



Republic of the Philippines  
**CITY COUNCIL**  
Quezon City  
15<sup>th</sup> City Council

PR2003-197

68th Regular Session

RESOLUTION NO. SP-**2103**, S-2003

A RESOLUTION AUTHORIZING THE OFFICE OF THE CITY PLANNING AND DEVELOPMENT OFFICER/ZONING ADMINISTRATOR TO GRANT A CERTIFICATE OF EXCEPTION TO RIZAL COMMERCIAL BANKING CORPORATION ALLOWING DEVIATION FROM THE RESTRICTIONS OF QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. SP-918, S-2000, IN THE DEVELOPMENT OF LOT 16, BLOCK 13, GREENMEADOWS III SUBDIVISION IN BARANGAY UGONG NORTE, PURSUANT TO ARTICLE VIII, SEC. 3(B) AND ARTICLE IX, SEC. 18 OF THE QUEZON CITY ZONING ORDINANCE NO. SP-918, S-2000.

Introduced by Councilors ALLAN BUTCH T. FRANCISCO, AIKO MELENDEZ, ROMMEL R. ABESAMIS, ANTONIO E. INTON, JR., JESUS MANUEL C. SUNTAY, VINCENT P. CRISOLOGO, VICTOR V. FERRER, JR., VOLTAIRE GODOFREDO L. LIBAN, III, RAMON P. MEDALLA, ERIC Z. MEDINA, MARY ANN L. SUSANO, DIORELLA MARIA SOTTO-DE LEON, ALMA F. MONTILLA, JANET M. MALAYA, RESTITUTO B. MALAÑGEN, RICARDO R. DEL ROSARIO, ELIZABETH A. DELARMENTE AND XYRUS L. LANOT.

WHEREAS, under the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, approved on 12 October 2000, Block 13 of the Greenmeadows III Subdivision in Barangay Ugong Norte is classified as Low Density Residential Zone (R-1);

WHEREAS, under the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, an R-1 Zone has a specified maximum density of twenty (20) dwelling units per hectare;

WHEREAS, Rizal Commercial Banking Corporation (RCBC), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office address at Yuchengco Tower, RCBC Plaza, 6819 Ayala Ave. cor. Sen. Gil Puyat Ave., Makati City, is the registered owner of a lot in Block 13, Greenmeadows III Subdivision in Barangay Ugong Norte, particularly Lot 16, Block 13 of the Greenmeadows III Subdivision in Barangay Ugong Norte, measuring Six Thousand One Hundred Ninety Five square meters (6,195 sq.m.) covered by Transfer Certificate of Title Numbered N-200040 of the Registry of Deeds of Quezon City;

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WHEREAS, the said property falls under the Real Estate and Other Properties Owned or Acquired (ROPOA) Account of RCBC, which carries a 100% risk rating as far as its capital adequacy ratio requirement is concerned and which under the law, it is directed by the Bangko Sentral ng Pilipinas (BSP) to dispose of such ROPOA within five (5) years or provide 100% provision for losses if these properties are not sold within the prescribed period;

WHEREAS, in order to minimize its losses amidst the continuing economic difficulties affecting the country, RCBC desires to develop the property and build residential units consisting of eight (8) duplexes and five (5) triplexes on the lot, with the view of selling the same to its own officers and employees;

WHEREAS, RCBC submitted an application for a Certificate of Exception from the City Council under Article VIII, Section 3(b) and Article IX, Section 18 of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, and has complied with the requirements for the issuance thereof;

WHEREAS, RCBC's application for a Certificate of Exception is meritorious, considering that:

- a. The exception will not adversely affect the public health, safety and welfare and is keeping with the general pattern of development in the community;
- b. The proposed project poses no adverse effect on the zone or in the community;
- c. The exception will not adversely affect the appropriate use of the adjoining property in the same district; and,
- d. 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 RCBC for a Certificate of Exception complies with the requirements of Article VIII, Section 3(b) and Article IX, Section 18 of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000.

*(Handwritten signatures and initials)*





NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED, to authorize, as it does hereby authorize, the Office of the City Planning and Development Officer/Zoning Administrator, to grant a Certificate of Exception to Rizal Commercial Banking Corporation allowing deviation from the restrictions of Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, in the development of Lot 16, Block 13 of the Greenmeadows III Subdivision in Barangay Ugong Norte pursuant to Article VIII, Sec. 3(b) and Article IX, Section 18 of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000.

ADOPTED: July 8, 2003.

  
JORGE L. BANAL  
President Pro-Tempore  
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 July 8, 2003 was CONFIRMED by the City Council on July 15, 2003.*

  
EUGENIO V. JURILLA  
City Council Secretary  
 