



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



ORDINANCE NO. 2024-165

AN ORDINANCE ON THE GRANT OF PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR SUBDIVISION PLAN (SP) OF SERVEQUEST INC., FOR THE PROJECT "MILLE CASE RESIDENCES (PHASE 2)" LOCATED AT SUMMIT CIRCLE ROAD CORNER HERSHEY ROADS, BARANGAY BAYANAN , 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. Engr. Marissa C. Rongavilla
- Hon. Coun. Engr. Arlene D. Hilapo
- Hon. Coun. Cornelio M. Martinez
- Hon. Coun. Rodolfo W. Moldez, Jr.
- Hon. Coun. Jonas Angelo L. Abadilla - SK President
- Hon. Coun. Allen F. Ampaya - LB President

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, the *Servequest Corporation* submitted its application for PALC and DP for its project **Mille Case Residences (Phase 2)** located at **Summit Circle Road corner Hershey Roads, Barangay Bayanan, 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. : 014-2021001018 (Lot 231) and 014-2021001017 (Lot 243)
 LAND AREA : 13,825.00 square meters
 UNIT : 895 Units
 LOT : 231 and 243

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:

SECTION 1. The PALC and DP is hereby granted to *Servequest Inc.*, for its project **Mille Case Residences (Phase 2)** located at **Summit Circle Road corner Hershey Roads, Barangay Bayanan, Muntinlupa City**.

SECTION 2. The application for PALC and DP hereby issued shall be effective for a period of **three (3) years** 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 PALC and DP;

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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 **Servequest Inc.**, for the **PALC** and Development Permit of **Subdivision Plan** of its project, "**Mille Case Residences (Phase 2)**" thereby approving all proposed improvements, enhancements and development pursuant to the project.

ENACTED, by the **10th Sangguniang Panlungsod of Muntinlupa** this **18th** day of **March 2024**, on its **87th Regular Session**.

CONCURRED:

DISTRICT 1:

[Signature]
COUN. ATTY. RAUL R. CORRO
 Member

[Signature]
COUN. ALEXSON V. DIAZ
 Member

[Signature]
COUN. PATY KATY C. BONCAYAO
 Member

[Signature]
COUN. ATTY. RACHEL KATRIEL ANN C. ARCIAGA
 Member

[Signature]
COUN. IVEE RHIA A. TADEFA
 Member

[Signature]
COUN. ALLAN REY A. CAMILON
 Member

[Signature]
COUN. JEDIDIAH R. PRESNEDI, LPT
 Member

[Signature]
COUN. TING D. NIEFES
 Member

DISTRICT 2:

[Signature]
COUN. MARK LESTER M. BAES
 Member

[Signature]
COUN. FRANCIS IAN T. BAGATSING
 Member



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[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. MOLDEZ, JR.
 Member

Sectoral Representative:

[Signature]
COUN. ALLEN F. AMPAYA
 President
 Liga ng mga Barangay

[Signature]
COUN. JONAS ANGELO L. ABADILLA
 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: 20 MAR 2024

[Signature]
 Norie/10th SP

