



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA



Sangguniang Panlungsod

ORDINANCE NO. 17-135

AN ORDINANCE GRANTING THE REQUEST OF PHINMA PRISM DEVELOPMENT CORPORATION (SISTER COMPANY OF PHINMA HOLDING CORPORATION) FOR THE ALTERATION OF PLAN OF ITS PROJECT ASYA ENCLAVES ALABANG LOCATED AT KM. 19 WEST SERVICE ROAD, BARANGAY CUPANG, CITY OF MUNTINLUPA.

- Sponsored by:
- Hon. Coun. Rafael T. Sevilla
  - Hon. Coun. Atty. Patricio L. Boncayao, Jr.
  - Hon. Coun. Bal Niefes
  - Hon. Coun. Stephanie G. Teves
  - Hon. Coun. Allan Rey A. Camilon
  - Hon. Coun. Ringo A. Teves
  - Hon. Coun. Louisito A. Arciaga
  - Hon. Coun. Alexander Diaz
  - Hon. Coun. Ivey Rhia Arciaga-Tadefa
  - Hon. Coun. Ma. Dhesiree G. Arevalo
  - Hon. Coun. Christine May A. Abas
  - Hon. Coun. Marissa Cole-Rongavilia
  - Hon. Coun. Mark Lester M. Baes
  - Hon. Coun. Lucio B. Constantino
  - Hon. Coun. Victor L. Ulanday
  - Hon. Coun. Grace B. Gonzaga
  - Hon. Coun. Walter A. Arcilla - ABC

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

WHEREAS, the **Phinma Prism Development Corporation (Sister Company of Phinma Property Holdings Corporation)** is applying for an Alteration of Development Plan of its project **Asya Enclaves Alabang** located at Km. 19 West Service Road, Barangay Cupang, Muntinlupa City;

WHEREAS, on **September 6, 2010** the 6<sup>th</sup> Sangguniang Panlungsod approved **Ordinance No. 10-006** granting the Preliminary Approval and Locational Clearance (PALC) and Development Permit of the subdivision plan of Phinma Property Holdings Corporation for its **Asya Enclaves Alabang** project located at Km. 19 West Service Road, Barangay Cupang, Muntinlupa City,

*Victor L. Ulanday*

*Collyan Jimenez*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*





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**WHEREAS**, on 22<sup>nd</sup> day of **February, 2016**, the 7<sup>th</sup> Sangguniang Panlungsod enacted, Ordinance No. 16-160, entitled, An Ordinance Granting The Request Of Phinma Property Holdings Corporation For The Alteration Of Plan Of Its Project Asya Enclaves Located At Km. 19 West Service Road, Barangay Cupang, City Of Muntinlupa;

**WHEREAS**, as the original plan of the development of the proposed condominium project "**ASYA ECLAVES ALABANG**" shall be composed of fourteen (14) seven-storey buildings having an area of 46,570 square meters, covered by **TCT Nos. 156368, 156369, 156370 and 156371**, and containing 1,792 units with 576 available parking slots;

**WHEREAS**, The **Phinma Prism Development Corporation** propose to undertake the development of "**Likha Residences**", composed of **68 residential townhomes** with **80 square meters and 90 square meters lot area**.

**WHEREAS**, on their first approve Alteration plan there were supposedly six (6) 11-storey residential buildings with 792 total number of units to be constructed for Phase 2 of the Asya Enclaves project. Due to the market conditions, they decided to alter the plan to make the room for 68 residential Townhouse with 1:2 parking ratio.

**WHEREAS**, the residential units will have a **4-storey** model with 90 square meter lot area and **193 square meter enclosed floor area** and **3-storey** model unit with **80 square meter lot area and 167 square meter enclosed floor area**.

**WHEREAS**, after evaluating the necessary documents submitted by **Phinma Prism Development Corporation** (Sister Company of Phinma Property Holdings Corporation) and based on the recommendation of the City Zoning Administrator the application for Alteration of Development Plan of its project Asya Enclaves Alabang is hereby approved, subject to the terms and conditions under this ordinance;

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

**SECTION 1.** This ordinance shall be known as "an ordinance Granting The Request Of **Phinma Prism Development Corporation** (Sister Company of Phinma Property Holdings Corporation) for the Alteration of Plan of its project Asya Enclaves Alabang located at Km. 19 West Service Road, Barangay Cupang, City of Muntinlupa.

**SECTION 2.** The areas subject for Alteration has not been sold and has not yet been developed.

**SECTION 3.** The Alteration of Plan is from original condominium building to residential townhomes in Phase 2 with a total area of 11,254 square meters.





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**SECTION 4.** The Pinma Prism Development Corporation shall submit the consent/conformity and no objection for the propose Alteration of Plan from the owners/residents of unit in Phase I.

**SECTION 5.** The *final approval* of application for alteration of Development Plan by Pinma Prism Developer Corporation is hereby issued subject to the *completion/submission of other required documents* setforth by the *City Zoning Administration Office* and other national or local agencies/offices/departments.

ENACTED, by 8<sup>th</sup> Sangguniang Panlungsod of Muntinlupa this 15<sup>th</sup> day of December 2017, on its 9<sup>th</sup> Special Session.

CONCURRED:

DISTRICT I:

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

COUN. BALNIEFES  
Member

COUN. STEPHANIE G. TEVES  
Member

COUN. ALLAN REY A. CAMILON  
Member

COUN. RINGO A. TEVES  
Member

COUN. LOUISITO A. ARCIAGA  
Member

COUN. ALEXANDER B. DIAZ  
Member

COUN. IVEE RHIA A. TADEFA  
Member

DISTRICT II:

COUN. MA. DHESTREE G. AREVALO  
Member

COUN. CHRISTINE MAY A. ABAS  
Member

COUN. MARISSA C. RONGAVILLA  
Member

COUN. MARK LESTER M. BAES  
Member

*Victor L. Manday*

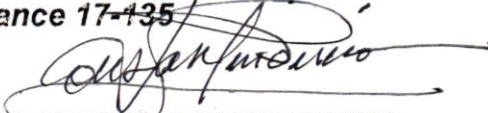


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COUN. LUCIO B. CONSTANTINO  
Member

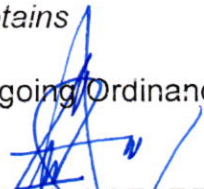
  
COUN. RAFAEL T. SEVILLA  
Member

COUN. VICTOR L. ULANDAY  
Member

  
COUN. GRACE B. GONZAGA  
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 to the Sanggunian

ATTESTED:

  
CELSO C. DIOKO  
City Vice-Mayor/Presiding Officer

APPROVED:

  
ATTY. JAIME R. FRESNEDI  
City Mayor

Date: 22 DEC 2017

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

