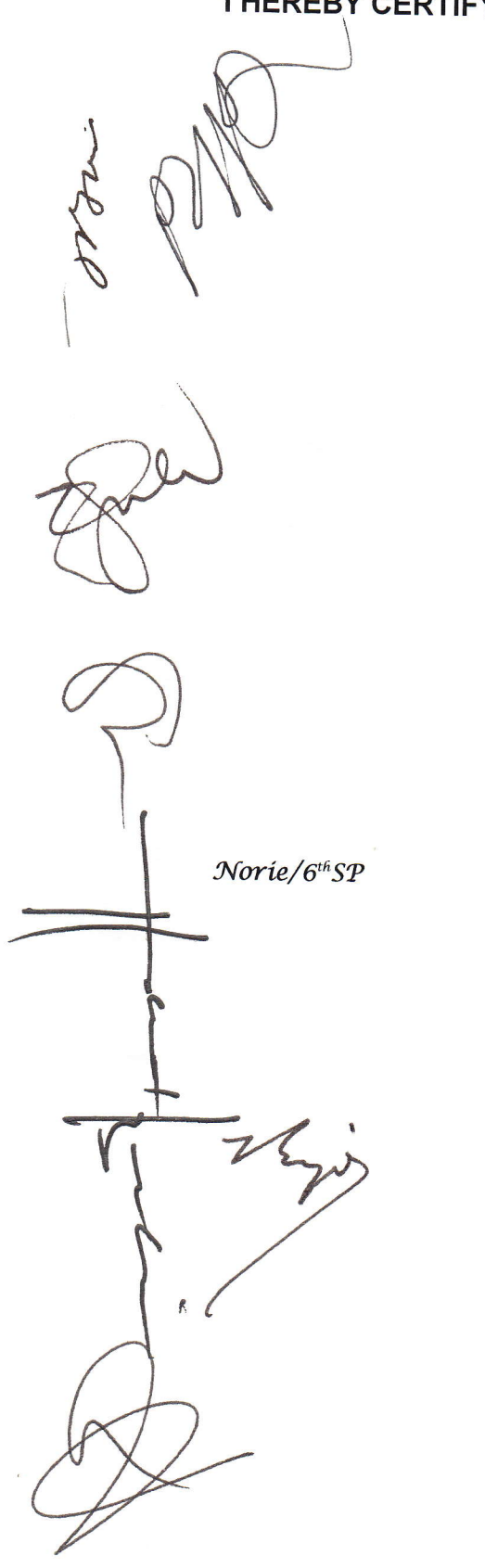
ATTESTED:


COUN. ATTY. RAUL R. CORRO
Acting Presiding Officer

APPROVED:


ALDRIN L. SAN PEDRO
City Mayor
Date: NOV 19 2012

Norie/6th SP





Handwritten signature