



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
18<sup>th</sup> City Council

PR2012-362

71<sup>st</sup> Regular Session

RESOLUTION NO. SP- 5640, S-2012,

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO BSC REALTY, INC. FOR THE CONSTRUCTION OF A TEN (10)-STOREY RESIDENTIAL, OFFICE AND COMMERCIAL CONDOMINIUM BUILDING WITH BASEMENT AND ROOFDECK AT LOT 9 BLOCK 119 MALAKAS STREET CORNER MATAPANG STREET, BARANGAY PINYAHAN, QUEZON CITY, ALLOWING DEVLATION FROM THE RESTRICTION AND REQUIREMENTS PROVIDED FOR UNDER THE PROVISIONS OF ARTICLE VI, SECTION 4 (TRAFFIC GENERATION) AND SECTION 11 (F) (HEIGHT GENERATION) OF CITY ORDINANCE NO. SP-918, S-2000, OTHERWISE KNOWN AS THE "QUEZON CITY COMPREHENSIVE ZONING ORDINANCE AS AMENDED".**

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*Introduced by Councilor ALEXIS R. HERRERA.*

*Co-Introduced by Councilors Anthony Peter D. Crisologo, Ricardo T. Belmonte, Jr., Joseph P. Juico, Precious Hipolito Castelo, Eden "Candy" A. Medina, Julianne Alyson Rae V. Medalla, Godofredo T. Liban II, Allan Benedict S. Reyes, Jaime F. Borres, Jose Mario Don S. De Leon, Gian Carlo G. Sotto, Eufemio C. Lagumbay, Jesus Manuel C. Suntay, Jessica Castelo Daza, Raquel S. Malañgen, Vincent DG. Belmonte, Ivy Lim-Lagman and Ramulfo Z. Ludovica.*

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*WHEREAS, BSC Realty, Inc. will construct a ten (10)-Storey Residential, Office and Commercial Condominium Building with basement and roofdeck in a 756.50-square meter lot located at Lot 9 Block 119 Malakas Street corner Matapang Street, Barangay Pinyahan, Quezon City;*

*WHEREAS, the said building will house six (6) commercial/office units and one hundred forty nine (149) residential condominiums. It will have forty (40) parking slots located at the basement, podium and frontage of the building;*

*WHEREAS, considering the total number of office and residential units and the number of parking slots allotted, the said proposed building will deviate from the restrictions and requirements provided for under Article VI, Section 4 (Traffic Generation) of the Quezon City Comprehensive Zoning Ordinance;*


*WHEREAS, considering further the lot area on which the said building will be erected and the total floor area of the said building, it will also deviate from the restrictions and requirements provided for under Article VI, Section 11 (f) (Height Generation) of the said Ordinance;*

*WHEREAS, the said area is a Commercial Zone and the project will not adversely affect the public health, safety and welfare of the area, but in fact will enhance the commercial activities thereat.*

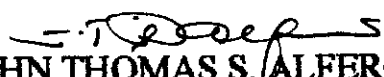
**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED,** to authorize, as it does hereby authorize the issuance of a Certificate of Exception to BSC Realty, Inc. for the construction of a ten (10)-Storey Residential, Office and Commercial Condominium Building with basement and roofdeck at Lot 9 Block 119 Malakas Street corner Matapang Street, Barangay Pinyahan, Quezon City, allowing deviation from the restrictions and requirements provided for under Article VI, Section 4 (Traffic Generation) and Section 11 (f) (Height Generation) of City Ordinance No. SP-918, S-2000, otherwise known as the "Quezon City Comprehensive Zoning Ordinance, as amended".

**ADOPTED:** November 19, 2012.


  
MA. JOSEFINA G. BELMONTE  
Vice Mayor  
Presiding Officer

**ATTESTED:**

  
Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept Head III

**CERTIFICATION**

*This is to certify that this Resolution was APPROVED by the City Council on Second Reading on November 19, 2012 and was CONFIRMED on November 26, 2012.*

  
Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept Head III 