



Republic of the Philippines  
**CITY GOVERNMENT OF MUNTINLUPA**  
 Sangguniang Panlungsod ng Muntinlupa



**ORDINANCE NO. 2023-067**

**AN ORDINANCE ON THE GRANT OF PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF ZETA PRIME PROPERTIES PHILIPPINES CORPORATION FOR THE PROJECT ZETA HEIGHTS LOCATED AT LOT 370 MARGARITA ST., LAKEVIEW HOMES 1, BARANGAY PUTATAN, MUNTINLUPA CITY**

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- Sponsored by:**
- Hon. Coun. Engr. Mamerto T. Sevilla, Jr.**
  - Hon. Coun. Atty. Raul R. Corro**
  - Hon. Coun. Alexson V. Diaz**
  - Hon. Coun. Paty Katy C. Boncayao**
  - Hon. Coun. Rachel Katriel Ann C. Arciaga**
  - Hon. Coun. Ivey Rhia A. Tadeza**
  - Hon. Coun. Allan Rey A. Camilon**
  - Hon. Coun. Jedidiah R. Presnedi, LPT**
  - Hon. Coun. Ting D. Niefes**
  - Hon. Coun. Mark Lester M. Baes**
  - Hon. Coun. Francis Ian T. Bagatsing**
  - Hon. Coun. Luvi P. Constantino**
  - Hon. Coun. Engr. Marissa C. Rongavilla**
  - Hon. Coun. Engr. Arlene D. Hilapo**
  - Hon. Coun. Cornelio M. Martinez**
  - Hon. Coun. Rodolfo W. Moldez, Jr.**
  - Hon. Coun. Walter A. Arcilla**
  - Hon. Coun. Kenichi D. Takagi, Jr.**

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**WHEREAS**, to afford the Filipino people the requirements of decent human settlement and to provide them with ample opportunities for improving their quality of life, Presidential Decree No. 957 otherwise known as the decree, **Regulating The Sale Of Subdivision Lots And Condominiums, Providing Penalties For Violations Thereof**, was issued where it likewise prescribed the power of the National Housing Authority on regulating the real estate trade and business and matters regarding the registration of projects.

**WHEREAS**, with the enactment of Republic Act 7160 or the Local Government Code of 1991, some national government functions were devolved to the Local Government Units, and, by virtue of **Executive Order No. 71**, the powers of the Housing and Land Use Regulatory Board (HLURB) **to approve subdivision plans was delegated to cities and municipalities;**

**WHEREAS**, Section 1 of Executive order 71 cites, **"Cities and municipalities shall heretofore assume the powers of the Housing and Land Use Regulatory Board (HLRB) over the following:**

- (a) Approval of preliminary as well as final subdivision schemes and development plans of all subdivisions, residential, commercial, industrial and for other purposes of the public and private sectors, in accordance with the provisions of P.D. No. 957 as amended and its implementing standards, rules and regulations concerning approval of subdivision plans;"**





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WHEREAS, Executive Order No. 72 Series of 1993, which provides for the preparation and implementation of the comprehensive land use plans of local government units pursuant to the local government code of 1991 and other pertinent laws, states:

*"The authority of the HLRB to issue locational clearances for locally-significant projects is hereby devolved to cities and municipalities with comprehensive land use plans reviewed and approved in accordance with this Order. Such cities and municipalities shall likewise be responsible for the institution of other actions in the enforcement of the provisions thereof. For this purpose, they may call on the HLRB and such other NGAs for any legal and technical assistance."*

WHEREAS, in 2002, the Sanggunian enacted Ordinance No. 02-047 otherwise known as the **Zoning Ordinance of the City of Muntinlupa** to complement its Comprehensive Land Use Plan. Included in the Zoning Ordinance are, among others, the different Zone Classifications of land within the City's jurisdiction;

WHEREAS, Article X section 1 of Ordinance 02-047 reads, **"All owners/developers shall secure a Locational Clearance from the Zoning Officer or, in case of variances, exceptions and temporary use from the Local Zoning Board of Adjustment, prior to conducting any activity or construction on their property/land;"**

WHEREAS, the **Zeta Prime Properties Philippines Corporation** submitted its application for **Preliminary Approval and Locational Clearance (PALC)** and **Development Permit (DP)** for its project **Zeta Heights** located at **Lot 370 Margarita St., Lakeview Homes 1, Barangay Putatan, Muntinlupa City;**

WHEREAS, the document/s submitted by the developer/s, which were duly verified and endorsed by the City Zoning Office, yields the following information:

TCT NO. :	014-20211001103
LAND AREA :	2,825
UNIT/lots :	130
BUILDING :	3

WHEREAS, the City Zoning Office, mandated to act on all applications for locational clearance/alteration for all projects, recommended the approval of the Alteration of the applicant;

**NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED,** by the 10<sup>th</sup> Sangguniang Panlungsod of Muntinlupa, in session assembled that:

**SECTION 1.** The **Preliminary Approval and Locational Clearance (PALC)** and **Development Permit (DP)** is hereby granted to **Zeta Prime Properties Philippines Corporation** for its project **Zeta Heights** located at **Lot 370 Margarita St., Lakeview Homes 1, Barangay Putatan, Muntinlupa City.**

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**SECTION 2.** The application for **PALC and DP** hereby issued shall be effective for a period of one (1) year from the approval of this ordinance, within which period the developer shall commence the development of the project. Non action within one year shall operate as revocation of the granted Alteration;

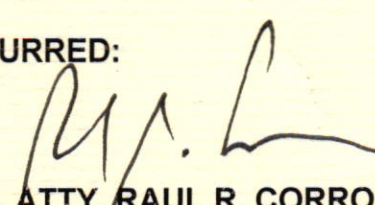
**SECTION 3.** Compliance with national laws and local ordinances is mandatory for the PALC and DP to be effective. Consequently, the final approval of the Locational Clearance rests upon the Developer's compliance with the requirements of the pertinent laws and ordinances;

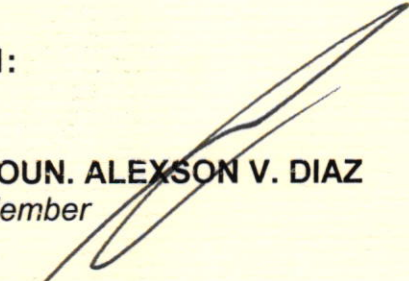
**SECTION 4.** This Ordinance hereby grants and poses no objection to the request of **Zeta Prime Properties Philippines Corporation** for the **PALC and DP** of its project **Zeta Heights**, thereby approving all proposed improvements, enhancements and development pursuant to the project.

**ENACTED**, by the **10<sup>th</sup> Sangguniang Panlungsod of Muntinlupa** this **11<sup>th</sup>** day of **April 2023**, on its **40<sup>th</sup> Regular Session**.

**CONCURRED:**

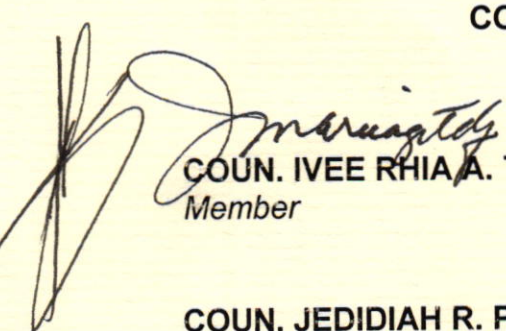
**DISTRICT 1:**


  
**COUN. ATTY. RAUL R. CORRO**  
 Member

  
**COUN. ALEXSON V. DIAZ**  
 Member


**COUN. PATY KATY C. BONCAYAO**  
 Member

  
**COUN. RACHEL KATRIEL ANN C. ARCIAGA**  
 Member


  
**COUN. IVEE RHIA A. TADEF A**  
 Member


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

**COUN. JEDIDIAH R. PRESNEDI, LPT**  
 Member

  
**COUN. TING D. NIEFES**  
 Member

**DISTRICT 2:**

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

  
**COUN. FRANCIS IAN T. BAGATSING**  
 Member

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*[Signature]*  
 COUN. LUVI P. CONSTANTINO  
 Member

*[Signature]*  
 COUN. ENGR. MAMERTO T. SEVILLA, JR.  
 Member

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

*[Signature]*  
 COUN. ENGR. ARLENE D. HILAPO  
 Member

*[Signature]*  
 COUN. CORNELIO M. MARTINEZ  
 Member

*[Signature]*  
 COUN. RODOLFO W. MOLBEZ, JR.  
 Member

*[Signature]*  
 COUN. WALTER A. ARCILLA  
 President  
 Sectoral Representative  
 Association of Barangay Chairman

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

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

*[Signature]*  
 CECILIA C. LAZARTE  
 Secretary to the Sanggunian

ATTESTED:

*[Signature]*  
 ARTEMIO A. SIMUNDAC  
 City Vice-Mayor/Presiding Officer

APPROVED:

*[Signature]*  
 ROZZANO RUFINO B. BIAZON  
 City Mayor

11 APR 2023

Date: \_\_\_\_\_

*[Signature]*  
 Noris/10<sup>th</sup> SP

