



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



ORDINANCE NO. 2024-184

AN ORDINANCE ON THE GRANT OF PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF PHINMA PRISM PROPERTY DEVELOPMENT CORPORATION FOR THE PROJECT "SOLANO HILLSIDE RESIDENCES" LOCATED AT SOLANO HILLSIDES, VILLONGCO ROAD, WEST SERVICE ROAD, BARANGAY SUCAT, MUNTINLUPA CITY

- Sponsored by:** *Hon. Coun. Engr. Mamerto T. Sevilla, Jr.*
Sponsored by: *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. Tadeza
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Jedidiah R. Presnedi, LPT
Hon. Coun. Ting D. Niefes
Hon. Coun. Mark Lester M. Baes - via ZOOM
Hon. Coun. Francis Ian T. Bagatsing
Hon. Coun. Engr. Marissa C. Rongavilla - via ZOOM
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;**

[Handwritten signatures]
 People's Center Building, Putatan, Muntinlupa City, Philippines 1773
 Telephone no. 861-0181 Email address: sangguniangpanlungsod2k19@gmail.com





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



Page 2
Ordinance No. 2024-184

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 **Phinma Prism Property Development Corporation** submitted its application for **PALC and DP** for its project **“Solano Hillside Residences”** located at **Solano Hillside, Villongco Road, West Service Road, 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. : 014-2022001981
LAND AREA: 3,733 square meters
UNIT : 288 Units
BUILDING : 2 8-storey

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 **Phinma Prism Property Development Corporation** submitted its application for **PALC and DP** for its project **Solano Hillside Residences** located at **Solano Hillside, Villongco Road, West Service Road, 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**;



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



Page 3
Ordinance No. 2024-184

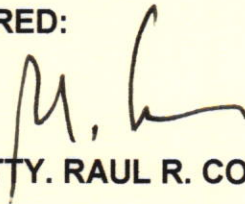
SECTION 3. Compliance with national laws and local ordinances is mandatory for the PALC and DP to be effective. **Consequently**, the **final approval** of the **Locational Clearance** rests upon the **Developer's compliance** with the requirements of the pertinent laws and ordinances;

SECTION 4. This Ordinance hereby grants and poses no objection to the request of **Phinma Prism Property Development Corporation** for the **PALC** and **Development Permit of Subdivision Plan** of its project, "**Solano Hillside Residences**" thereby approving all proposed improvements, enhancements and development pursuant to the project.

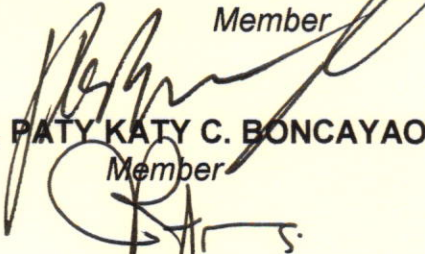
ENACTED, by the **10th Sangguniang Panlungsod of Muntinlupa** this **22nd** day of **April 2024**, on its **92nd Regular Session**.

CONCURRED:
 1

DISTRICT 1:

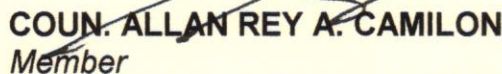

COUN. ATTY. RAUL R. CORRO
 Member


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



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



Page 4
Ordinance No. 2024-184

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

COUN. ENGR. MARISSA C. RONGAVILLA
Member

COUN. ENGR. ARLENE D. HILAPO
Member

COUN. CORNELIO M. MARTINEZ
Member

COUN. RODOLFO W. MOLDEZ, JR.
Member

Sectoral Representative:

COUN. ALLEN F. AMPAYA
President
Liga ng mga Barangay

COUN. JONAS ANGELO L. ABADILLA
President
Federation of Sangguniang Kabataan

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

CECILIA C. LAZARTE
Secretary to the Sanggunian

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ROZZANO RUFINO B. BIAZON
City Mayor

Date: **23 APR 2024**

None/10th SP

