



REPUBLIC OF THE PHILIPPINES
SANGGUNIANG PANLUNGSOD
CITY OF MANDALUYONG



ORDINANCE NO. 983, S-2024

AN ORDINANCE TEMPORARILY GRANTING CENTURY PRIME CORPORATION A ROAD RIGHT OF WAY (RROW) TRAVERSING ITS EXISTING PROPERTIES OPENING UP FROM THE PREMISES OF ACQUA RESIDENCES TO A PORTION OF THE ESTRELLA – PANTALEON BRIDGE TO BE UTILIZED AS MODE OF INGRESS AND EGRESS EXCLUSIVELY FOR THE USE OF RESIDENTS, PATRONS, AND OTHER AUTHORIZED PERSONS OF ACQUA RESIDENCES, NULIV TOWNVILLAS, AND ALL COMPONENT BUSINESS ESTABLISHMENTS SITUATED THEREIN

WHEREAS, Republic Act No. 7160 or the Local Government Code of 1991 provides for the power of the Sangguniang Panlungsod, as the legislative body of the city, to enact ordinances, approve resolutions and appropriate funds for the general welfare of the city and its inhabitants pursuant to Section 16 of the said Code, particularly the approval of ordinances which regulate the use of streets, avenues, alleys, sidewalks, bridges, parks, and other public places, and the traffic on all streets and bridges;

WHEREAS, in consonance with the same, the same Code provides that, a local government unit may, pursuant to an ordinance, permanently or temporarily close or open any local road, alley, park, or square falling within its jurisdiction;

WHEREAS, for the regulation of the use of any local street, road, thoroughfare, or any public place where shopping malls or shopping areas may be established or where goods, merchandise, foodstuffs, commodities, or articles of commerce may be sold and dispensed to the general public, the same is likewise sanctioned by the Code through a duly enacted ordinance;

WHEREAS, Barangay Hulo of the City of Mandaluyong presently houses several real estate developments, particularly Acqua Residences and all its component towers, the presently constructed Nuliv Townhomes, and several other business establishments, all of which are in possession of the necessary permits and licenses issued by the City Government of Mandaluyong for its developer, Century Prime Corporation;

WHEREAS, a long-standing concern of Century Prime Corporation is the apparent challenge of ingress and egress to and from its developments, with the management, unit owners, and visitors from the general public clamoring for a more conducive passageway to and from the area;

WHEREAS, from the time of its initial construction up to the present, it has been determined by the City Government of Mandaluyong that the areas surrounding the said properties cause traffic congestion and build-up as, at the present time, there only exists one (1) road dedicated for the entry and exit from the properties, particularly Coronado Street, a narrow road which is incapable of accommodating a voluminous amount of vehicles;

WHEREAS, the City Government of Mandaluyong, to address the concerns raised by the stakeholders of Acqua Residences, Nuliv Townhomes, and all business establishments located therein as well as the traffic build-up surrounding the said properties caused by the lack of an alternative entry and exit point, now intends to temporarily allow Century Prime Corporation to traverse its existing strip of properties and construct therein a road right-of-way from the premises of Acqua Residences and opening up to a portion of the Estrella – Pantaleon Bridge in Barangay Hulo as a mode of ingress to and egress from the afore-mentioned properties for residents, patrons, and other authorized persons as may be sanctioned by Century Prime Corporation.

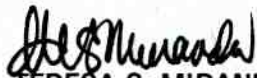
NOW THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED BY THE SANGGUNIANG PANLUNGSOD OF THE CITY OF MANDALUYONG, METRO MANILA, IN SESSION DULY ASSEMBLED THAT:

- SECTION 1. Century Prime Corporation is hereby temporarily granted to use and utilize a portion of its existing strip of properties within the premises of Acqua Residences for the construction of a passage road from Acqua Residences and opening up to a portion of the Estrella – Pantaleon Bridge in Barangay Hulo, Mandaluyong City as Road Right-of-Way (RROW) for the ingress to and egress from Acqua Residences, Nuliv Townhomes, and all business establishments situated therein exclusively for the use of its residents, for unit owners, patrons, and other authorized persons as may be sanctioned by Century Prime Corporation.
- SECTION 2. The temporary allowance given to Century Prime Corporation shall be for a period of five (5) years from date of the approval of this Ordinance subject to renewal and shall continuously be subject to compliance with the provisions of the pertinent rules and regulations promulgated by Barangay Hulo Council and/or the City Government of Mandaluyong for its use.
- SECTION 3. The operation and maintenance of the said road, including but not limited to the installation and maintenance of streetlights, installation of road signages along such road, retrofitting and repair of affected private and public properties, and other similar works and undertakings, shall pertain to Century Prime Corporation. Notwithstanding this, any or all works to be undertaken within the road shall be properly coordinated, in writing, with the City Engineering Department for their information and guidance, and if necessary, secure the appropriate clearances with the appropriate government agencies.

- SECTION 4. In compliance with the provisions of the Local Government Code of 1991 geared towards the protection and safety of all relevant stakeholders, the necessary provisions for maintenance of public safety shall, likewise, be undertaken by Century Prime Corporation, in coordination with Barangay Hulo Council and the relevant departments and offices of the City Government of Mandaluyong, including the provision of personnel and necessary effects for the purpose of securing the safety of inhabitants in the area.
- SECTION 5. Century Prime Corporation is, likewise, directed to exhaust all necessary means and measures towards achieving the purpose of the construction of such road while being less intrusive to all affected stakeholders. For this purpose, it is necessary that the operation of such road adapt to the changes in traffic conditions which may arise in any or all affected roads surrounding it and that continuous collaborative efforts geared towards easing the traffic conditions which may arise from the regulation of the said road are exerted between Century Prime Corporation and the City Government of Mandaluyong, through its City Traffic and Parking Management Department.
- SECTION 6. Notwithstanding this grant, the City Government of Mandaluyong reserves its right to temporarily restrict the use of the local road pertained to under this Ordinance for purposes which it may deem necessary and for any other public purpose, and if warranted, to permanently restrict and prohibit the use and access to the same for justified purposes.
- SECTION 7. If, for any reason, any section or provision of this Ordinance is declared unconstitutional or invalid by a competent court, the remaining sections or provisions shall not be affected thereby and shall continue to be in full force and effect.
- SECTION 8. All ordinances, resolutions, rules, or regulations which are inconsistent with or contrary to the provisions of this Ordinance are hereby repealed, amended, or modified accordingly.
- SECTION 9. This Ordinance shall take effect immediately upon its approval.

ENACTED on this 10th day of June 2024, in the City of Mandaluyong.

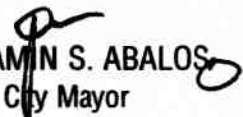
I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE
WAS ENACTED BY THE SANGGUNIANG PANLUNGSOD
OF MANDALUYONG IN A REGULAR SESSION HELD ON
THE DATE AND PLACE FIRST ABOVE GIVEN.


MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED BY:

APPROVED BY:


ANTONIO DLS. SUVA
City Councilor &
Acting Presiding Officer


BENJAMIN S. ABALOS
City Mayor

Date: JUN 14 2024