



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

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



ORDINANCE NO. 18-215

AN ORDINANCE GRANTING THE REQUEST OF VISTA RESIDENCES, INC., (FORMERLY POLAR MINES REALTY VENTURES, INC.) FOR THE ALTERATION OF PLAN OF ITS PROJECT PRESIDIO LAKEFRONT AT BRITTANY BAY SUBDIVISION/CONDOMINIUM LOCATED AT BARANGAY SUCAT, CITY OF MUNTINLUPA.

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. 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, 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. 17-098 grants the Sangguniang Panlungsod the power to approve subdivision plans;

WHEREAS, the VISTA RESIDENCES, INC., (FORMERLY POLAR MINES REALTY VENTURES, INC.) is applying for an Alteration of Site Development Plan of its project Presidio Lakefront at Brittany Bay Subdivision/Condominium located at Barangay Sucat, Muntinlupa City;

WHEREAS, on June 17, 2004 the Sangguniang Panlungsod approved Ordinance No. 04-138 granting the Preliminary Approval and Locational Clearance (PALC) and Development Permit of the subdivision plan of Polar Mines Realty Ventures, Inc. for its Presidio at Brittany Bay Subdivision/Condominium project located at Sucat, Muntinlupa City;

Victor L. Ulanday
YAN ANG TAMA
YAN ANG MUNTINLUPA!





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WHEREAS, on **October 24, 2013**, the Sangguniang Panlungsod of Muntinlupa enacted **Ordinance No. 13-018**, granting the alteration of Site Development Plan of its project Presidio Lakefront at Brittany Subdivision/Condominium located at Barangay Sucat, Muntinlupa City;

WHEREAS, the reclassification of the Master Development Plan of Presidio Lakefront Subdivision/Condominium was approved by the City Council on **October 14, 2004** by virtue of **Ordinance No. 04-014**;

WHEREAS, the alteration of site development plan of the said project was approved by the City Council by virtue of **Ordinance No. 17-098**;

WHEREAS, the original total area of the said project before the alteration is 68,306 square meters;

WHEREAS, the total area to be altered is 44,243.00 square meters containing 23 units;

WHEREAS, the alteration of the said project shall be a **residential vertical** project development and was designed and conceptualize in accordance to the existing guidelines, rules and regulations under PD957;

WHEREAS, on **April 16, 2018** the Barangay Council of Sucat approved **Resolution No 18-004**, which **"interposes no objection"** to the alteration of plan of Presidio Lakefront at Brittany Bay Subdivision/Condominium located at Barangay Sucat, Muntinlupa City.

WHEREAS, after evaluating the necessary documents submitted by Vista Residences, Inc. (formerly Polar Mines Realty Ventures, Inc.) and based on the recommendation of the City Zoning Administrator the application for Alteration of Site Development Plan of its project Presidio Lakefront at Brittany Bay Subdivision/Condominium is hereby approved, subject to the terms and conditions under this ordinance;

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

SECTION 1. Title – This Ordinance shall be known as the alteration of Site Development Plan of its project Presidio Lakefront at Brittany Subdivision/Condominium located at Barangay Sucat, Muntinlupa City;

SECTION 2. The areas subject to Alteration of Plan has not been sold and has not yet been developed.

SECTION 3. The proposed development of **4 to 5 storey building** shall be altered to a **vertical development** with five (5) buildings with a maximum of 18 storeys without commercial center.



Vista & Ward
**TAN ANG TAMA
TAN ANG MUNTINLUPA!**





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SECTION 4. The applicant-developer shall comply with the required affidavit of undertakings.

SECTION 5. The applicant shall set aside 20% of the total area for the Socialized Housing as mandated by UDHA Law and as per IRR 5% for vertical development.

SECTION 7. The *final approval* of application for alteration of Site Development Plan by the applicant/developer 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 the 8th Sanggunian Panlungsod of Muntinlupa this 5th day of November, 2018, on its 95th Regular Session.

CONCURRED:

DISTRICT I:

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

COUN. BAL NIEFES
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. MARISSA C. RONGAVILLA
Member

COUN. MARK LESTER M. BAES
Member

COUN. LUCIO B. CONSTANTINO
Member

COUN. VICTOR L. ULANDAY
Member

COUN. GRACE B. GONZAGA
Member



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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. STEPHANIE G. TEVES
Member

COUN. MA. DHESIREE G. AREVALO
Member

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: 14 NOV 2018

Norie/8th SP

