



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA



Sangguniang Panlungsod

ORDINANCE NO. 17-060



AN ORDINANCE GRANTING THE REQUEST OF BAGONG UMAGA SA 7B HOMEOWNERS ASSOCIATION, INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS HOUSING PROJECT "BAGONG UMAGA SA 7B SUBDIVISION" LOCATED AT 7B ILAYA ST., BARANGAY ALABANG, MUNTINLUPA CITY.

- Sponsored by:
- Hon. Coun. Rafael T. Sevilla
  - Hon. Coun. Atty. Patricio L. Boncayao, Jr.
  - Hon. Coun. Stephanie G. Teves
  - Hon. Coun. Allan Rey A. Camilon
  - Hon. Coun. Ringo A. Teves
  - Hon. Coun. Louisito A. Arciaga
  - Hon. Coun. Ivey Rhia Arciaga-Tadefa
  - Hon. Coun. Christine May A. Abas
  - Hon. Coun. Marissa Cole-Rongavilla
  - Hon. Coun. Mark Lester M. Baes
  - Hon. Coun. Lucio B. Constantino
  - Hon. Coun. Rafael T. Sevilla
  - Hon. Coun. Victor L. Ulanday
  - Hon. Coun. Grace B. Gonzaga

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, the grant of Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is required under Batas Pambansa (BP) 220 for Community Mortgage Program on-site projects and its implementing Rules and Regulations as amended by Executive Order No. 648 dated February 1981;

WHEREAS, after evaluating the necessary documents submitted by UMAGA SA 7B HOMEOWNERS ASSOCIATION, INC., 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 housing project "Bagong Umaga sa 7B Subdivision" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

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**YAN ANG TAMA YAN ANG MUNTINLUPA!**



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**WHEREAS**, City Ordinance No. 02-047 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;

**NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED**, by the 8<sup>th</sup> Sangguniang Panglungsod in session assembled that:

**SECTION 1.** This ordinance hereby grants the request of BAGONG UMAGA SA 7B HOMEOWNERS ASSOCIATION, INC., for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its housing project "**Bagong Umaga sa 7B Subdivision**" located at 7B Ilaya St., Barangay Alabang, Muntinlupa City.

**SECTION 2.** The approval of the Preliminary Approval and Locational Clearance (PALC) to BAGONG UMAGA SA 7B HOMEOWNERS ASSOCIATION, INC., is conditional on the fact that there was no problem in the drainage system of the project;

**SECTION 3.** The development of proposed housing project "**Bagong Umaga sa 7B Subdivision**" having an area of 7,018 square meters and containing 148 lots.

**SECTION 4.** The *Final Approval* shall be issued, provided, that the applicant shall submit and comply with all the requirements set forth by the Zoning Office and the Sangguniang Panlungsod.

**SECTION 5.** 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.

**SECTION 6.** This Ordinance is compliance to BP 220 for CMP on-site projects.

**ENACTED**, by the 8<sup>th</sup> Sangguniang Panlungso of Muntinlupa this 6<sup>th</sup> day of February, 2017, on its 25<sup>th</sup> Regular Session.

**CONCURRED:**

**DISTRICT I:**

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

**COUN. STEPHANIE G. TEVES**  
Member

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**COUN. ALLAN REY A. CAMILON**  
Member

  
**COUN. RINGO A. TEVES**  
Member

  
**COUN. LOUISITO A. ARCIAGA**  
Member

  
**COUN. IVEE RHIA A. TADEFA**  
Member

DISTRICT II:

  
**COUN. CHRISTINE MAYA A. ABAS**  
Member

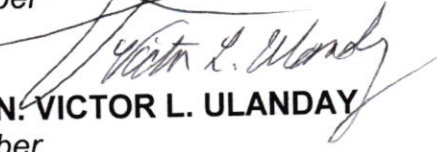
  
**COUN. MARISSA C. RONGAVILLA**  
Member

  
**COUN. MARK LESTER M. BAES**  
Member


**COUN. LUCIO B. CONSTANTINO**  
Member

  
**COUN. RAFAEL T. SEVILLA**  
Member

  
**COUN. GRACE B. GONZAGA**  
Member

  
**COUN. VICTOR L. ULANDAY**  
Member

ABSENT:

  
**COUN. BAL NIEFES**  
Member

**COUN. ALEXANDER B. DIAZ**  
Member

**COUN. MA. DHESIREE G. AREVALO**  
Member

**COUN. WALTER A. ARCILLA**  
Sectoral Representative  
President  
League of Barangay Captains

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

  
**CECILIA C. LAZARTE**  
Secretary

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ATTESTED:

**CELSO C. DIOKO**  
City Vice-Mayor/Presiding Officer

APPROVED:

**ATTY. JAIME R. FRESNEDI**  
City Mayor

Date: 06 FEB 2017

Norie/8<sup>th</sup> SP

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