



Republic of the Philippines
CITY COUNCIL
Quezon City
15th City Council

PR2004-50

5th Regular Session

RESOLUTION NO. SP 2567, S-2004

A RESOLUTION AUTHORIZING THE ISSUANCE OF CERTIFICATE OF EXCEPTION TO ASB LAND, INC., FOR THE CONSTRUCTION OF ADDITIONAL RESIDENTIAL, OFFICE AND COMMERCIAL CONDOMINIUM BUILDINGS TO BE LOCATED AT E. RODRIGUEZ SR. AVE., BRGY. DAMAYANG LAGI, QUEZON CITY, CONSISTING OF CONTIGUOUS PARCELS OF LAND COVERED BY TRANSFER CERTIFICATES OF TITLE NUMBERED 201730, 201731, 201732, 201733, 123976 AND 123978 OF THE REGISTRY OF DEEDS OF QUEZON CITY ALLOWING PERPETUAL DEVIATION FROM THE RESTRICTIONS OF ARTICLE VI, SECTION 4 ON TRAFFIC GENERATORS AND SECTION 11 ON MAXIMUM FLOOR AREA RATIO (FAR) OF THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. SP-981, S-2000, AS AMENDED.

Introduced by Councilors JULIAN M. L. COSETENG, ELIZABETH A. DELARMENTE, VICTOR V. FERRER, JR., ROMMEL R. ABESAMIS, JOSEPH P. JUICO, WINSTON "Winnie" T. CASTELO, ALLAN BUTCH T. FRANCISCO, VOLTAIRE GODOFREDO L. LIBAN III, JORGE B. BANAL, JR., WENCEROM BENEDICT C. LAGUMBAY, DANTE M. DE GUZMAN, ANTONIO E. INTON, JR., JANET M. MALAYA, RESTITUTO B. MALAÑGEN and BAYANI V. HIPOL.

WHEREAS, the ASB Land, Incorporated with principal office address at ASB Center, #114 Benavidez St., Legaspi Village, Makati City, is the owner of seven (7) contiguous parcels of land located at E. Rodriguez Sr. Ave., Brgy. Damayang Lagi, Quezon City, covered by Transfer Certificates of Title Numbered 201730, 201731, 201732, 201733, 123976, and 123978 registered with the Registry of Deeds of Quezon City with an aggregate area of ten thousands four hundred eighty-two {10,482} square meters, more or less, (the "Property", for brevity) where "The Garden Heights, Phase I" is presently located;

WHEREAS, "the Garden Heights, Phase I" observed the provisions of the National Building Code as regards the Traffic Generators or parking slot requirements per condominium unit and the maximum Floor Area Ratio (FAR);

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WHEREAS, ASB Land, Inc., intends to develop and construct within the Property additional residential, office and commercial condominium buildings with the following restrictions observed in "The Garden Heights, Phase I" -

As to the parking space requirements:

- a.) For floor area up to 50 sq. m. - 1 slot/8 units
- b.) For floor area above 50 sq. m.
to 100 sq. m. - 1 slot/4 units
- c.) For floor area more than 100 sq. m. - 1 slot/1 unit

As to the Floor Area Ratio (FAR): FAR 16

WHEREAS, the Quezon City Comprehensive Ordinance No. SP-918, S-2000, as amended, does not permit such new type of project to be constructed thereon;

WHEREAS, ASB Land, Inc., has submitted an application for a Certificate of Exception with the City Council under Art. VIII, Sec. 3B and Art. IX, Sec. 18 of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended, and has complied with the requirements for the issuance thereof;

WHEREAS, ASB Land, Inc.'s application for a Certificate of Exception is meritorious considering that:

1. It will not adversely affect the public health, safety and welfare and is keeping with the general pattern of development in the community;
2. the proposed project will support economic-based activities and provide livelihood, vital community services and facilities and at the same time poses no adverse effect on the zone or community;
3. The exception will not adversely affect the appropriate use of the adjoining property in the same district;
4. the exception will not alter the essential character and general purpose of the district where the exception sought is located;

WHEREAS, in view of the above findings, the application of ASB Land, Inc., for Certificate of Exception complies with the requirements of Article VIII, Sec. 3B and Art. IX, Section 18 of the Quezon City Comprehensive Zoning Ordinance of 2000, as amended.



NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED, to authorize, as it does hereby authorize, the City Planning and Development Officer to grant Certificate of Exception to ASB Land, Inc., allowing perpetual deviation from the restrictions of Article VI, Section 4 on Traffic Generators and Section 11 on the Maximum Floor Area Ratio (FAR) of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended, by observing the following restrictions provided under the National Building Code, as follows:

As to the parking space requirements:

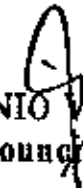
- a.) For floor area up to 50 sq. m. - 1 slot/8 units
- b.) For floor area above 50 sq. m.
to 100 sq. m. - 1 slot/4 units
- c.) For floor area more than
100 sq. m. - 1 slot/1 unit

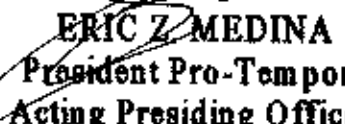
As to the Floor Area Ratio (FAR): FAR16

for the construction of residential, office and commercial condominium buildings in the property located at E. Rodriguez Sr. Avenue, Brgy. Damayang Lagi, Quezon City, consisting of contiguous parcels of land covered by Transfer Certificates of Title Nos. 201730, 201731, 201732, 201733, 123976, and 123978 of the Registry of Deeds of Quezon City.

ADOPTED: August 10, 2004.


ATTESTED:


EUGENIO V. JURILLA
City Council Secretary


ERIC Z. MEDINA
President Pro-Tempore
Acting Presiding Officer

CERTIFICATION

This is to certify that this Resolution which was APPROVED on Second Reading on August 10, 2004, was CONFIRMED by the City Council on August 17, 2004.


EUGENIO V. JURILLA
City Council Secretary

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