



Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

PR98-305

21st Regular Session

RESOLUTION NO. SP- ~~1090~~ S-1999

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PETITIONER MEGAWORLD PROPERTIES AND HOLDINGS INC., REPRESENTED BY MR. ANTONIO TAN, VICE PRESIDENT FOR OPERATIONS, FOR THE CONSTRUCTION OF THREE-TOWER RESIDENTIAL CONDOMINIUM BUILDINGS WITH COMMERCIAL SPACES WITHIN ITS PROPERTY LOCATED AT SCT. ESGUERRA ST. CORNER SCOUT BAYORAN STREET, BARANGAY SOUTH TRIANGLE, QUEZON CITY, IN ACCORDANCE WITH THE PROVISIONS OF THE "QUEZON CITY ZONING ORDINANCE OF 1992."

Introduced by Councilors MICHAEL F. PLANAS and MARCIANO P. MEDALLA.

WHEREAS, petitioner Megaworld Properties and Holdings Inc. is the owner of certain parcels of land in Barangay South Triangle, Quezon City, located at Sgt. Esguerra St., corner Sgt Bayoran Street, Barangay South Triangle, Quezon City with a total area of Four Thousand Eight Hundred Thirty-Four square meters and Forty square decimeters (4,834.40 sq.m.);

WHEREAS, petitioner Megaworld Properties and Holdings Inc. intends to construct the "El Jardin De Presidente" 3-tower Residential/Commercial Condominium Buildings on the said property, more or less described as follows:

- Tower 1 : 5-storey with penthouse (20 residential units)
Ground floor (commercial shops)
- Tower 2 : 7-storey with penthouse (43 residential units)
- Tower 3 : 9-storey with penthouse (92 residential units)

WHEREAS, the said project, which is a permitted use in a High-Density Residential (R-3) Zone, is located in an area presently classified as Low-Density Residential (R-1) Zone;

WHEREAS, the present trend/dominant use in the immediate area where the project is located is towards high density residential and commercial development;


WHEREAS, exemptions, variances and/or deviations from the provisions of the Implementing Rules and Regulations of the Zoning Ordinance, specifically Article 3.B of Rule VII, may be allowed upon authorization by the City Council thru a resolution, and compliance with the terms and conditions stipulated therein;

NOW, THEREFORE,


BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to petitioner Megaworld Properties and Holdings Inc., represented by Mr. Antonio Tan, Vice President for Operations, for the construction of three-tower residential condominium buildings with commercial spaces within its property located at Sgt. Esguerra St. corner Scout Bayoran Street, Barangay South Triangle, Quezon City, in accordance with the provisions of the "Quezon City Zoning Ordinance of 1992."

RESOLVED, FURTHER, that in addition to the requirements of the National Building Code, the petitioner shall provide adequate parking space of not less than one (1) slot per dwelling unit.

ADOPTED : February 9, 1999.


CONNIE S. ANGELES
Vice Mayor
Presiding Officer

ATTESTED:


EUGENIO V. JURILLA
City Council Secretary

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