



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



ORDINANCE NO. 2024-185

AN ORDINANCE ON THE GRANT OF ALTERATION OF PHINMA PROPERTY DEVELOPMENT CORPORATION, FOR THE PROJECT "SOLANO HILLS RESIDENCES" LOCATED AT SOLANO HILLS, VILLONGCO ROAD, WEST SERVICE ROAD, BARANGAY SUCAT, 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. Tadefa
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;"**



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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, 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 **Phinma Property Development Corporation** submitted its application for **Alteration** for its project **Solano Hills Residences** located at **Solano Hills, Villongco Road, West Service Road, Barangay Sucat, Muntinlupa city;**

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;

WHEREAS, on **June 13, 2011**, the Sangguniang Panlungsod enacted **Ordinance No.11-034**, granting the request of **Phinma Property Development Corporation**, for **PALC** and **DP** for the project **“Solano Hillside Residences”** and the City Zoning Office issued a **Development Permit No. AP-20130215-1;**

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

SECTION 1. The request for **Alteration** is hereby granted to **Phinma Property Development Corporation**, for its project **“Solano Hill Residences”** located at **Solano Hills, Villongco Road, West Service Road, Barangay Sucat, Muntinlupa City.**

SECTION 2. The Alteration will result in the reduction of constructed buildings on Solano Hills Residences which will be less than two (2) as against the fifteen that was proposed





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SECTION 3. The application for **Alteration** 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 4. This Ordinance hereby grants and poses no objection to the request of **Phinma Property Development Corporation**, for an **Alteration of Plan** of its project "**Solano Hill 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

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



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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:

[Handwritten signature]
ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ROZZANO RUFINO B. BIAZON
City Mayor

Date: 23 APR 2024

Norie/10th SP

