



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



ORDINANCE NO. 2023-130

AN ORDINANCE ON THE GRANT OF PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR SUBDIVISION PLAN (SP) OF ALTA PINE DEVELOPMENT CORPORATION FOR THE PROJECT "ALTAPINE ENCLAVES" LOCATED AT PATDU COMPOUND, SOUTH GREENHEIGHTS VILLAGE, BARANGAY PUTATAN, MUNTINLUPA CITY

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. Atty. Rachel Katriel Ann C. Arciaga
Hon. Coun. Ivey Rhia A. Tadea
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.

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, on June 16, 2017, the City Council enacted City Ordinance No. 17-098, entitled, "An ordinance adopting Zoning Regulations for the updated Comprehensive Land Use Plan (CLUP) 2016-2026 of the City of Muntinlupa and providing for the administration, enforcement, and amendment thereof and for the repeal all ordinances in conflict herewith".

WHEREAS, on June 16, 2017, the City Council enacted City Ordinance No. 17-098-B, otherwise known as the, "Comprehensive Land Use Plan (CLUP) 2016-2026.

WHEREAS, Article IX Section 33 of Ordinance No. 17-098-B reads, "All owners/developers shall secure a Locational Clearance from the Zoning Administrator/Officer, in case of variances, and/or exceptions from the Local Zoning Board of Adjustment (LZBA), prior to conduction any activity or construction on their property/land. This will include property/land located in Special Economic Zones and other areas administered by national and special agencies, except for Facilities for national security as certified by the Department of National Defense;"

WHEREAS, the *Alta Pines Development Corporation* submitted its application for PALC and DP for its project "Altapines Enclaves" located at Patdu Compound, South Greenheights Village, 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. : 014-2021001046, 47, 48, and 014-2022001840
 LAND AREA : 8,319 square meters
 UNIT/LOTS : 66 lots

WHEREAS, the City Zoning Office, mandated to act on all applications for locational clearance/alteration/development plan for all projects, recommended the approval of the PALC and DP of the applicant;

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

People's Center Building, Putatan, Muntinlupa City, Philippines 1773

Telephone no. 861-0181 Email address: sangguniangpanlungsod2k19@gmail.com





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SECTION 1. The PALC and DP is hereby granted to Alta Pines Development Corporation for its project **Altapines Enclaves** located at **Patdu Compound, South Greenheights Village, Barangay Putatan, Muntinlupa City.**

SECTION 2. 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 3. This Ordinance hereby grants and poses no objection to the request of "Alta Pines Development Corporation" for the PALC and Development Permit of Subdivision Plan of its project "Altapine Enclaves" thereby approving all proposed improvements, enhancements and development pursuant to the project.

ENACTED, by the **10th Sangguniang Panlungsod of Muntinlupa** this **20th** day of **November 2023**, on its **71st Regular Session**.

CONCURRED:

DISTRICT 1:

COUN. ATTY. RAUL R. CORRO
 Member

COUN. ALEXSON V. DIAZ
 Member

COUN. PATY KATY C. BONCAYAO
 Member

COUN. ATTY. RACHEL KATRIEL ANN C. ARCIAGA
 Member

COUN. IVEE RHIA A. TADEFA
 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

COUN. LUVI P. CONSTANTINO
 Member

COUN. ENGR. MAMERTO T. SEVILLA, JR.
 Member



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

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

[Signature]
COUN. CORNELIO M. MARTINEZ
 Member

[Signature]
COUN. RODOLFO W. MOLDEZ, JR.
 Member

Sectoral Representative:

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

[Signature]
COUN. KENICHI D. TAKAGI, JR.
 President
 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

Date: 21 NOV 2023

[Signature]
 Norie/10th SP

