



Republika ng Pilipinas
SANGGUNIANG PANLUNGSOD
Lungsod Mandaluyong

ORDINANCE NO. 756, S-2020

OMNIBUS AMENDMENTS TO SECTION 37 OF
CITY ORDINANCE NO. 664, S-2017 PURSUANT
TO REPUBLIC ACT NO. 11032, OTHERWISE
KNOWN AS THE EASE OF DOING BUSINESS AND
EFFICIENT GOVERNMENT SERVICE DELIVERY
ACT OF 2018, AND FOR OTHER PURPOSES

WHEREAS, Article II, Section 27 of the Constitution provides that the State shall maintain honesty and integrity in the public service and shall take positive and effective measures against graft and corruption;

WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code of 1991 authorizes the local government units to enact zoning ordinance subject to and in accordance to existing laws;

WHEREAS, Housing and Land Use Regulatory Board (HLURB) Resolution No. 958, S-2017 dated 27 November 2017 approved the 2017-2032 Comprehensive Land Use Plan (CLUP) of Mandaluyong City;

WHEREAS, City Ordinance No. 664, S-2017 otherwise known as the Zoning Ordinance of the City of Mandaluyong was enacted on 2 June 2017 to regulate and translate the planning goals and objectives of the 2017-2032 Comprehensive Land Use Plan into reality;

WHEREAS, Republic Act No. 11032 otherwise known as the Ease of Doing Business and Efficient Government Service Delivery Act of 2018 was enacted on May 28, 2018, amending Republic Act No. 9485, to provide a program for the adoption of simplified requirements and procedures that will reduce red tape and expedite business and nonbusiness related transactions in government;

WHEREAS, Section 9. Item (b) Action of Offices, of Republic Act No. 11032 states that prescribed processing time shall not be longer than three (3) working days for simple transactions, seven (7) working days for complex transactions and twenty (20) working days for highly technical applications;

WHEREAS, Section 5. Reengineering of Systems and Procedures, of Republic Act 11032 states that "Upon effectivity of this Act, all LGUs and NGAs are directed to initiate review of existing policies and operations and commence with the reengineering of their systems and procedures in compliance with the provisions of this Act, pending the approval of the implementing rules and regulations (IRR) thereof".

BE IT ORDAINED by the Sangguniang Panlungsod of the City of Mandaluyong, in session assembled;

SECTION 1. Article XI, Section 37 is hereby amended to read as follows:

SECTION 37. DOCUMENTARY REQUIREMENTS. Application for Locational Clearance and Certificate shall be received and processed upon complete submission of applicable requirements listed below.

A. Locational Clearance (LC) for Business and License Permit.

1.) Application form duly notarized, accomplished and signed by the owner or representative (*with Special Power of Attorney or Authorization Letter*)

2.) Photocopy of the following documents:

- Certified true copy of Transfer Certificate of Title (TCT)/Condominium Certificate of Title (CCT)
- Tax Declaration with improvements
- Barangay Clearance
- Consent from immediate neighbors residing within the fifty (50) meters radius or a written notice informing such neighbors that a proposed project/activity is to be made, (*For business located in R2, R3A, R3B and MD1 zones*)
- Clearance from Homeowners Association duly registered with HLURB, (*for business located in R1 zone*)
- Contract of Lease or certification from the property-owner with specified area duly notarized and signed by the property-owner and the tenant, (*If not a registered lot/structure owner*)
- Environmental Compliance Certificate (ECC) pursuant to Article XI Section 34 of City Ordinance No. 664, S-2017
- Sangguniang Panlungsod Resolution for Cell Site (*If located in Residential Zone*)

3.) Colored picture of business establishment location (*inside and outside views*)

B. Locational Clearance (LC) for Building Permit.

1.) Application form duly notarized, accomplished and signed by the owner or representative (*with Special Power of Attorney or Authorization Letter*)

2.) Photocopy of the following documents:

- Certified true copy of Transfer Certificate of Title (TCT)/ Condominium Certificate of Title (CCT)
- Tax Declaration
- Survey plan of the lot(s) as described in TCT with location map
- Barangay Clearance
- Consent from immediate neighbors residing within the fifty (50) meters radius or a written notice informing such neighbors that a proposed project/activity is to be made, *(For construction/renovation located in R2, R3A, R3B and MD1 zones)*
- Clearance from Homeowners Association duly registered with HLURB, *(for construction/renovation located in R1 zone)*
- Contract of Lease or certification from the property-owner duly notarized and signed by the property-owner and the tenant, *(If not a registered lot/structure owner)*
- Environmental Compliance Certificate (ECC) pursuant to Article XI Section 34 of City Ordinance No. 664, S-2017
- Height Clearance from CAAP
- DOH Clearance
- Sangguniang Panlungsod Resolution for Cell Site *(If located in Residential Zone)*
- Green Building Pre-Compliance Certificate, *(for project covered by City Ordinance No. 709, S-2018 or its latest version)*

3.) Six (6) sets of architectural plans *(duly signed and sealed by licensed Architect/Engineer)*

- Site Development Plan/Vicinity Map/Perspective
- Floor Plans
- Elevations

4.) Six (6) sets of subdivision plan *(duly signed and sealed by a licensed Environmental Planner)*

5.) Colored picture of proposed project site.

C. Zoning Certificate (ZC).

- 1.) Application form duly notarized, accomplished and signed by the owner or representative (*with Special Power of Attorney or Authorization Letter*)
- 2.) Lot Plan with vicinity/location map duly signed & sealed by Geodetic Engineer
- 3.) Certified true copy of Transfer Certificate of Title (TCT)

D. Certificate of Non-Conformance (CNC).

- 1.) Application form duly notarized, accomplished and signed by the owner or representative (*with Special Power of Attorney or Authorization Letter*)
- 2.) Six (6) sets of architectural plans (*duly signed and sealed by licensed Architect/Engineer*)
 - Site Development Plan/Vicinity Map/Perspective
 - Floor Plans
 - Elevations
- 3.) Photocopy of the following:
 - Certified true copy of Transfer Certificate of Title (TCT)/Condominium Certificate of Title (CCT)
 - Barangay Clearance
 - Consent from immediate neighbors residing within the fifty (50) meters radius or a written notice informing such neighbors that a proposed project/activity is to be made, (*For activity/project located in R2, R3A, R3B and MD1 zones*)
 - Clearance from Homeowners Association registered with HLURB, (*for activity/project located in R1 zone*)
 - Contract of Lease or certification from the property-owner duly notarized and signed by the property-owner and the tenant, (*If not a registered lot/structure owner*)
 - Previous Certificate of Non-Conformance, (*If renewal*)
 - Business Permit from year 2017 to present
 - Tax Declaration for land and improvement issued before 2017
- 4.) Colored picture of project site/business establishment location (*inside and outside views*)

SECTION 2. This Ordinance shall take effect immediately after its publication at least once in a newspaper of general circulation in Metro Manila.

ENACTED on this 27th day of January 2020, in the City of Mandaluyong.

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS
ENACTED AND APPROVED BY THE SANGGUNIANG
PANLUNGSOD OF MANDALUYONG IN A REGULAR SESSION
HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.


MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED BY:


CHARISSE MARIE ABALOS-VARGAS
Councilor &
Acting Presiding Officer

APPROVED:


CARMELITA A. ABALOS
City Mayor

Date: FEB 07 2020