



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

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



ORDINANCE NO. 18-193

AN ORDINANCE GRANTING THE REQUEST OF AVIDA LAND CORPORATION FOR THE ALTERATION OF PLAN OF ITS PROJECT SOUTH PARK DISTRICT LOCATED AT NATIONAL ROAD, BARANGAY ALABANG, MUNTINLUPA CITY.

Sponsored by: *Hon. Coun. Atty. Patricio L. Boncayao, Jr.*  
*Hon. Coun. Bal Niefes*  
*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. Marissa Cole-Rongavilla*  
*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, under 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 approved 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 under Section 458 (2)(x), states that, **"the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction"**;

WHEREAS, on November 19, 2012, the 6<sup>th</sup> Sangguniang Panlungsod approved **Ordinance No. 12-101** granting the Preliminary Approval for Locational Clearance (PALC) and Development Permit (DP) of the Subdivision Plan of Avida Land Corporation for its **proposed condominium project Avida Tower** located at National Road, Barangay Alabang, City of Muntinlupa;

WHEREAS, Avida Land Corporation requested to the City Government of Muntinlupa thru Zoning Office their proposed alteration of Plan of project known as **South Park District** with a total area of 1,083 square meter as specified in the original plan;

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**WHEREAS**, after evaluating the necessary documents submitted by Avida Land Corporation and based on the recommendation of the City Zoning Administrator the application for Alteration of **South Park District** is hereby approved, subject to the terms and condition under these 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 hereby grants the request of Avida Land Corporation for the Alteration of Plan of Its Project South Park District located at National Road, Barangay Alabang, Muntinlupa City.

**SECTION 2.** Avida Land Corporation shall abide with the herein undertakings for the Alteration of its plan:

- a. **Lot allocation of undeveloped cluster.**
- b. **The adjustment was due to the agreement with Meralco that a substation is unnecessary for the development, hereby adjusting the undeveloped cluster.**
- c. **No developed cluster, namely Avida Towers Altura, Ayala Malls South Park Corporate Center area are affected by this alteration.**

**SECTION 3.** The following are the changes in the original Plans:

- 1) **Removal of Substation lot allocation;**
- 2) **Extension of residential park;**
- 3) **Adjustment of future development parcels;**

**SECTION 4.** The properties or development, where the proposed alteration of plan is sought to be approved, is not yet sold to the public;

**SECTION 5.** The following are the Certified True Copy of TCTs, Tax Declaration and Real Property Tax (RPT) of affected lots:

Registered Owner	TCT #	LOT/BLK #	AREA	TD	PAID UP TO
Avida Land Corp.	014-2015001536	1/	7226	17086	4-2018(0652213)
Avida Land Corp.	014-2015001537	3/	7519	17088	4-2018(0652213)
Avida Land Corp.	014-2015001538	5/	9528	17090	4-2018(0652213)
Avida Land Corp.	014-2015001539	10 (road)	1331	17095	4-2018(0652214)
Avida Land Corp.	014-2015001540	11 (road)	758	17096	4-2018(0652214)
Avida Land Corp.	014-2015001541	12(Road)	1077	17097	4-2018(0652215)





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Avida Land Corp.	014-2015001542	13 (Road)	1245	17098	4-2018(0652215)
Avida Land Corp.	014-2015001543	14(Open Space)	97	17099	4-2018(0652215)
Avida Land Corp.	014-2015001544	16(Eroded Portion)	96	17101	4-2018(0652215)
Avida Land Corp.	014-2015001545	17(Eroded Portion)	32	17102	4-2018(0652215)
Avida Land Corp.	014-2015001546	18 (Road Widening)	195	17103	4-2018(0652216)
Avida Land Corp.	014-2015001547	19 (Road Widening)	4	17104	4-2018(0652216)
Avida Land Corp.	014-2015001548	20 (Road Widening)	38	17105	4-2018(0652213)
Avida Land Corp.	014-2015001549	2 (Reserved Lot)	3227	17087	4-2018(0652213)
Avida Land Corp.	014-2015001550	4(Park)	1412	17089	4-2018(0652213)
Avida Land Corp.	014-2015001551	6 (Future Devt.)	3303	17091	4-2018(0652214)
Avida Land Corp.	014-2015001552	7/	19311	17092	4-2018(0652214)
Avida Land Corp.	014-2015001553	9(Park)	6752	17094	4-2018(0652214)
Avida Land Corp.	014-2015001554	15(Legal Easement)	349	17100	4-2018(0652215)
Avida Land Corp.	014-2015001555	8(Road)	1790	17093	4-2018(0652214)

**SECTION 5.** The *Final Approval* of the alteration of Plan shall be issued provided that the Avida Land Corporation shall complete all the other requirements setforth by the Zoning Office;

**SECTION 6.** Inconsistencies with this ordinance shall operate as amendment to Ordinance 12-101;

**ENACTED**, by the 8<sup>th</sup> *Sangguniang Panlungsod of Muntinlupa* this 20<sup>th</sup> day of **August, 2018**, on its 85<sup>th</sup> *Regular Session*.

CONCURRED:

DISTRICT I:

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

**COUN. BAL NIEFES**  
Member

(ABSENT)  
**COUN. STEPHANIE G. TEVES**  
Member



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*[Signature]*  
COUN. ALLAN REY A. CAMILON  
Member

*[Signature]*  
COUN. RINGO A. TEVES  
Member

*[Signature]*  
COUN. LOUISITO A. ARCIAGA  
Member

*[Signature]*  
COUN. ALEXANDER B. DIAZ  
Member

*[Signature]*  
COUN. IVEE RHIA A. TADEFA  
Member

DISTRICT II:

*[Signature]*  
COUN. MA. DHESIREE G. AREVALO  
Member

*[Signature]*  
COUN. MARISSA C. RONGAVILLA  
Member

*[Signature]*  
COUN. MARK LESTER M. BAES  
Member

*[Signature]*  
COUN. LUCIO B. CONSTANTINO  
Member

*[Signature]*  
COUN. VICTOR L. ULANDAY  
Member

*[Signature]*  
COUN. GRACE B. GONZAGA  
Member

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

*[Signature]*  
COUN. KENICHI D.A. TAKAGI, JR.  
Sectoral Representative  
President  
Federation of Sangguniang Kabataan

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

*[Signature]*  
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: 04 SEP 2018

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

