



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
22<sup>nd</sup> City Council

PR22CC-1171

95<sup>th</sup> Regular Session

RESOLUTION NO. SP-**9895**, S-2024

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO BALACAT REALTY CORPORATION, AS REPRESENTED BY JEFFNOLD PANGILINAN, FOR THE PROPOSED CONSTRUCTION OF AS-BUILT: 1-STOREY INDUSTRIAL WAREHOUSE AND 2-STOREY OFFICE BUILDING WITH ROOF DECK AND PARKING LOT LOCATED AT LOTS 7, 8, 9, 10, BLOCK 1 AND LOT 5, BLOCK 2 (PARKING LOT), F. DELOS SANTOS STREET, MANCHESTER I INDUSTRIAL SUBDIVISION, BARANGAY BAGBAG, DISTRICT V, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE OF 2016

*Introduced by Councilor IRENE R. BELMONTE*

*Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Edgar "Egay" G. Yap, Imee A. Rillo, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri*

WHEREAS, Balacat Realty Corporation, as represented by Jeffnold Pangilinan, is applying for the issuance of a Certificate of Exception for the Proposed Construction of As-Built: 1-Storey Industrial Warehouse and 2-Storey Office Building with Roof Deck and Parking Lot located at Lots 7, 8, 9, 10, Block 1 and Lot 5, Block 2 (Parking Lot), F. Delos Santos Street, Manchester I Industrial Subdivision, Barangay Bagbag, District V, Quezon City;

WHEREAS, pursuant to Section 55(2), Article VIII of Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid Project upon authorization from the City Council;

WHEREAS, the Proposed Project will not adversely affect public health, safety and welfare and is in keeping with the general pattern of development in the community;

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WHEREAS, the applicant has complied with all the necessary requirements prescribed by law, ordinance or administrative issuances;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the Proposed Project and undertakes to comply with the provisions of existing laws, ordinances, rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.


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 Balacat Realty Corporation, as represented by Jeffnold Pangilinan, for the Proposed Construction of As-Built: 1-Storey Industrial Warehouse and 2-Storey Office Building with Roof Deck and Parking Lot located at Lots 7, 8, 9, 10, Block 1 and Lot 5, Block 2 (Parking Lot), F. Delos Santos Street, Manchester I Industrial Subdivision, Barangay Bagbag, District V, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016.

ADOPTED: November 18, 2024.


  
GIAN G. SOTTO  
City Vice Mayor  
Presiding Officer

ATTESTED:

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on November 18, 2024 and was CONFIRMED on November 25, 2024.

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)

