



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Telephone no. 861-0181/ Fax: 862-6473
Email address: sangguniangpanlungsod2k16@gmail.com



ORDINANCE NO. 18-178

AN ORDINANCE GRANTING THE REQUEST OF CASSENE VILLA ORELLANA HOMEOWNERS ASSOCIATION, INC., FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS HOUSING PROJECT "CASSENE VILLA ORELLANA SUBDIVISION" LOCATED AT PUROK 1, BLOCK 10, UMALI ROAD, BARANGAY BAYANAN, MUNTINLUPA CITY.

- Sponsored by:
- 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. 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
 - Hon. Coun. Kenichi D.A. Takagi, Jr. - SK

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 Casslene Villa Orellana 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 "Casslene Villa Orellana Subdivision" is hereby approved, subject to the terms and conditions under Ordinance No. 17-098;





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WHEREAS, City Ordinance No. 17-098 adopts the Zoning Guidelines and Regulations for the City of Muntinlupa;

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

SECTION 1. This ordinance hereby grants the request of **Casslene Villa Orellana Homeowners Association, Inc.**, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its housing project "**Casslene Villa Orellana Subdivision**" located at Purok 1, Block 10, Umali Road, Barangay Bayanan, Muntinlupa City.

SECTION 2. The approval of the Preliminary Approval and Locational Clearance (PALC) to **Casslene Villa Orellana 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 "**Casslene Villa Orellana Subdivision**" has an area of 5,700 square meters more or less.

SECTION 4. The **Final Approval** shall be issued, provided, that the **Casslene Villa Orellana Homeowners Association, Inc.**, shall submit and comply with all the requirements setforth by the Zoning Office.

SECTION 5. The **Casslene Villa Orellana Homeowners Association, Inc.**, 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 in compliance to **BP 220** for CMP on-site projects.

ENACTED, by the 8th **Sangguniang Panlungsod of Muntinlupa** this 2nd day of **July, 2018**, on its 79th **Regular Session**.

CONCURRED:

DISTRICT I:

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

COUN. BAL MEFES
Member

COUN. STEPHANIE G. TEVES
Member

COUN. ALLAN REY A. CAMILON
Member

COUN. RINGO A. TEVES
Member





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COUN. LOUISITO A. ARCIAGA
Member



COUN. ALEXANDER B. DIAZ
Member


COUN. IVEE RHIA A. TADEFA
Member

DISTRICT II:



COUN. MA. DHEE-REE G. AREVALO
Member

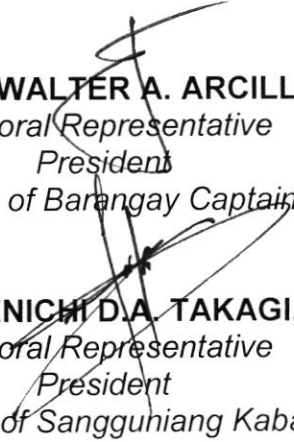

COUN. MARK LESTER M. BAES
Member


COUN. LUCIO B. CONSTANTINO
Member


COUN. VICTOR L. ULANDAY
Member


COUN. GRACE B. GONZAGA
Member

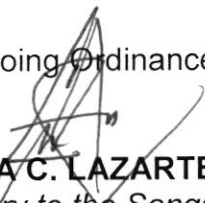

COUN. WALTER A. ARCILLA
Sectoral Representative
President
League of Barangay Captains


COUN. KENICHI D.A. TAKAGI, JR.
Sectoral Representative
President
Federation of Sangguniang Kabataan

ABSENT:


COUN. MARISSA C. RONGAVILLA
Member

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


CECILIA C. LAZARTE
Secretary to the Sanggunian




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ATTESTED:

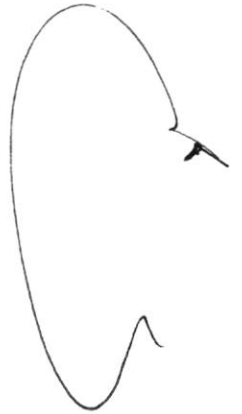

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer



APPROVED:


ATTY. JAIME R. FRESNEDI
City Mayor

Date: 05 JUL 2018



Norie/8th SP

