



Republika ng Pilipinas  
Lungsod Quezon  
SANGGUNIANG PANLUNGSOD  
(City Council)

PR2001-393

26<sup>th</sup> Regular Session

RESOLUTION NO. 1760, S-2002

A RESOLUTION ADOPTING THE AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN (CLUP) AS PROPOSED BY THE ZONING ADMINISTRATOR HERETO APPENDED AND MADE AN INTEGRAL PART HEREOF.

Introduced by Councilors WENCEROM BENEDICT C. LAGUMBAY, WILMA AMORANTO-SARINO, VINCENT P. CRISOLOGO, VICTOR V. FERRER, JR., ELIZABETH A. DELARMENTE, BERNADETTE R. CRUZ-HERRERA, ROMMEL R. ABESAMIS, VOLTAIRE GODOFREDO L. LIBAN III, AIKO M. YLLANA, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, ERIC Z. MEDINA, MARY ANN L. SUSANO, JORGE L. BANAL, JULIAN M.L. COSETENG, FRANZ S. PUMAREN, DIORELLA MARIA G. SOTTO-DE LEON, DANTE M. DE GUZMAN, JESUS "BONG" C. SUNTAY, ANTONIO E. INTON, JR., JANET M. MALAYA, RESTITUTO B. MALAÑGEN and ALMARIO E. FRANCISCO.

WHEREAS, the Quezon City Land Use Plan was drafted in accordance with the Presidential directive mandating local government units in preparation of their respective Land Use Plan and Zoning Ordinance;

WHEREAS, the Comprehensive Land Use Plan was adopted and approved by the Quezon City Council under Resolution No. SP-1411 dated June, 2000;

WHEREAS, the Quezon City Comprehensive Zoning Ordinance was submitted to the Metro Manila Development Authority for a joint review with the Housing and Land Use Regulatory Board (HLURB) in compliance with Presidential Executive Order No. 72, Series of 1993;

WHEREAS, certain comments and recommendations were made by the joint review of the HLURB and MMDA on April 3, 2001 and reiterated in the HLURB letter dated April 2001;

WHEREAS, after careful review and evaluation of the said comments and recommendations, amendments to the Comprehensive Land Use Plan is hereby deemed appropriate;

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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SESSIONS ASSEMBLED, to adopt as it does hereby adopt, the following amendments to the Comprehensive Land Use Plan (CLUP) as proposed by the Zoning Administrator hereto appended and made an integral part hereof

## VOLUME I. SOCIO-ECONOMIC & PHYSICAL PROFILE

### Chapter 2. PROFILE OF THE CITY

#### 2.0 THE PHYSICAL STRUCTURE

##### 2.4.9 Solid Waste Collection and Disposal (page 26)

The QC Task Force Clean and Green reported that the total volume of garbage collected in 2000 was 2,749,362 cu. meters (549,872 tons) or roughly 1,500 tons/day. This translates to a per capita collection rate is 0.69 kg/day. However the presence of solid waste heaps on roadsides, vacant lots and in rivers and creeks imply that the per capita collection rate is higher than 0.69 kg.

Garbage collected is still disposed at the open dumpsite located in Payatas in the absence of an alternative disposal site. The total amount absorbed by the dumpsite in 1999 was 2,737,500 cu. meters (547,000 tons), 97.8% of which came from Quezon City while 2.2 % or 60, 184 cu. meters were from nearby municipalities. Disposal figures for the year 2000 are unavailable, however, since in the second half of the year, the City was forced to utilize the San Mateo Landfill in the aftermath of the July Payatas trashslide. When it became extremely difficult for the city to continue waste disposal at the landfill due to the longer trip time and greater haul distance and when the landfill was ordered closed, the city was forced to reopen the Payatas open dumpsite.

Being an unsanitary open dump, the Payatas dumpsite is a critically confronting issue as it poses danger not only to the residents in the vicinity but to the immediately-lying La Mesa Dam which is the depository of domestic water for Metro Manila. If only for public health considerations alone, there is compelling reason to convert the present dumpsite into other environment-friendly solid waste disposal system that can address both the garbage and environment problems as well as the socio-economic needs of the residents in the area.

#### 4.2 EMPLOYMENT

##### paragraph 1

The working age population (15 years old and over) is 1,368,000 or 64.8% of the total population. Composing the working age population are those in the labor force (64.2%) and those not in the labor force - the economically inactive population (35.8%) which is made up of housewives, retirees, students, the sick and the disabled.

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paragraph 2.

Of the labor force population of 878,000, 84.7% are employed and 11.6% unemployed. The visibly underemployed, those who are working less than 40 hours a week and are still looking for work, is estimated to be 4.0% of the employed population. The city's unemployment rate is lower than NCR's 16.2%

paragraph 4.

*The city's unemployment rate showed an increasing trend from 1995 to 1997. Although the employment situation in the city improved in 1998 as unemployment rate decreased to 11.6%, the city's unemployment rate increased significantly in 1999 at 15.3%.*

### 5.3 GOVERNMENT INCOME AND EXPENDITURE

#### 5.3.1 Government income

paragraph 1.

In the year 1999, the city government recorded a total income of *P5.1 Billion* increasing by 95.66% from the *P2.61 Billion* registered in 1995. During the period 1995-1999, total income of the city registered an average growth rate of 18.56% with the highest rate recorded in the period 1996-1997 with 23.81%. Tax revenues emerged as the biggest/major source of income for the city in 1999 comprising about 48.29% of the city's total revenues or *P2.46 Billion*. Income from taxation is composed of Real Property Tax (38%), Business Tax (20%) and other taxes (8%). As the main tax revenue source, income from Real Property taxes is still to be increased thru aggressive and effecient collection of property arrears/delinquencies.

Paragraph 2.

*Loan and borrowing in 1999 registered the second highest source of revenue for the city with 1.25 Billion or 25%. Internal Revenue Allotment (IRA) or the city's share in the national revenue taxes comprised 23% (1.15%) of the city income in 1999, while non-tax revenues contributed 221.23 Million or 4% of the city's total income.*

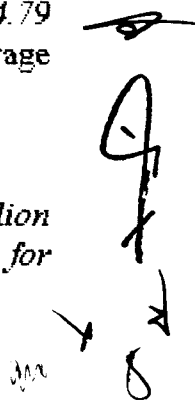
#### 5.3.2 Government Expenditure

paragraph 1.

From *P3.99 Billion* in 1998, the city's total expenditure increased to *P4.79 Billion* in 1999 or an increase of 20.13%. The period 1995-1999 saw an average growth rate of 17.82%.

paragraph 2.

The biggest expenditure in 1999 was for *Other Charges* with 2.06 Billion or 43% of the city's total expenditure. This was mainly due to the amortization for loan secured by the city government.

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paragraph 3.

*Expenditure on public welfare and internal safety on the other hand, registered the second major expenditure item of the city in 1999. It totaled to 1.36 Billion or 25% of the city's total expenditures. It was followed by expenditure for general government, which primarily covers activities on general operation and services with 1.23 Billion or 26% of the city's total expenditures. Expenses on operation on economic enterprises comprised of 3% of the city's total expenditure or 137.97 Million.*

*VOLUME II  
THE TEN YEAR PLAN (2001-2010)*

Chapter I DEVELOPMENT FRAMEWORK

DEVELOPMENT VISION, GOALS AND OBJECTIVE

4.1. Development Vision

The creation of Quezon City in 1939 was inspired by the dream of President Manuel L. Quezon which states that:

"I dream of a capital city that politically shall be the seat of the national government; aesthetically, the showplace of the nation – a place where thousand of people will come and visit as the epitome of culture and spirit of the country; socially, a dignified concentration of human life, aspirations and endeavors and achievements; and economically, as a productive, self contained community."

This dream became the basic guiding principle of the city's growth and evolution. The present road network and allocation of large tract of lands for government offices reflect essential components of the first master Plans drawn for a capital city. Quezon City became the center of government services and higher learning and grew as a self reliant community. It contributed largely to the political and socio-economic shaping of the nation as its schools nurtured destined leaders, its legislative halls echoed the discourses of brilliant lawmakers and its streets became the venues of great historical milestones like the Cry of Pugad Lawin and People's Power I and II.

Greater challenges brought about by new technologies and rapid changes occurring in the local and global markets face small and big cities alike, here and around the world. With this scenario a vision that is grounded on the city's inherent uniqueness and competitive edge and is reflective of the peoples' desires and aspirations will be critical. Located at the crossroad and appropriately linked to old and emerging growth areas, the city shall be a vital interregional service hub providing goods and complementary services to the industries and enterprises in these areas. It shall reinforce its role as the center of government services, higher

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education and specialized medical facilities as it responds more efficiently to the demands of its growing population.

For Quezon City, the citizenry and local leadership envision a quality city for themselves as they continue to draw inspiration from President Quezon's dream. This vision is truly owned by the people as it was developed through a series of dialogues, consultations and workshops actively led by Mayor Feliciano R. Belmonte, Jr. himself. The series included the constant-week-end barangay visits and dialogues with the residents, the Barangay Summit and Multi-Sectoral Consultations Summit held in December 2001 and the Strategic Planning Workshop of City Hall Officials held in February 2002.

The vision for Quezon City is as follows:

QUEZON CITY = Quality City

"We aim to make it the premier business capital."

"Our vision is that of a clean, model community that is resident-friendly."

"The following will be our benchmarks for the realization of our vision:

- Citizens enjoy a clean, healthy environment with well maintained streets profuse with greenery;
- They can move freely in a community that they are confident is safe and crime-free;
- A decent quality of life is assured through a responsive public health system focused on those, who without the help of the government, would have no hope of medical care;
- Citizens, communities, socio-civic organizations and the business sector see themselves as active partners in a continually expanding network of services targeted toward the growth and development of Quezon City;
- Citizens are served by City government officials and employees who are professional, efficient and responsive at identifying citizens' needs and developing and implementing solutions to meet those needs.

In simple terms, we will know that we have realized our vision if Quezon City residents are proud to live in the City more than anywhere else in the world. This is because of a City Government that has placed them number one over everything else."

As for the city government, it has taken upon itself to be a 'MODEL OF EFFECTIVE GOVERNANCE AND RESPONSIBLE LEADERSHIP, WORKING IN PARTNERSHIP WITH THE CITIZENRY IN BUILDING A QUALITY COMMUNITY.'

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## 2.0 DEVELOPMENT CHALLENGES

### 2.1. Physical

- Urban Degeneration. Noticeable in the older sections of the City like in Galas and Laloma which first absorbed the sprawl of Manila and *old industrial areas in Balintawak*

## Chapter 2 SPATIAL DEVELOPMENT STRATEGY

### 2.0 DEVELOPMENT STRATEGY

#### 2.2 Areas of Growth/Influence (page 15)

- Balintawak Urban Redevelopment Area where the regeneration of the traditional industrial areas through planned unit development shall be promoted and encouraged.
- The Payatas Special Urban Development Zone where development is planned to rehabilitate and improve the environmental condition at the Payatas dumpsite.

#### 2.3 Development Policies and Strategies (page 17)

##### Land Use

- Set control guidelines such as density control and building height limitations for high-intensity development areas

##### Environment

- *Promote ecological solid waste management focusing on reduction, recovery and recycling*

## Chapter 4 IMPLEMENTING THE PLAN

### 2.0 ZONING ORDINANCE

#### 2.1 Significant features of the Zoning Ordinance

##### Parks and Open spaces (page 22)

- *Designation of 10-m strip both sides of major waterways as EPA*

##### On District Requirements (page 23)

- *Maximum FAR of six (6) in R-3*
- *Maximum FAR of four (4) in C-1*
- *Varying FARs in C-2*

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### 3.0 SECTORAL DEVELOPMENT PLANS

#### 3.3 Environment Plans

##### 3.3.2 Objectives

- Preserve and develop more green areas
- Establish a more efficient ecological waste management system pursuant to RA 9003 otherwise known as the Ecological Solid Waste Management Act

##### 3.3.3 Plans and Program (page 35)

*a. Ecological and Solid Waste Management Program - implementation of an efficient, ecological solid waste management system pursuant to RA 9003*

#### 3.4 Special Urban Development Zone

##### 3.4.2 Programs (page 33)

*3.4.2.1 Integrated Area Management Program - Rationalization of development of certain areas showcasing the city's image by setting/enforcing development guidelines therefor that will enhance their character.*

*3.4.2.2 Payatas Urban Development Zone - Rehabilitation of the dumpsite and its immediate surroundings incorporating ecological solid waste management facility, livelihood programs and low-cost housing.*

*3.4.2.7 Balintawak Urban Development Zone - regeneration of old industrial sites through planned unit development.*

### Chapter 5 FINANCING THE PLAN

#### LOCAL SOURCES:

##### Business Taxes (pages 35)

###### paragraph 1

In 1999 collection from business taxes reached P874.99 M or 17% of the city's income. Collection efficiency on Business Taxes has remained at an average of about 90% during the period 1996-1999.

###### paragraph 2

Big increases in business taxes are also foreseen in the coming years due to various development projects that are being undertaken such as the *North Triangle Business Center* Development Project, the Eastwood Cyberpark, etc.

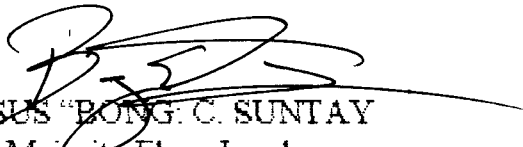
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EXTERNAL SOURCES:


Internal Revenue Allotment (IRA) (page 36)

The City's share in the IRA has tremendously increased in the last five (5) years averaging by about 11%. In 1999, it received P1.15 B and is expected to reach more than P2 billion in the year 2005.

ADOPTED: March 12, 2002.

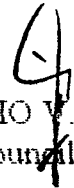
  
JESUS "BONG" C. SUNTAY  
Majority Floor Leader  
Acting Presiding Officer

ATTESTED:

  
EUGENIO V. JURILLA  
City Council Secretary

CERTIFICATION

*This is to certify that this Resolution which was APPROVED on Second Reading on March 12, 2002, was CONFIRMED by the City Council on March 19, 2002.*

  
EUGENIO V. JURILLA  
City Council Secretary

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\* 8