The New Capitol STANDARD

VOL. XXVIII Quezon City February 18, 2000

EDITORIAL

Let's Get A Move On !

In our editorial in our previous issue, titled, "A greater Victory," we stated that victory over the Novaliches Cityhood attempt would not be complete unless we can achieve a greater victory -- victory of the newly-resumed movement to regain the city's birthright to be the capital of the country. Let's get a move on to advance this new movement towards our city's capitalship!

So far, since Mayor Mel Mathay started this new movement by reiterating QC's birthright to be the capital of the country at the 60th QC Foundation Day last year on Oct. 12, we have not gone beyond Councilor Castelo's resolution "urging Congress to pass a law restoring Quezon City as the capital of the country." It is a resolution duplicating so many similar resolutions passed by previous Councils, which elicted no more than letters acknowledging receipt. Oh yes, there were two exceptions:

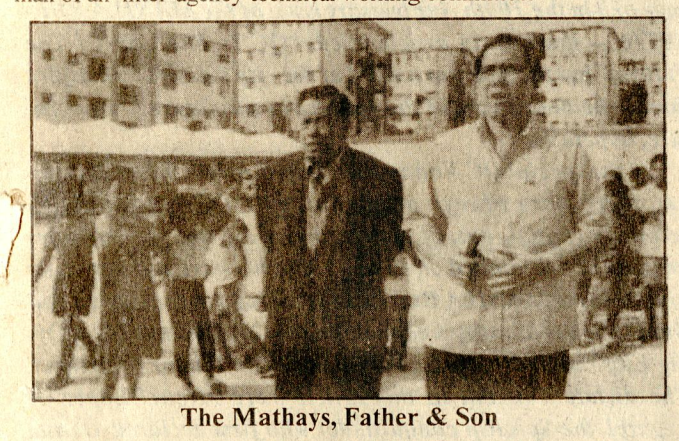
HB No. 11362 filed by representative Dante Liban, in 1994, and SB No. 1560 filed by senator Raul S. Roco, but Liban abandoned his bill in favor of a bill creating Novaliches City while Roco did nothing beyond the filing of his bill.

(Turn to page 2)

Mathays Did Spadework Paving Way To Awarding Of Land Titles To Squatters At NGC

By Ben O. Flores

While some newspaper reports make it appear that the awarding recently of land titles to some 1,500 squatter families at the 184-hectare National Government Center along Commonwealth Avenue, Bgy. Holy Spirit was the result of a housing project (NGCHP) implemented solely by the Housing and Urban Development Coordinating Council (HUDCC), it was actually the City government, through the Mathays, Mayor Mel Mathay, Jr and his son, Ismael "Chuck" Mathay, II, Pusong Makabayan Foundation Chairman, who did the spadework, so to speak. The first step, clearing and developing the sites for the housing project, was undertaken by the City government while the clearing of the titles to the individual lots was the work of Chuck who was appointed chairman of an inter-agency technical working committee.



The Mathays, Father & Son

In his Sunriser column in the MANILA TIMES, January 20, 2000, our *tocayo*, Ben P. Everdone, reports what Chuck said about the work he did in the titling of the individual lots:

"It was a very difficult and tedious process, but it was a job that needed to be done. So, I'm not complaining. In fact, I am grateful to the heads and the representatives of the various agencies for their full cooperation and support."Chuck was referring to agencies like the Department of Environment and Natural Resources, Land Registration Authority, Housing and Urban Development and Coordinating Council, Home Insurance Guarantee Corporation, Office of the Solicitor General and the Department of Public Works and Highways.

As to Mayor Mathay, the Sunriser also reports what he said:

(Turn To Page 2)

Presentation Of Quezon City's Most Outstanding Teacher Birthday Offering To Mayor

By Ben O. Flores

Several months ago, we read in the papers that Ms. Editha M. Mortel, Master Mathematics Teacher II of the Gen. Roxas Elementary School, was one of 13 school teachers chosen one of the Most Outstanding Teachers of the country by the Metrobank Foundation in its 1999 Search for Outstanding Teachers. We were expecting that, as is the usual practice, Ms. Mortel would be given a Parangal at a Monday flag-raising ceremony at City Hall. Several months had already passed, still no Parangal. We wrote City Schools Superintendent Dr. Aquilina Rivas asking Why? Through a note from Ms. Luzviminda A. Cachuela, Principal of the Gen. Roxas Elementary School, who had nominated Mortel,

(Turn To Page 3)



Ms. Mortel at center with family. ***(Editor's Note:*** *This was the caption written on the back of the picture furnished us. Had no time to identify the "family.")*

Eastwood City Cyberpark Will Make Quezon City Business Capital Of Country

By Ben O. Flores

The full development of the 15-hectare Eastwood City Cyberpark in Libis, QC will make Quezon City the business capital of the country. As the country's first special economic zone dedicated to local and international technological information, Eastwood City is attracting a host of multi-national companies led by Citibank and IBM Philippines, two giant global entities.

Citibank, the biggest financial institution in the world, was the first to construct its 20-storey building at the portal of Eastwood City, which has been dubbed "Citibank Square." Citibank has been in operation since October last year, but it was only last February 6 that it was officially inaugurated with President Estrada and Mayor Mel Mathay officiating the inaugural ceremonies, which was followed by a tour of Citibank Square. The inauguration was considered such a historic, memorable event, its celebration included a fireworks display.

In his message on the occasion, Mayor Mathay said:

(Turn To Page 5)



President Estrada signs Proclamation No. 191 (that was in October last year) making Eastwood City Cyberpark the country's first special economic zone. Looking on are Mayor Mel Mathay (right), Department of Finance Secretary Jose T. Pardo (left) and Chairman Andrew L. Tan (standing), Chairman of Megaworld Corporation, developer of Cyberpark.

"Job Of Camp Pag-Ibig Director Very Satisfying, Rewarding" -- Alba

"It's very satisfying and rewarding," City Administrator Dr. Manuel S. Alba, said referring to the position he holds as Camp Director of Camp Pag-ibig at the Balara Filter Plant, which is the venue for overnight camping of about 2,500 children from some 65 public and private schools, agencies and institutions from Metro Manila with disabilities like mental retardation, visual impairment, physical disabilities and other disabilities.

Camp Pag-ibig was initiated by the Philippine Association for the Retarded, Inc. (PAR) in 1976, 24 years ago, but it was only five years ago, that the venue was transferred to QC. This years' Camp Pag-ibig was held on Feb. 12-13 but the celebration continued up to Feb. 8-20,2000 with various radio, TV Stations and Dailies participating. The celebration of Camp Pag-ibig covered National Retarded Children's Week, Feb. 14-20, as per Proclamation No. 1385. On February 14, Valentine's Day, at the flag raising ceremony at City Hall, a big delegation of special children presented song and dance numbers which were met with loud and long applause led by Mayor Mathay and vice Mayor Angeles.

The Camp activities include swimming, outdoor games, cookout nature lore, trail signs and arts and crafts and tree planting, which,

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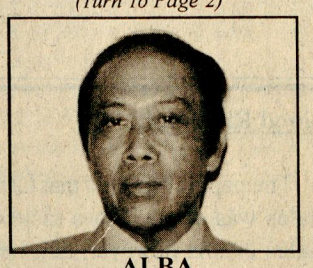


ALBA

Renovation and Modernization Of QCGH Among Top Priorities Of Mayor

By Ben O. Flores

The renovation and modernization of the Quezon City General Hospital is among the top priorities cited by Mayor Mel Mathay in his budget message for fiscal year 2000. This includes the full operation of the branch hospitals at San Bartolome and Sta. Lucia, Novaliches.

For FY 2000, the QCGH has given a budget of P116,420,037.00 while the San Bartolome Branch Hospital (officially called Sta. Lucia Acute Hospital) has been given P12,303,628.00. Last year Novaliches District Hospital got only P10.1 million although it was given an additional P9.3 million to cover 51 vacant positions while Sta. Lucia Acute Hospital got only P3.3 million although it got an additional P6.2 to cover 33 vacant positions.

(Editor's Note: *Facts and figures given above are taken from the 1998 and 1999 Accomplishment reports of the QCGH (very voluminous and detailed) sent to this paper by QCGH Director Marina Yulo-Bringas. Subsequent facts and figures stated herein are also taken from these reports. Thank you Dr. Bringas.)* *(Turn To Page 4)*

FLASH !!

The Quezon City Public Library has been chosen "Most Outstanding Public Library" in the National Capital by the National Library. The Awarding will highlight "Library Day" on March 9, 2000.

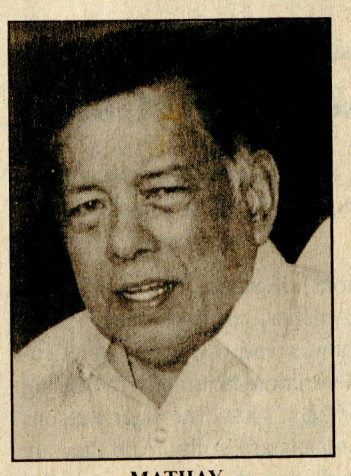
2000 - 2004

5-Yr. P50B Shelter Program For QC Submitted To Palace For Approval

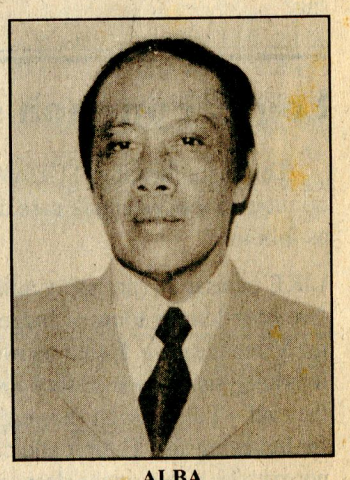
What could be last but biggest project to be launched by Mayor Mel Mathay before his third and final term ends in June 2001 is a massive 5-year P50 billion Shelter Program for QC which he had submitted to President Estrada for his approval.

The submission of the Shelter Program was in response to the President's directive for all cities and municipalities in Metro Manila to provide his office with their respective shelter programs, So far, only QC and Manila have submitted their Shelter Programs. The President's directive for submission of shelter program is pursuant to the national focus Estrada has given on the country's housing problem as signified by the pending creation of a Department for Housing and the setting aside of an initial amount of P40 billion for a national housing program. ***(Editor's Note:*** *There was a report in the papers that Mayor Mathay was being groomed by certain quarters to head the prospective department, making him the country's Housing Czar. Fortunately, it's not going to be so. We say "fortunately" because we'd rather have the Mayor as the housing Czar exclusively for QC, considering the super-massive Shelter Program that he will have to launch and start implementing, a task that will require all his political will and energy.)*

This Shelter Program for QC was prepared by the City Planning and Development Office headed by Arch. Gerardo G. Magat, who said that its preparations actually stated in 1992 upon instructions of the Mayor, who had first assumed office that year. In the course of the preparation, besides the Mayor, City Administrator Dr. Manuel S. Alba was constantly consulted, Magat added. ***(Editor's Note:*** *It was Dr. Alba who had asked Arch. Magat to furnish us a copy of the Shelter Program, which we are reproducing en toto as a Special Supplement, Pages 7-9.)*



MATHAY



ALBA

As depicted in the Special Supplement, the Shelter Program encompasses all the housing needs and problems of city residents, particularly the urban poor (below poverty line) as well as the tenants, renters, and other sharers and the absolutely homeless who are living in streets, parks and other areas. How the housing needs and problems are to be addressed is shown very clearly, in meticulous detail by the QC Shelter Program (2000-2004) : the goals and objective, the strategies to be employed, the funding sources, the proposed projects with their funding needs and sketches, etc, etc. **(Editor's Note** : *For the "etc,etc."* please just turn to Page 7)



Arch. Gerry G. Magat, Chief of the City Planning and Development Office, (CPDO) and the members of his staff who had to do with the preparation of QC's 5-Year P50B Shelter Program. From left: Roel Agpawa, Erwin Tena, Sarie Viduya, Alice Padua, Tom Cruz (Assistant CPDO chief), Mar Pilar, Cecil de la Rama, Cherie Rose, Emy Begornia and Paolo Cortez.



STANDARD FARE
By Ben O. Flores

Death of an Idol

The death last month of Free Press Publisher and Editor-in-chief, Teodoro M. Locsin, Sr. was for me the death of an idol. To me he was the journalist non-pareil. He was the epitome of the fearless journalist who showed that the pen is indeed mightier than the sword. But it was not only in the field of journalism that Locsin showed bravery for his exploits as a guerilla fighter in Occidental Negros during the Japanese occupation, he was the recipient of two Legion of Honor Awards. Thus, he was given full military honors at his burial at the Libingan Ng Mga Bayani, which was denied to the Ferdinand Marcos, he had fought relentlessly resulting in his detention at Fort Santiago during the Marcos dictatorship Mr. Locsin was also given the Presidential Golden Plow Award for championing land reform and the Rizal pro Patria award for the many Free Press articles and Editorials fostering patriotism and nationalism, one of them, if I may be allowed the immodesty of mentioning it, was my own article, "Rizal's Apostleship: The Quest for Unity and Nationalism," which appeared in a Rizal day issue. Mr. Locsin received numerous journalistic awards and citations including the very prestigious Stanvac Journalist of the year Award.

As a free lance writer I had contributed feature articles, short stories, news stories and Letters to the Editor to practically all magazines and newspapers, but most of my contributions were to the Free Press and I consider them my best. Before its closure under martial law, I had contributed quite a number of feature articles which landed me in the Free Press annual List of Outstanding Contributors -- pardon me again for the immodesty in citing this "achievement".

My batting average with Mr. Locsin was quite good -- about 90 percent at bat; the blue pencilling he did on them was very minimal. Though we never met personally, there were times, when he called me up to clarify or verify certain parts in my articles, "Why Not Open Voting," in which I suggested non-secret voting as the solution to electoral anomalies, he used as one of the leading articles in that issue where it appeared. At the time of his death, I was preparing a letter to Mr. Locsin informing him of my intention to do a write-up on Mayor Mathay as "Most Outstanding Mayor of Metro Manila" with him as the cover picture. I'm quite sure, he would have accommodated me. But I'll try his son, Junior, Publisher-Editor of TODAY and Managing Editor of the Free Press. He too has been consistently publishing my "Letter to the Editor" comments or opinions on current issue, latest of which, "Logic, Common Sense Say : Guilty," appeared in TODAY's Jan. 19, 2000 and reprinted in this column, following:

Logic, common sense say: Guilty

This is the heading TODAY gave my letter expressing my opinion on the Vizconde case decision of guilty. The letter is as follows

LIKE thousands (probably millions) of others, I listened to the five-hour-long reading of Judge Amelita Tolentino's decision on the Vizconde case. Based on what was read - the judge's meticulous analysis of the evidence and testimonies brought out during the trial -- I agree with the verdict. But I have stronger reasons for believing that Hubert and company are guilty. And they are not reasons based on the decision. Rather, they are reasons based on logic and common sense, which have nothing to do with the evidences and testimonies presented.

• Why did suspects Arturo "Dong" Ventura and Joey Filart flee? The logical answer is: They knew they were guilty, hence they were afraid to face trial. Their flight was a virtual indictment of their buddies who were left to face the music.

• Why didn't the five other suspects -- Peter Estrada, Hospicio "Pyke" Fernandez, Michael Gatchalian, Antonio "Tony Boy" Lejano and Miguel Rodriguez -- put up their own defense instead of merely relying on Hubert's alibi?

The logical answer is that the pressure on their minds of their knowledge that they were guilty discouraged them from putting up a defense, which they knew would be just an exercise in futility. Who knows but that they could get caught up in their conflicting testimonies?

•Finally, can anyone believe that Jessica Alfaro, the star witness, is so depraved, so vicious, so sadistic, so perverted that she can fabricate a scenario that would impute a crime as heinous and brutal as the Vizconde massacre upon persons against whom she had no rancor?

The logical or commonsense answer is that only a person with a perverted sense would answer in the affirmative.

And if Webb et al. didn't do it, who did? No evidence could be held against the previously arrested suspects. Besides strong prima facie evidence against them, Hubert and his pals were the kind of spoiled young scions of rich families who, especially when under the influence of drugs, could commit an act as dastardly as the Vizconde killings.

I must hasten to add that I am not writing this to gloat over Hubert's conviction. As a basketball fan, I admire the elder Webb and his other son, Jason.

BEN O. FLORES
Publisher-Editor
New Capitol Standard
53 Malvar Street Project
4, Quezon City

Ugnayan Ng Mamamayan At Pulis Laban Sa Krimen At Droga

Long before DILG Secretary Alfredo Lim resumed his "Scarlet Letter" drive against drugs, Novaliches Police Station Commander George T. Regis had started his own drive against drugs, but in a manner that is certain to draw, not protest, but universal approbation and commendation, including a City Council Resolution authored by Councilor Eric Medina, "extending heartfelt congratulations and commendation to P/Supt. George T. Regis ..... for successfully launching and spearheading the weekly program dubbed 'Ugnayan Ng Mamamayan At Pulis' in the entire area of Novaliches." *(**Editor's Note** : Not in the "entire area of Novaliches" but in Nine barangays comprising Supt. Regis' Area of Responsibility (AOR). If the Ugnayan catches fire, as we hope it will, not only the entire area of Novaliches will be covered by the Ugnayan but the entire area of Quezon City.)*

Let Supt. Regis himself relate how he started the Ugnayan and how is was conducted. In a letter to this paper, he wrote:

On June 16, 1999, the undersigned invited the Barangay Captains in the nine barangays in our AOR to a meeting at the Barangay Hall of Barangay Gulod to abreast them on our fight against illegal drugs. I delivered a briefing on our accomplishments especially in our campaign to eradicate drugs in our AOR. It was agreed by the members of this Station and the Barangay Officials to have a weekly dialogue/ugnayan to keep them informed of the peace and order situation in our AOR, dubbed, "Ugnayan/Talakayan ng "Barangay at Pulis Laban sa Krimen at Droga" to be held every Tuesday at 7:00 PM in the nine (9) barangays of Novaliches with one Barangay as host for the particular week. The Novaliches Police Station as token of their support locality hosted the last Ugnayan.

The schedule of the ugnayan conducted were as follows:

BARANGAY	DATE	VENUE
Gulod	June 29,1999	Isaac Restaurant, Forest Hill Brgy. Gulod, Novaliches, QC
San Bartolome	July 06, 1999	Brgy Hall of Brgy. San Bartolome, Novaliches, QC
Bagbag	July 13, 1999	Hole in one, Brgy Bagbag Novaliches QC
Sauyo	July 20, 1999	Residence of Hon Francisco Vitug at Brgy Sauyo, Nova QC
Sta. Monica	July 27, 1999	Brgy Hall of Sta Monica Novaliches, QC
Novaliches Proper	Aug. 10, 1999	Brgy hall of Brgy Novaliches Proper, Nova QC
San Agustin	Aug. 17, 1999	San Agustin Elem. School, Brgy San Agustin, Nova QC
Capri	Aug. 24, 1999	Isaac Restaurant, Forest Hill Subd., Brgy Gulod, Nova QC
Nagkaisang Nayon	Aug. 31, 1999	Covered Court of Nagkaisang Nayon, Novaliches QC
Station 4	Sept. 07, 1999	Isaac Restaurant, Forest Hills Subdivision, Gulod, Nova QC

The dialogue/ugnayan was participated by the Barangay Captains and their councils, NGO's, BSDO's Officers and members of the Homeowners Association and concerned citizens of our AOR. During the ugnayan/talakayan problems encountered in the different Barangay were discussed lengthily especially the solution on how to minimize the primondial problem in our society, the menace of drugs. With these multifarious activities, a mutual understanding between the barangay officials and the police was developed bringing the men in uniform closer to the civilian populace. We were also able to organize Civilian Volunteer Organization (CVO) in all the nine (9) Barangays in our AOR after which the four (4) days seminar was undertaken.

Good Riddance!

The papers reported that Central Police District Chief Romulo Sales was one of those sacked by PNP Chief Panfilo Lacson. Sales claims however, that he was sacked, but was promoted. Whichever is correct, as far as I am concerned, it's good riddance. I have good reason for hailing Sales' departure. He had snubbed our paper -- not only once but twice. I had written him twice, requesting a report on the peace and order situation in QC. Twice, he ignored these requests -- so unlike all his predecessors who even took the trouble of having their reports delivered by policemen. I hope his replacement, Victor Luga, is of a different mold. I have already written him.

*(**Editor's Note:** Gen. Lugao sent some of his men to inquire exactly what materials we need. We gave them an idea of what we wanted. Unfortunately, as we went to press. We have not received the materials we were expecting. We had given his men a deadline.)*

SMILE ☺

The New Capitol STANDARD

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EDITORIAL .....

It is suggested that, instead of addressing the resolution to Congress, in general, it be addressed directly to the four Congressmen of QC, Representatives Calalay, Liban, Defensor and Belmonte. They be urged to put their heads together and draft a bill designating QC as the nation's capital. Similar resolutions should perhaps also be addressed directly to Senators known to be sympathetic to the city's aspiration to become the country's capital again, like Senator's Ople, Drillon and Roco, to file counterpart SB's.

To reinforce the resolutions, personal representations should be made to the Congressmen.Senators concerned, to be led, perhaps, by the Mayor himself who, in his public pronouncements, particularly in his annual State of the City addresses, has constantly averred that his administration is committed to steering the City towards the vision of its founder. The main element of that vision, Quezon stated in his famous message to the National Assembly recommending the creation of QC: "I dream of a capital city that, politically, shall be etc., etc."

In our previous Editorial, we also suggested "Press releases and articles on the superiority of QC as the country's capital should come out in the newspapers to get the support, not only of the people of Quezon City, but of the entire country." In this connection, it is said to note that in our annual QC Foundation Day Special Supplements in the MANILA BULLETIN, there was not a single article on the city's birthright to be the capital of the country. In the latest special supplement -- a full page of it in the 100th Anniversary issue of the MANILA BULLETIN -- there is an article titled. "QC Is The City Of The Future," but there is not a word of the city's desire and aspira tion to be the capital of the country in the future -- near future, hopefully.

In the special QC Foundation Day supplements of this paper, there were always articles on why QC should be the country's capital, but, of course, they were not very effective because of our limited circulation. But we have put out many articles in the MANILA BULLETIN batting for the City's birthright to be the country's capital, articles like "Manila Is A Dying City" and "Manila As RP Capital, The Will of Dictators." The dictators meant in this article were Miguel Lopez de Legazpi, the Spanish conquistador who first declared Manila to be the capital of the country in 1526 and a modern version of a conquistador, the late dictator Ferdinand Marcos who, with his PD 940 issued in 1976, robbed QC of its title as capital of the Philippines and arbitrarily gave it to a dying city.

We reteirate: Let's get a move on to advance the newly resumed movement to regain a birthright of our city!

CAMP PAG-IBIG.....

in the words Dr. Alba "provide these special children, children with disabilities, the opportunities for fun, for socialization, for learning even for one day in their lives -- a positive step toward getting them integrated into our communities. This one day in their lives has itself become so special as they get their spirits renewed, their morale strengthened and their physical well-being enhanced. The value for them lasts not just for today, for the year, but, hopefully, for the rest of their lives."

Serving as Camp Counselors, volunteers and specialists are parents, special education teachers, Boy Scouts and Girls and Socio-civic groups.

"The success of the annual celebration of Camp Pag-ibig," Dr. Alba said, "is due to the widespread support of diverse entities and persons, led by Honorary Camp Director Mayor Mel Mathay, who wants to make our city most handicapped friendly city:" For this year's Camp Pag-ibig, the sponsoring Agencies were the Quezon City government; Philippine Association for the Retarded (PAR), Inc; Quezon City "Capitol" Jaycees, Inc.; UNICEF; DECS-BEE Special Education Division; DECS National Capitol Region Special Education Unit; DECS Deviation of Quezon City; PAGCOR; Metropolitan Waterworks & Sewerage System; and Manila Water Company , Inc.

Friends and Benefactors who actively supported this Year's celebration of Camp Pag-ibig were:

DECS NCR Director Pablo Antopina; DECS NCR Superintendents; Rev. Father Oliver Quilab, SVD; Philippine National Red Cross, Quezon City School Principals, Teachers and Pupils; National Council for welfare of Disabled Persons (NCWPD); Philippine Amusement and Gaming Corporation; and DECS Region III, DECS Region IV.

MATHAYS.....

"The 1,500 titles released are only the beginning. We hope to accomplish the task mandated for us 100 percent before the term of President Estrada ends. We have already succeeded in clearing the first 1,500 titles. The rest will just fall into place. We just have to sustain our collective efforts to give hope and realize the dreams of the residents of NGC."

We tried unsuccessfully to contact Chuck for more details on the work he had done and on how his Foundation has been helping the residents at the NGC.

We will keep trying. Councilor "Bu" Mathay, Chuck's brother, has given us his phone numbers.)

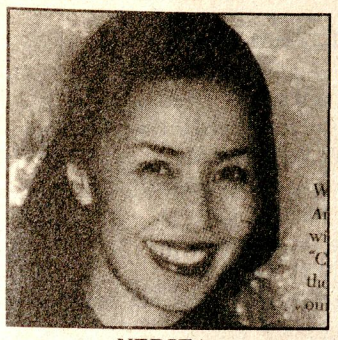
Neriza Mathay

Future First Lady Of Quezon City?

By Anton San Diego

*(**Editor's Note:** Reprinted from INQUIRER magazine, Feb. 6,2000 but the question under the title is supplied)*

She has ventured into the popular field of "infotainment technology". putting up her company called GHT Network, Inc. She studied the intricacies of information technology, and coupled with will power and determination, amnaged to see the company through its pre-operating stage. In addition, she busies herself with Pusong Makabayan, the foundation she and her husband Chuck Mathay established in 1995 to provide livelihood oppurtunities for the urban poor.



NERIZA

Probing into various aspects of her life, I asked her about marriage, children and where she is in her life. These are her answer: this is Her World.

On Marriage: I got married at the relatively young age of 20. It was something I was unprepared for. I actually never wanted the responsibility. I have been married for 21 years. Like in any relationship, there are ups and downs, but the challenges have made us stronger. Change is always constant. Like now, Chuck is thinking of entering politics, and there will be some change there. What we have is respect for each other and love that sees us through.

On her children: I am very proud of them. I always believe that children are gifts, and we do our best to bring them up with the values and morals we were taught and have learned through time. Eventually, they have their own paths to take. I dare not apply my frustrations to their lives. As parents, we-pray that what they saw in us will be emulated, and that they will be caring and responsible citizens.

On life: Going back to being married young, I sacrificed my young years to be a mother. At times I wonder, did I waste all those years? Then I look at my children, and say that it was all worth it. Life is all about sacrificing for the good of someone else. I was not able to achieve what I wanted when I was younger, but I achieved something better -- a family, a husband and my children.

On where she is now in her life: I am halfway there. There is still so much to learn, to do and understand. Much fear, many hurdles and challenges to conquer. I have been blessed with so many things, I don't think I can ask for more.

What can't you leave the house without? A car. (Laughs) The 3 Cs of my life --- cellular phone, cigarettes and a crucifix (around my neck).

On what occasion do you lie?
During interviews.

What are the best and worst thing about being a woman?
Best? Everything! I simply love all the perks!
Worst? Nothing -- I wish I could be reborn as a woman, stronger and wiser each time.

What is your ultimate turn-on?
A great conversation.
The first number in your speed dial?Chuck.

What is your idea of perfect happiness?
Serenity, inner peace.

What is your gratest fear?
Losing my passion for life -- my *joie de vivre.*

What do you consider your most overrated virtue?
piousness.

What is your current state of mind?
Evolving -- ever continuously fascinated with life itself.

If you could change one thing about yourself, what would it be?
To achieve a higher level of forbearance.

What is the quality you most like in a man?
Passion and compassion.

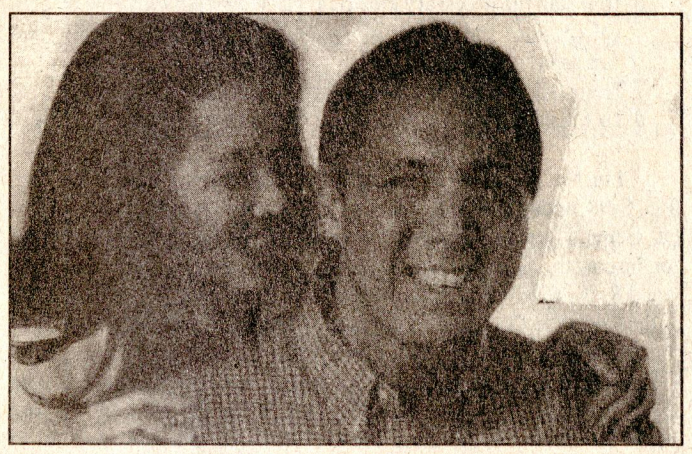
What is it that you most dislike?
Disarray and apathy.

What is a fear that you wish you could conquer?
My fear of the water -- it's a lovefear thing for me.

What would you love to do next?
Achieve more.

Who were your first crushes?
Superman,Batman and Spiderman.

What is the most important thing in your life now?
Chuck, Macky, Chris and Nicole.



CHUCK and NERIZA

FOR RESPONSIBLE PARENTHOOD

THE PARENT VALUE FORMATION PROGRAM
Contributed by City Schools Division

The program started in July 1995 with 8 elementary schools in the four Congressional Districts of Quezon City: Masambong Elem. School; Bagong Pag-asa Elem. School, Placido del Mundo Elem. School; Lagro Elem. School; Quirino Elem. School, P.V. Kalaw Elem. School; Pinyahan Elem. School, and Tatalon Elem. School. The participants were selected grade I parents 480 of them.

The overall objective of the program is the development of parents with a strong sense of responsibility - Responsible Parenthood. Specifically, the objectives are: support the educational needs of children towards the development of their knowledge, skill, and attitude; provide conducive home/school environment for learning and development of humanism and a sense of Filipinism among children; and ensure active support for the school and community programs and projects.

The target clientele of this program are the parents of the bonafide pupils/students of public elementary and secondary schools in Quezon City. The priority is given to parents who are willing to complete the training sessions for 4 Saturdays from 1:00 to 5:00 PM. Ten parents are selected from each grade level (Grades I to VI) and 15 parents for each year level (1st year to 4th year) with a total of 60 parents per training sessions every month.

The training sessions are handled by trainors who have been trained by the Development Academy of the Philippines on facilitating experimental learning for adult learners.



MATHAY



RIVAS



VALERA

LIMJUCO

The program is a collaborative endeavor of the Quezon City Government headed by the Hon. Ismael A. Mathay, Jr.; the Division of City Schools with the leadership of Dr. Aquilina S. Rivas, Schools Division Superintendent, and the Charitable Two Hearts Foundation, Inc. a Non-Government Organization chaired by Madam Vilma Valera with Madam Bing Limjuco as the president.

To date, there are 20,532 parent graduates.

As a sustaining mechanism of the gains of the program a Kumustahan is held annually to update parent knowledge and information on responsible parenting and values formation and provide a forum for better camaraderie among parents.

The positive effect of the program can be gleaned from the improved attendance and academic performance of pupils/students and the cooperative behavior of parents in school activities like graduations, meetings and initiating school projects.

PRESENTATION.....

we were informed that "Mrs. Editha M. Mortel, the Metrobank Foundation awardee," will be presented during a fitting ceremony at the Quezon City Hall on June 26, 2000, birthday of Mayor Ismael A. Mathay, Jr. It will be a birthday offering to Mel Mathay who is dubbed as the 'Education Mayor of the Philippines.' (Underscoring supplied).

Ms. Cachuela sent us a very impressive list of the credentials and accomplishments of her nominee,, the same that she had sent to the Metrobank Foundation. From this list, we gather that Ms. Mortel is, pedagogically and academically, a mathematics wizard. A bachelor of Science in Elementary Education degree holder, she not only teaches science and mathematics to her elementary pupils, but also conducts seminars every year for her fellow mathematics teachers. It was she who had prepared the National Educators Aptitude Test reviewer. She is a member of the Mathematics Teachers association of the Philippines (MTAP) and of DECS Sped Section Curriculum Core Group in Science and Mathematics.

Ms. Mortel is the author and co-author of several books and articles on the teaching of Mathematics. She took up MA in Education graduate studies, major in mathematics, and attended some 14 advanced training, workshops or seminars. She is the recipient of numerous Certificate of Recognition -- 24 of them -- but the major awards or recognitions from prestigious organizations are the following:

1. 1998 Finalist -- Search for Outstanding Teacher by Metrobank Foundation.
2. Trainor of the Year in Mathematics 1999
3. 1997 Dr. Juan Salcedo Jr. Science Educational Awards, National Capital Regional Winner and Division Winner
4. 1997 Rotary International District 3780
5. 1995 Dr. Juan Salcedo Jr. Science Education Award National Capital Regional Winner and Division Winner
6. 1992 Most Outstanding Demonstration Teacher DECS-NCR
7. 1987 MTAP Exemplary Mathematics Teacher.

Now on her 29th year in the service, Ms. Mortel, we dare say, is due for more awards or recognitions in the future, doing proud to what her principal calls "The Education Mayor of the Philippines."

From the news story (MANILA BULLETIN) from which we had learned of Mortels selections as one of Most Outstanding Teachers of the country, it was stated:

"Each of the awardees will receive a trophy, a gold medal, and a cash prize of P120,000 (of which P100,000 will go to the awardee and P20,000 to the awardee's school),



DR. RIVAS

MANILA AS RP'S CAPITAL WILL OF DICTATORS

By Ben O. Flores

The first time Manila was made the capital of the country, it was the will of a Spanish Conquistador Miguel Lopez de Legazpi who, on June 24, 1571, proclaimed "this glorious and ever loyal city capital of the entire archipelago." The second time, it was also the will of a Filipino modern version of a conquistador, Ferdinand Marcos, who, on May 29, 1975, issued PD 940 arbitrarily reverting the country's capital from QC to Manila.'

On the other hand, QC had been made the country's capital through a democratical process, the enactment of RA 333, approved on July 17, 1948 by then President Elpidio Quirino. In other words, it was the will of the people, expressed through their representatives, that QC became the capital of the people.

As to Baby Yuseco's claim made in his article, "Why Manila is still the country's capital" (Manila Bulletin, Sept. 3, 1999), that PD 940 "repaired a long standing anomaly (QC as the country's capital) that had blackened Philippine history for four (sic) decades," It was the product of a dark mind.

It was PD 940 that was an anomaly because it gave the country's capital to a dying city. Marcos knew that Manila was a dying city it was his own wife , Imelda, who in 1975, a year before the issuance of PD 940, said that she had accepted the draft to be the Governor of the Metropolitan Manila Commission "to help in the redemption of a dying city."

The provision in PD 940 making the entire Metro Manila the seat of the national government was also an anomaly. Where in the world can you find a capital city where the seat of the seat of the national government is spread in 10 cities and 7 municipalities, as it is now in Manila? Marcos was forced to include this anomalous provision because he knew that with Manila's utter congestion, it could not accommodate even just one half of national government offices.

It would be different if QC is made the country's capital. QC has a 400-ha. site that can accommodate all offices of the national government, many of which are there already

The city government had offered a 4-ha. lot in front of the Batasan Pambansa for the construction of a Senate building, but the honorable senators transferred to a bayside edifice to enjoy "the magical wonder of the Manila Bay sunset," which Mayor Joselito Atienza considers one of reasons why Manila should stay as the country's capital.

As to the mocking, malicious suggestion of Aster Aquino, Atienza's spokesman, that QC be named the entertainment capital, "if not contested by Pasay City," in its decent sense, QC is indeed regarded as the entertainment capital of the country, what with its 6 TV stations, 12 radio stations, Broadcast City and more than 20 movie theaters. QC is also acclaimed as the Institutional Center of the country by virtue of more than 30 public and private hospitals and clinics led by hospital "mansions" like the Heart Center, Kidney Center, and Lung Center (under renovation) and some 25 colleges and universities of the Philippines.

With respect to the Manila City officials' main argument that Manila is better known in the eyes of the world and has a rich historical heritage, I agree with Councilor Anthony Castelo that "the definition of capital city does not include popularity and historical background as qualifications." Castelo is the author of a Council Resolution urging Congress to pass a law making QC the country's capital.

QC is not exactly unknown. The EDSA revolution had projected it to all corners of the world, and, if made the capital, our embassies abroad can conduct information drives to popularize QC worldwide. The Department of Tourism can assist in developing and promoting the 36 tourist spots and historical sites identified and listed in the city's Comprehensive Development Program.

After all is said and done, there is one fatal argument against Manila continuing to be the country's capital city which neither popularity nor historical heritage can offset and that is the grim fact that territorial saturation has brought progress in Manila to a standstill.

Another Feather In The Cap Of Quezon City

*(**Editor's Note:** Gleaned from the news story, "Eastwood City Cyberpark attracts more ITcompanies, MANILA BULLETIN" February 7,2000.)*

It's another feather in the cap of Quezon City: The 15-hectare Eastwood City Cyberpark in Libis, Quezon City, the first Information Technology (IT) Park in the country, a first which the people of QC can certainly be proud of.

"As an IT hub, the Cyberpark will showcase the best in contemporary urban planning. It will give the country its first totally networked urban environment, a place where high bandwidth, highgrade telecommunications and Internet access will be a way of life in the workplace, the home, the mall and the entertainment as well as recreational areas."

Many local and foreign technological companies are setting up their operations in Cyberpark, among them, Citibank Plaza, which was recently inaugurated, with President Estrada and QC Mayor Mel Mathay officiating (See picture, reprinted from INQUIRER, February 7, 2000). Citibank Plaza an anchor office is in the corporate block, one of the blocks into which Cyberpark is divided, the other two being the residential block and the IT graduate school block. Another anchor office in the corporate block is the IBM Plaza, the new headquarters of IBM Philippines. Other technological companies that have set up operations in Cyberpark are Publicis, SPI Technologies, Hermes & Noblecom, AMA-DBB, and ABM-AMRO.

In the residential block, three projects are now in progress -- the 3-storey Olympic Heights, a joint venture with Daewoo Corp. and the Eastwood Lafayette I and II.

Serving as support facilities are the Eastwood City Walk which will have its restaurants in the first phase, a shopping mall and a sports complex.

The emerging East City CiberPark, which will have its own sewage treatment plan, power plan, deep well water supply and road network, promises to surpass by a mile the Araneta Complex in Cubao. It is a highlight of the Mathay administration on the rise.

LETTER TO THE EDITOR

(Editor's Note: The writer is former Councilor Alberto Galarpe, who is now a Consultant on Legislative and Revenue Matters of the City Government. Since it is the policy of this paper to give both sides of a controversial issue, we are publishing Bert's letter in its length.)



GALARPE

Mr. Ben O. Flores
Publisher-Editor
The New Capitol Standard
Quezon City

Dear Ben:

With your kind tolerance, may I be allowed to react as Consultant on Legislative and Revenue matters of the Quezon City government relative to an item in the issue of the New Capitol Standards December 20, 1999 captioned "Dr. Clemente Reiterates Appeal to Amend QC Revenue Code to exclude Private Hospitals from Definition of Contractor.

It appears that Dr. Thelma Navarette-Clemente, Director of the Capitol Medical Center and President of the Philippines Hospitals Association, QC Chapter, wrote a letter to Mayor Ismael A. Mathay, Jr., last November 09, 1999 reiterating her appeal that Sec. 3 of QC Revenue Code be amended to exclude private hospitals from the definition of contractor.

In this regard, I wish to inform you that there now a very strong lobby going on at the City Council wherein a proposed Ordinance to amend the Code as cited above, so as to EXCLUDE "Private Hospitals" from the listing of Contractors subject to the payment of a License Tax under Chapter 3, Article 8, Section 19 (F) of the QC Revenue Code. It appears in the proposed amendatory ordinance that the reason to exclude private hospitals from the contractors tax is being based on the following:

1. That since time immemorial, the consistent ruling of the Department of Finance and the Bureau of Internal Revenue is that hospitals do not fall within the definition of Contractors.

2. That "hospitals are not contractors" is recognized in all cities and municipalities all over the Philippines except of course in Quezon City.

3. That private hospitals are assuming the burden and responsibility imposed upon the state of our 1987 Constitution to make quality health care more accessible to the poor and those medically indigent.

4. That aside from maintaining charity words as an integral part of their operations, private hospitals in Quezon City are performing medical missions and charity work in depressed areas.

With regard to item. No. 1 and 2, the Department of Finance is consistent in its ruling that private hospitals fall squarely within the definitions of contractors as imposed under Section 19 (F) of the QC Revenue Code. The possible cause of the non-implementation of the Contractors Tax in some cities and municipalities are either certain private hospitals are non-stock non-profit organization and therefore not considered as a business enterprise or undertaking and operated purposely for CHARITY WORK and not for GAIN.

Further, the non-inclusion of private hospitals as taxable in the Contractors Tax in other cities and municipalities is mainly due possibly to lack of information and efforts of the City or Municipality Council in localities BUT certainly NOT based on jurisprudence.

The argument under items 3 and 4 are policies of the National government BUT ARE NOT strictly nor regularly practiced and complied nor observed by private hospitals in Quezon City. A NO DEPOSIT - NO ADMITTANCE POLICY is practiced and enforced. Even the giving of first aid to sick and accident victims could not be extended unless necessary fees are arranged. There are no "CHARITY WARDS" in private hospitals in the City.

Under Section 132 - LOCAL TAXING AUTHORITY - of the LOCAL GOVERNMENT CODE RA 7160, it is provided that "The power to impose a tax, fee or charge, or to generate revenue under this CODE, shall be exercised by the Sanggunian of the local government unit concerned through an appropriate ordinance. Therefore, the City Council of Quezon City under the provisions as above-cited, has all the right, privilege and authority to impose a tax to include private hospitals.

Under Section 133 of Ra 7160, the Local Government Code, which stress the "Common Limitations on the Taxing Powers of Local Government Units" it is provided that the exercise of the taxing powers of provinces, cities, municipalities and barangays shall NOT extend to levy the following:

(a) income tax
(b) documentary stamp tax
(c) taxes on estates, inheritance, gifts, legacies and other acquisition
(d) customs duties, registration fees of vessels and wharfage on wharfs and other kinds of customs fees, etc.
(e) taxes, fees and charges and other imposition upon goods carried into or out of, passing through, the territorial jurisdiction of local government units.
(f)
(g)
(h)
(i)
(n)
(j)
(k)
(l)
(m)
(o)

In the enumeration as above cited, there is NO mention of Private Hospitals hence, same may be subject to a local contractors tax.

On the argument that "Private Hospitals" ARE NOT included among those enumerated in the definition of terms as CONTRACTORS under Section 131 (h) of the Local Government Code, there is however a provision in the same code, Section 143 (h) - which provides "BUSINESS TAX ON OTHER BUSINESSES NOT MENTIONED" and reads as follows:

The Sanggunian of the municipality and city may impose taxes on businesses other than those mentioned in Section 143 of the Code, subject to the following requirements:

1. The rate of tax shall not exceed 2% of the gross sales or receipts of the preceeding calendar year for those businesses which are already subject to the excise, value-added or percentage tax under the National Internal Revenue Code, as amended.
2. The schedule of graduated tax rates which may be prescribed on these businesses shall in no case exceed the rates prescribed in Section 143 of the code.
3. The ordinance levying the tax shall be enacted only after prior public hearing conducted for the purpose.
4. The taxes are not unjust, excessive, oppressive, confiscatory or contrary to declared national policies.

In imposing a tax on private hospitals, the city Council of Quezon City observed and complied with the above-cited requirements particularly with regards to the holding of a public hearing before the final consideration of the Revenue Code. Therefore, the imposition of the Contractors Tax on the operation of private hospitals in Quezon City is just, proper and necessary since all said hospitals in the City are operated as a business undertaking purposely for GAIN. The proposed amendment to the provision of the Quezon City Revenue Code on the matter should never be considered. CONTRACTOR is defined clearly under Section 131 (H) Chapter I of RA 7160, the Local Government Code, "includes persons, natural or juridical, not subject to professional tax under Section 139 of this Code, whose activity consists essentially of the sale of all kinds of services FOR A FEE, regardless of whether or not the performance of the service calls for the exercise or use of the physical or mental faculties of such contractor or his employees."

THEREFORE, to exempt private hospitals from payment of a City License Tax as provisions of the QC Revenue Code as above-cited.

I therefore hereby request you, as publisher-editor of the New Capitol Standard to publish my herein reactions in your next issue to enlighten the parties concerned more specifically the members of the City Council and the Honorable City Mayor as well.

RENOVATION.....



Dr. Marina M. Yulo-Bringas, Director of the QCGH, with her staff.

3-year Development Program

With respect to the hospital renovation and modernization, the reports state that it is a 3-year program (1999-2001) with the approved development plans to be financed "mostly from the Hospital Development Fund (HDF) and partly from the Mayor's Fund and NGO's."

The operational plan 2000-2001 includes the following.

1. Phase III of QCGH renovation of the main administrative building, medicare wards, charity wards, ER & expansion of the OPD.
2. New construction of the 4-storey building which was gutted down by fire in 1992 which will include the 15-bed Psychiatry Ward.
3. New construction of the 4th floor hospital auditorium with an elevator to replace the burned auditorium in 1992.
4. Restoration of the burned hospital chapel.
5. Renovation/modification of the satellite hospitals to satisfy the requirements of the licensing standards of the DOH.
6. To install the necessary electrical safety by upgrading the electrical entrance and wiring of the hospital, mechanical safety and fire safety.
7. To install an upgraded water distribution system of QCGH.
8. To finish the construction of the QCGH Burn Center building.

For No. 3, there is an unimplemented approved Resolution, No. 865, S-98, authorizing the Quezon City General Hospital to use part of QC General Development Fund which shall not exceed PhP 25 million for the construction of a Four Storey Administration Building. For NOs. 4 and 8, the approved but unimplemented Resolution is No. 869, S-98 authorizing the Quezon City General Hospital to use the proceeds of the QCGH Fire Claims worth PhP5,912,241.42 for the renovation of the burned multi-purposed building chapel. Training Auditorium and for the purpose of the Burned Office, etc. Being followed up is a proposed Resolution authorizing the QCGH to use the total amount of Two Hundred and Thirty Eight Thousand Eight Hundred Ninety Five Pesos (PhP238,895.00) to be taken from the Hospital Development Fund (HDF) for the beautification of the parking area located at the QCGH compound.

"These future infrastructure development projects will improve the image of the QCGH and achieve the strategy of moving the hospital to a new strategic group with broad health care services and programs catering not only to the low income, but also to the higher income classes of the population of Quezon City."

Human Resource Development

"But infrastructure development is not enough," the 1999 Report continues, "there must be a corresponding human resource development as well,...."

It was for this purpose--human resource development-- that the QCGH launched last year its **"Quality Assurance Program,"** which it considers "a major hospital accomplishment in 1988-1999." Under this program, QA (Quality Assurance) Study Teams which was called **"Work Improvement Teams"** or **WIT** have been organized in the different departments of the hospital in order to keep up with the fast pace of change in medical technology and competition. We have learned to think faster, innovate faster and act faster in order to stay on top of the current situation."

The **WIT** of each department meets regularly to discuss and think up ways and means to upgrade the medical services and facilities of the hospital as well as to cut costs and increase revenue. Each and every **WIT** undertakes research work mostly on the needs and problems that stand on the way to said medical and financial upgrading or enhancement. Last year, some **16 QA Research Papers** were completed as follows:

1. **Department of Family Medicine's WIT TEAM:** "Poor Compliance of QCGH-FM OPD Patients".
2. **Nursing Service's WIT TEAM:** "Minimizing Deficiencies In the Nursing Management of Parenteral Medications at the Pediatric Ward".
3. **Department of Pathology's WIT TEAM:** "DELAY In the Release of Surgical Pathology Results".
4. **Dietary Department's WIT TEAM:** "Patients Not Given Ration In the Wards".
5. **Internal Control Unit's WIT TEAM:** "Delay of Issuance of Inspection Report Causing Delay in Payment".
6. **Radiology Department's WIT TEAM:** "Delay In the Issuance of X-ray Results".
7. **Engineering Department's WIT TEAM:** "Increasing Pile of Job Orders From the Different Departments".
8. **Personnel Division's WIT TEAM:** "Late Submission of Leave Application".
9. **Property and Supply Section's WIT TEAM:** "Incomplete Specifications of Requested Items".
10. **Medical Records Section's WIT TEAM:** "Increasing Number of Incomplete Inpatient Charts".
11. **Pharmacy Department's WIT TEAM:** "Erroneous and Incomplete Prescriptions"
12. **Medical Social Service's WIT TEAM:** "Delay in Processing Papers for Institutionalization of Abandoned Patients in the ER".
13. **Department of Medicine's WIT TEAM:** "Code 86 - Epinephrine Use Versus Wastage".
14. **Physical Therapy Department's WIT TEAM:** "There is Inconvenience In the Application of Physical Therapy Modalities to Patients".
15. **Department of Surgery's WIT TEAM:** "There is Delay In Elective Surgery".
16. **Department of OB-Gyne's WIT TEAM:** "Reduced Number of Hospital Days of Admitted Patients".

The main benefit for staff was the satisfaction of using their creativity and skills regularly to improve their workplace and services," the states. It cites some 14 strategies employed for the successful implementation of WIT activities.

Postgraduate Training Center

The QCGH is the Postgraduate Training Center of the City government for doctors who want to be Medical Specialist in various subspecialties in medicine. The training (3-yr. to 5-yr.) is conducted by Department Heads and their respective Consultants and coordinated by the Training Coordinator of each Department. In 1999, 18 doctors obtained their Certificates of Residency Training under the different Clinical Traning Programs of the hospital.

"Another major thrust of the hospital is research," the Report states, "The hospital has been the recipient of major awards in research in the various fields of medicine presented in various fora and contests. These research output of the hospital is indeed a major accomplishment of the hospital made possible by the full support of Mayor Ismael A. Mathay, Jr..." For 1998-1999, no less than 37 research papers were produced.

Income Vs. Expenses

The table shows that the hospital's income from pay patients is short by P28,098,397.36 or a shortfall of about 75%.

TABLE 8 - 1999 TOTAL COSTS OF INPATIENT SERVICES vs TOTAL INCOME

SERVICES AREAS	NO. OF PTS SERVED	COSTS OF SERVICE	REVENUE/ DONATION
PAY WARDS	586	P1,135,720.50	P1,135,720.50
PHIC WARDS	989	P5,966,606.66	P6,667,385.18
CHARITY WARDS	14184	P30,416,855.68	P1,617,679.80
TOTAL =	**15759**	**P37,519,182.84**	**P9,420,785.48**

Most of the cost of hospital services were due to purchases of mech-needed office, hospital and medical supplies, totalling P14,719,960. For equipment, the amount spent was P3,495,594.00. The most expensive is an Automatic Processor for X-Ray films for the radiology Department, P655,000.00, followed by two units Mobile Operating Light, for the Surgical.Operating Room, P470,000.00; one unit Defribilator.Pacemaker for the Anesthesiology Department, P295,000.00; one unit Spectrophotometer ALs 2000, P200,000.00; one unit Hematocrit Centrifuge, P127,000.00; and one unit Suction Machine, HD, P100,000.00. A very considerable number (1,726 units) of various kinds of hospital equipment were donated by some 25 diffrent entiites/persons which/who included Mayor Mel Mathay and Vice Mayor Connie Angeles. Biggest donor was ABS-CBN; two electric stoves, 26 electric fans and one typewriter. The most important and valuable donations came from SBGFC & FEB Leasing and Finance Corporation, EEG Machine; QC Health Department, blood chemistry anlayzer & incubator; and Rotary Club of Mega ESSA, infant incubator.

The hospital is following up a proposed Resolution authorizing the Honorable Mayor Ismael A. Mathay, Jr. to appropriate Five Hundred Thousand Pesos (PhP500,000.00) for the maintenance costs of sustaining 100 hemodialysis sessions of the Quezon City General Hospital for Year 2000 to be taken from any available fund in the City Treasury.

FICTION

SUNSET

By Ben O. Flores

I arrived late at the Boulevard that afternoon, thanks to the usual traffic jams. The sun was already almost half submerged in the horizon, but there was still enough of that golden splendor that has made Manila Bay sunset famous the world over. I came very now and then to enjoy the magnificent spectacle which I found soul nourishing for one who aspired to be a disciple of the Bard.

On my way to my favorite perch on a boulder along the seashore, I passed by a young girl seated on a canvass stool in front of a stand which held a rectangular piece of canvass about two feet by three on which she was putting the finishing touches to a painting of the ongoing sunset.

I was struck by the beauty of the painting -- a perfect replica of the thinking sun, its shower of rays on a shimmering sea. I paused behind the painter and gazed admiringly at her painting. Sensing my presence, she turned her head around and smiled at me.

"Do you like it?" she asked.

"It's beautiful," I said. "Very realistic".

"That's just the trouble," she said with dismay, surprising me. "It's too realistic -- just a replica."

"But isn't that what makes a good painting -- realism?" I insisted.

"Of course not." she answered.

"That's the job of the camera. If I were after realism, I might as well use a camera instead of a brush."

She proceeded to explain what she meant to be the purpose of a painting -- to catch the essence of a scene, not the stark details. Its appeal, she said, must be emotional, through the heart, instead of physical, through the eyes. A painting, she went on, should be more a profound spiritual experience than a visual treat for a beholder. Realism detracts from the emotional impact, she concluded.

"What is the emotional impact that you want to bring about in this painting?" I asked.

"I want to bring out the tragedy in the disappearance so quickly of a phenomenon as beautiful as the Manila Bay sunset," she answered.

"But it is only a temporary disappearance," I countered. "It will reappear with the sunrise, another beautiful phenomenon symbolizing hope."

She didn't say a word for a while, as she reflected.

"I suppose you are right," she finally conceded. " I'm afraid I have this negative outlook -- too prone to look at the dark side of things. It's perhaps because I ...."

She suddenly stopped and didn't finish what she started to say. She seemed a bit sad. I was a bit puzzled.

"I don't think one so young and in love with things beautiful can be a pessimist". I said. "To prove that you are not, why don't you paint a sunrise? I'm sure you can paint it as beautifully and realistically as you have painted this sunset."

"That seems a good idea," she agreed, "But where can I find a beautiful sunrise to paint?"

"I have just the place for you," I assured her. "At the subdivision where I live, there is, a short distance towards the east, a hill where you can see the morning sun rising slowly above the hilltop. I can take you there one morning."

She felt silent. I did not know if her silence meant assent or dissent. She still seemed a bit sad.

By this time, the sunset had been consummated. The golden splendor at the horizon where the sun had disappeared gave way to the gloom of twilight.

I offered to take her home. I was elated that she accepted my offer without hesitation. We placed her painting paraphernalia in the rear compartment of the car. It included a blue satchel. She gave the name of the dormitory where she stayed and its address inside the UP campus. She said she was a fine arts student in her second year.

On the way, she suddenly said: "Aren't you even going to ask my name?"

I knew the answer I gave her was a bit corny: "What's in a name? You'd be beautiful, whatever your name is."

She gave a little laugh.

"Besides, I already know your name Miss Cynthia de Leon," I said.

She was a little bit surprised but not for long.The reason for my foreknowledge of her name dawned on her.

"The nameplate on my bag, of course," she said.

"I have very alert eyes," I made another corny remark.

"I presume you also have a name," she said.

"The presumption is correct," I said uncoloquially, hoping to sound facetious.

"When I receive a letter, It is addressed Mr. Reynaldo R. Ramirez. My friends call me Triple R or simply Rey. In case you are curious, I'm taking a course in Literature at the UST."

Introductions over, we lapsed into silence the rest of the way.

"When are you going to take me to your hill, MR. Triple R," she asked before getting out the car.

I was ecstatic.

"Tomorrow is not soon enough," I said.

It was quite six o'clock when we drove to the foot of the hill the following morning. The sun was still to appear. We chose a suitable place to set up her painting stand. She put in place a piece of rectangular canvas the same size as the one on which she had painted the sunset. She unfolded her stool and positioned it before the stand.

As we waited for the sun to emerge, she sketched the hill. I watched her deft strokes, fascinated. There was talent in those delicate fingers, no doubt about that.

Soon the crescent tip of the sun appeared above the hilltop, rising very slowly as though surreptitiously.

"I will paint it fully risen," Cynthia said, "not with the lower half still submerged as it is in the sunset painting. The sun must be full to convey the message of hope which you say sunrise symbolizes."

I agreed with her. Soon the sun was fully risen.

It was already past eight o'clock when she was finished with the painting. It was a beautiful as the sunset painting. I marvelled at the way she was able to depict the mellow radiance of the rising sun in contrast to the garnish brilliance of the setting sun.

She stood up, took two steps backward and surveyed the painting with obvious satisfaction.

"You are right," she said, turning her face to me. "Sunrise does radiate joy and hope."

But curiously enough, she sat down dejectedly on her stool and in wistful almost plaintive tones said: "I wish life can be as one can paint it -- joyful and hopeful like a perpetual sunrise."

"I'm sure, with talent and beauty such as yours, it will be so for you -- a life of many sunrises," I said with great assurance. "There will always be a sunset," she countered with equal assurance.

I was beginning to think that there was indeed a pessimistic streak in Cynthia.

But the next few months quickly dispelled that thought. She was always full of joy and hope when we were together. I could see how her face glowed, how her eyes sparkled whenever I told her how much I love her. And she would snuggle close to me, lay her head on my shoulder and whisper: "I love you too, Triple R -- each and every R."

Every now and then, we went to watch the sunrise at the hill and once to the Boulevard to watch the sunset. It was as though the sun did a special performance for us that afternoon. It seemed to tarry a bit longer and its radiance seemed a bit brighter, perhaps. I thought, because we had not seen it for quite a spell. It sank in a blaze of glorious light but the gloom that followed also seemed more sudden and intense. Cynthia was visibly depressed by the quick transition from light to darkness. She said she did not want to see the sunset anymore. I was a bit mystified by the way the sunset affected her.

She painted a lot as though driven by an unwanted upsurge of inspiration. The paintings were varied: A giant multi-colored butterfly hovering over a garden of flowers which she titled Pollination; a tall tree with two lovemaking mayas on a high branch pecking at each other, she called Osculation; a limpid lake with a reflection of a full moon, Lunar Ablution; a boy flying a kite so high it gets entangled in clouds in the sky. Aspiration; a dog and cat with upraised forepaws touching each other , Reconciliation; and a little girl reaching up vainly for an apple on a table, Frustration.

As to the Sunset and Sunrise paintings, she urged me to write some apt lines to be inscribed at the bottom of each painting. I obliged her with the following quatrain for the sunset.

Death would lose its vaunted sting
If like the sun that's sinking
It comes in a blaze of glory
Fit theme for a sublime story

For the sunrise:
Come ye all who are in despair
To the foot of the hill repair
Be a witness to hope's rebirth
As the sun shines anew on earth

Cynthia and I were inseparable. We went together everywhere, anywhere; to the movies, to concerts, to painting exhibits, trade fairs, to SM City, to church and of course, to the foot of that hill. She even dutifully came with me to the Ultra for the PBA games although I knew she was not the sports-minded kind. I was amazed by the vim and vigor she was capable of despite the frail, ethereal body. Gone also were her spells of sadness and weariness.

I was totally unprepared. I had been unable to see her for three days because of a mechanical trouble in my car which needed repair. When I went to see her again, the matron of the dormitory met me and told me what had happened. Cynthia had a fainting spell and was brought to the hospital. A telegram brought her parents flying to her side.

I asked the matron what hospital she had been brought to.

"She is not there anymore," she said. I was frantic.

"Is she -- " I dreaded even to say the word.

"No, but her parents brought her to their hometown," she said, to my immense relief. Cynthia had told me once that she was from a coastal town in the south and that they had a house by the sea.

"She left a note for you and two paintings," the matron belatedly told me, then left me, to return with the note and the two paintings. I felt myself sinking into an abyss as I read her note:



CNTHIA

"Dearest Triple R:

Forgive me for not telling you. For the last year or so, I had been living on borrowed time. Leukemia. I am going to the old hometown. I want to die there in our house by the sea. I do not regret dying so young although there are still so many beautiful things I want to paint. But it is enough that I had reached the summit of happiness in your love. Death will not have its vaunted sting for me. Do not grieve too much, my dearest. Repair to the foot of the hill and watch the sunrise. I will think of you every moment of my remaining days.

Cynthia"

There was a Postscript: Please do not come now. I will let you know when I want you to come."

I lived in agony for the next three months. Then the letter came.

If I had wings ..... I negotiated the distance to that coastal town in the south in record time.

It was late in the afternoon when I arrived. I had no difficulty in locating Cynthia's place. It turned out the de Leon family was well known in the town, among the elite.

The road to the house I sought sloped down gradually. Indeed in the distance, I could see a segment of the sea.

I knew where to stop; the house had been described to me quite in detail. It was a green painted chalet with a green painted gate that led to a porch. And there were those tell-tale coconut trees on each side of the gate my informer had told me about.

My heart went into a gallop. There was Cynthia herself on the porch.

"I've kept vigil here waiting for you," she said.

I took her hands in mine and pressed them hungrily to my lips. They were feverish. The pallor on her cheeks was vivid but her eyes still sparkled. It was an exquisitely angelic beauty I saw her now.

"Let us go down to the sea," she said.

"It is almost sunset."

"But I thought you did not want to see a sunset anymore," I reminded her.

"I do now," she said. "After all, it was a sunset that brought us together."

WE drove down to the seashore. We walked in the sand to the edge of the sea. She clung close to me for support. The sun was about to touch the horizon. It was at its most glorious splendor.

"It is so beautiful," she sighed. "How could I ever have thought that there is tragedy in a sun that dies in a blaze of glory?"

We gazed at the sinking sun, enraptured by its golden splendor. When it was about to disappear and gloom crept in, Cynthia suddenly said:

"I feel so tired and sleepy. I think, so much beauty and so much joy at seeing you again and feeling your warm embrace have exhausted me. Hold me tight please."

She lay her head on my shoulder, smiled at me faintly and -- closed her eyes.

Was she asleep or was she ...?

I did not want to know. But the sun had already set.

EASTWOOD.....

"Citibank has effectively transformed the Libis area into the most modern special economic zone in the country and will definitely lure both local and foreign investors to our city." This was confirmed by Citibank executives who said that "the establishment of Citibank provides a glimpse of how the Philippines can be transformed into a key-location for multi-national companies." (***Author's Note:*** *While Philippines is used, the "key location for multi-national companies" refers specifically to Quezon City.)*

The 30-storey building of the other global giant company in Eastwood City is about to be completed. Also nearing completion at the residential block of the city are plush model homes in highrise buildings named Olympian Heights and Lafayette I and II. The completed units have already been announced for viewing. The residential area will be provided with sports and recreational facilities which will include a 500-seat Amphitheater for concerts and community activities, Eastwood City will also have its own sewerage system, road network and power plant.

As the "key location" of multi-national companies, Quezon City will be the prime beneficiary in terms of employment opportunities and increased income from business taxes. This latter benefit, however, may not be fully achieved under the present Mathay administration because one of the investment incentives granted by PEZA to the companies in Eastwood City is an income tax holiday of several years. But, hopefully, it will be realized under a younger Mathay administration.

When fully developed, Eastwood City Cyberpark as a business area will, no doubt, dwarf Makati's CBD (Central Business District) and Ortigas Business Center in Pasig City. And, above all, by making Quezon City the business capital of the country, it will quash the claim of Manila Mayor Atienza and his minions that their city is the industrial and commercial center of the country. As the business capital of the country, QC will have another strong, very strong, reason to regain from Manila its birthright to be the capital of the Philippines. With its claims as the business center of the country, debunked, Atienza will have no better reason to retain the capitalship of the country except "the wonder of the Manila sunset."

Unlike Rep. Dante Liban's rejected Novaliches City, Eastwood City Cyberpark will not be a "city within a city." It will be completely under the jurisdiction of the city government, subject to its ordinances.

Compliments of a Friend

Reprinted From MOD Magazine, March 3, 2000 issue

Achievers' Hall

Quezon City Vice Mayor Connie Angeles Less More Intrigues, Service

By ROSE CHERYL R. ORBIGO
Photography by AL CRUZ

CONNIE ANGELES is no stranger to public service. Becoming popular first as a teen star, she started public service as host of *Kapwa Ko, Mahal Ko,* in 1982. In her long stint as a public servant, even angelic Connie is not spared of criticisms. The intrigues, she admits, are unnerving. "But that's politics," she says, "I just keep reminding myself that what I want to do is serve the people, never mind the obstacles."

And serve she does. An AB Philosophy graduate from the University of the Philippines, Connie entered politics in 1992 when she ran as councilor of Quezon City's district four. Her landing in the top spot showed the residents' immense trust in her. And Connie did not fail them. Among her numerous accomplishments, she came up with the Yakap Day Care Center for City Hall employees, the first such day care center in a government institution which was even cited by UNICEF. And because of her encounter with many poor patients who asked for help at *Kapwa Ko, Mahal Ko,* Connie conceptualized the Medical Care Program (Medicap) for the poorest of the poor residents of the city. Through Medicap, a family with less than P6,000 monthly income can avail of a card which entitles them to P5,000 worth of free medical services at any hospital that has a memorandum of agreement with the city.

Because of these achievements, it is not surprising that Connie again grabbed the number one position as councilor in the 1995 polls. This time around Connie started a breast-feeding center for working mothers who just gave birth. And because of her success in many activities and positions, she was awarded Most Outstanding Councilor by the Quezon City Press Association from 1993 to 1995, entering the Hall of Fame in 1996. Besides this she received 15 other awards for various services as councilor.

Finally, Connie was elected vice mayor in 1998, a running mate of Mayor Mathay. In this capacity, she leads the councilors in session hearings on proposed ordinances. To further develop her skills and knowledge as an administrator, Connie is taking up her master's degree in Public Administration also at UP. And though dedication to the city residents inevitably means less time for show biz and movies, Connie still hosts the long-running *Pen Pen de Sarapen* and a segment of *Emergency.* Her loving family that has stood by her all the way from her stint as a child star to her political career, is very supportive. Connie's father, a former supervisor at the Bureau of Customs, manages CEG Productions (Producer of *Penpen de Sarapen).* Her businessman husband, Ernie, and daughters Camille, 12, and Reine, 5, she tries to shield from the complexities of politics.

Because of her sincerity and dignity in such a complicated world as politics, Connie is definitely an exemplary lady that any Filipina can be proud of.

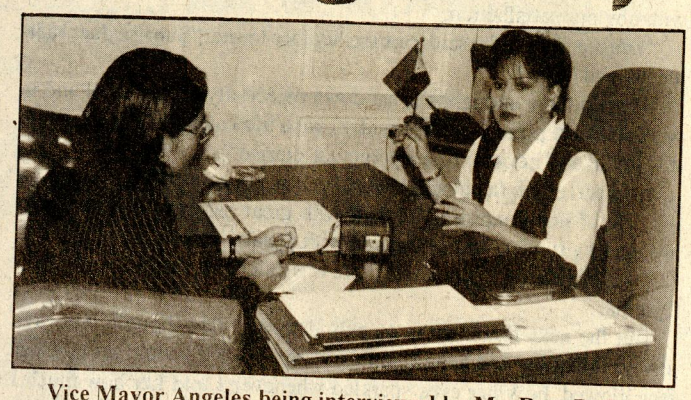
What is your typical day like?

On Saturdays we would visit seven to eight barangays, cutting ribbons, doing speeches as the guest of honor [or] giving inspirational talks. A typical week day would be staying in the office and representing the mayor. Fridays and Saturdays would be very busy for me, because it's time for my *Kapwa Ko, Mahal Ko,* and it's my 18th year as a co-host of *Kapwa* with [Defense] Secretary Orly Mercado. And in the evenings I would have tapings for *Pen Pen de Sarapen.* In between would be office and some other invitations.

On Sunday, normally I would decline the invitations because I would really like to spend the day with the family: the children are growing and they've been looking for their mom....At night we (the family) are all together, I make it a point that whenever I'm close to the house, I would go home for dinner because that's about the only time that I can spend dinner with them.

What are your goals this year as vice mayor?

I just want to continue what we have started, perhaps expand the programs of Tahanan (the QC Drug Rehabilitation Centers for street children) and create more sports programs for the youth and livelihood programs for the residents of barangays.



Vice Mayor Angeles being interviewed by Ms. Rose R. Orbigo of MOD Magazine.



What do you plan to do to uplift the lives of Quezon City women?

Not only the women perhaps, but all the residents of Quezon City. I really believe that we should have more livelihood programs... When we move squatters to relocation areas, they look for amenities like water and electricity. And when they cannot find a source of income there, they come back... So that becomes our problem. We would find good relocation places but there are not enough livelihood programs for them to get by. So I would really encourage the national government and other local government units to come up with livelihood programs to at least alleviate poverty in our country.

How do you deal with all the criticisms and difficulties that you encounter as vice mayor?

(Long Silence) How do I deal with that? Well, it hurts, *siyempre naman.* There are times when I would cry, because sometimes it really hurts, especially when I get bad comments and I know that I really did not do it, and that others only do it for political reasons. But I just have so much faith that the Lord would help me out.

Do you have any plans to go back to movie acting?

Well, I have never been out of show biz, but maybe I won't star in movies anymore, although I still have my programs, *Kapwa Ko, Mahal Ko, Pen Pen and Emergency.* Pretty soon we might be starting another public service program. So I never kind of miss show biz a lot because I'm still part of it.

What is your message to the residents of Quezon city?

First, of course, we would like to thank them for always being there for us and for the support that they have been giving me.... I request them to be more patient and more understanding during times when we would not be so visible, particularly me because I go around four districts... It's really work, work, work for us. I just want them to be more understanding and more patient particularly with the projects that they've been asking.

What are your plans for the 2001 elections?

I have no plans yet. In fact, I am praying for discernment. [There are] no concrete plans at the moment. I believe that work is for us but it's really the Lord who decides where to put you. So I will just have to wait.

Valentines Day Pictures

By Vic Oliver



Mayor Mel Mathay and Vice Mayor Connie Angeles watch special children (with disabilities) from Camp Pag-ibig at the Valentine Day flag raising ceremonies at City Hall rendering song and dance numbers.



Mayor Mel Mathay and Vice Mayor Connie Angeles pose with some special children from Camp Pag-ibig. Others in picture are, from left: Councilor Banal, Delarmente, Medina, Amoranto-Sarino and "Bu" Mathay.



Mayor Mathay, Vice Mayor Connie Angeles and Councilor Delarmente pose with four Miss QC 2000 candidates *(Editor's Note: The staff of Councilors Avanzado who is supposed to be behind the contest could not identify them.)*



Mayor Mel Mathay and Vice Mayor Connie Angeles affectionately caress the blind boy from Camp Pag-ibig who had rendered a song to the delight and wonder of all. In picture are, from left: Councilors Medina, Abesamis, Avanzado, Delarmente, Amoranto-Sarino and Castelo-Daza.



Valentine Day 2000 souvenir picture of Mayor Mel Mathay and Vice Mayor Connie Angeles.



Mel and Connie with the new Police Superintendent of the Central Police District Command, Gen. Victor Luga.

QUEZON CITY SHELTER PROGRAM (2000-2004)

Prepared By:

QC PLANNING & DEVELOPMENT OFFICE

2000 JANUARY (6)

Goal

To provide QC residents access to decent and affordable housing

Objectives

- **Encourage & sustain community-based housing development**
- **Build partnership with private sector and NGOs**
- **Develop new housing & resettlement sites (in and off-city)**
- **Undertake upgrading of identified depressed areas**
- **Improve delivery of basic services**
- **Implement livelihood/employment programs**

Situationnaire: QC Housing Problem

LAND AREA

- 16,000.91 HECTARES
- 1/4 Metro Manila

POPULATION

1995 NSO Survey

- 1,989,419 people (415,788 households)

1999 Estimate

- 2,219,961 people (479,489 households)
- Largest and Accounts for 21% of Metro Manila

Urban Poor

- *51% or 244,539 households fall below poverty level*
- *Actual census has covered 135,952 households in informal settlements. however, estimate is as high as 180,000 house holds or about 38% of the total population*

Informal Settlers*

- 46,971 families for relocation (from danger areas, ROWs infrastructure projects, etc.)
- More than 78,562 families in potential upgrading project sites (private & gov't lands)
- Some 10,419 families in private lands

* People's Bureau census as of Dec. 1999

Legitimate Tenants, Renters & Sharers

- *Roughly, estimate is 62,000*
- *Of the estimate, 31,620 are urban poor*
- *Comprise the doubled-up households*

Homeless

- *Living in streets, parks & other areas without any form of shelter*
- *Number cannot be ascertained due to theit mobility*

Land Requirements

☞ Some 159.7 hectares needed for resettlement
- *28,183 households x 1 hectare/600 households = 46.97 has. (MRB) (in-city & off-city)*
- *18,788 households x 60 sq. m./households = 112.73 has. (H/L/ package)*

☞ Some 295.56 hectares needed for doubled-up households & increase in population (86,298 households)
- *52,157 households x 1 hectare/600 households = 86.93 has. (MRB)*
- *34,771 households x 60 sq/ m//household = 208.63 has (H/L package)*

☞ Some 471.37 hectares of land to cover upgrading needs (private & gov't lands)
- *78,562 households x 60 sq/ m./household = 471.37has.*

☞ Some 62.5 hectares of private land for acquisition under CMP
- *10,419 householfds x 60 sq. m./households = 62.5 has.*

Potential Sites for Housing

☞ Some 265.16 hectares of private idle vacant land in QC particularly in Payatas

☞ Some 279.83 hectares of private land occupied by informal settlers largely in Dist II particularly in Payatas

☞ Some 237.59 hectares of gov't public land occupied by informal settlers
- 184 hectares in NGC
- 53.57 hectares of city

Components of the Housing Program

Shelter Needs

New Housing Units

For the 5-year period (2000-2004), a total of 133,899 units is needed to address the housing requirements of the urban poor arising from:

• relocation	46,971
• doubled-up households	31,620
• population growth	55,307

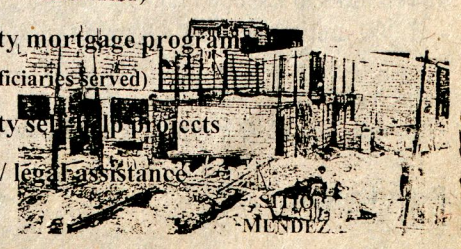
(3.6% growth rate, households size of 5)

Upgrading Needs

- 78,562 families in potential/on-going upgrading projects sites
- 10,419 families occupying private lands

Current Efforts

- **Community-Based Housing**
  - **joint venture with private sector & NGOs**
    (304 units on-going construction at Sitio Mendez in cooperation w/ HABITAT)
  - **community mortgage program**
    (2,710 beneficiaries served)
  - **community settlement projects**
  - **technical / legal assistance**



Current Efforts (cont'd)

- **Construction of New Housing Units**

  - city-initiated orojects (60 MRB units; 453 units, 2 sty. bldgs.)
  - joint venture with private sector (1,595 MRB units; 292 units, 2 sty. bldgs)
  - national-initiated projects (NGC - 1,725 MRB units: 210 rowhouses)

- **Resettlement**

  - Waterways, Danger Areas & Government Infrastructure Projects

- **Technical / Legal Assistance**

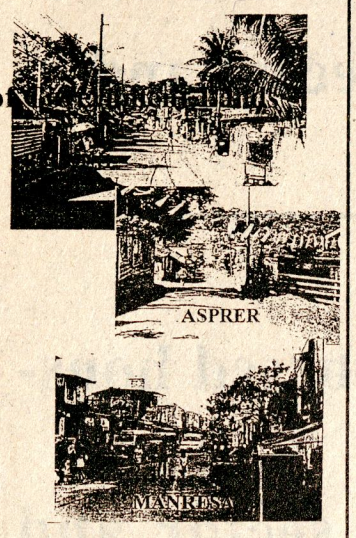
  - prepare development plans & other requirements
  - negotiation with land owners

- **Delivery of Basic Services**

  - utilities (water (electricity, health education & others)

- **On-Site Upgrading of**

Krus na Ligas
Bagong Silangan
Escopa Proper
San Jose
Lot 21 Blk 17 Bgy. Bungad
Pesigan Property
Asprer/Veterans
Tawid Sapa Bgy. Kaligayahan
Lot 5 Bgy. San Antonio
Manresa
Escopa PUD
Petines Property



Programs & Projects

- **Construction of 86,928 New Housing Units**

  - 52,157 MRB units at P346,000/unit: P18.05 B
  - 34,771 H/L units at P220,000/unit: P 7.65 B

- **Resettlement**

  - 46,971 families at P220,000/unit: P10.33 B

- **On-site Upgrading of Gov't Public Land**

  - Land distribution / upgrading of some 46.87 has. (4,566 families) P 0.07 B

- **Community-Based Housing**

  - 81,927 beneficiaries x P165,000/ beneficiary P13.52 B

- **Squatter Prevention & Containment-** P 0.03 B

Total Cost P49.65 B

Targets (2000-2004)

- **Land Distribution**

  - *32.59 hectares* of city-owned properties (Bagong Silangan, Asprer, Pesigan, Petines, Bungad, San Jose, Escopa PUD) with *4,566 beneficiaries*
  - *14.28 hectares* of land in Krus na Ligas (UP Prop.) & in Escopa Proper (requiring Presidential Proc. for distribution under DENR administration) with *1,970 beneficiaries*
  - Awarding of 407 serviced lots & distribution of 1,500 land titles at NGCHP

- **On-site Upgrading**

  - incremental improvement of both city-owned & national government properties (Asprer, Pesigan, Petines, San Jose, KNL, Escopa)
  - community self-help projects to complement govern ment initiatives/ efforts

- **Construction of MRB units**

  - 180 units in Escopa PUD
  - 1,000 units at Pearl St. / Ruby St.

- **Joint Venture**
  - completion of 933 units in Pugad Lawin

- **Resettlement**

  - some 3,368 families along riverbanks under Pasig River Rehabilitation Program
  - families occupying priority infrastructure projects of the national government

- **Community Mortgage Projects**

  - facilitate loan take-out for 1,000 beneficiaries in coordination / cooperation with concerned national shelter agencies

Funding Sources

Over the five-year period, the city does not expect significant increases in revenues as to enable it to set up a significant housing fund

- Hence, funding to be availed of mainly thru the National Shelter Program under the ff. arrangements:

  a. through government financing arrangements i.e. mort gage program
  b. counterparts arrangements between national & local government

- Joint venture with private sector shall be vigorously pursued as done in SMILE Citihomes & Pugad Lawin

Given current revenue generation capacities the city-government can undertake the ff:

- Explore bond flotation for the housing program
- Borrow from GFI's & private commercial banks

Implementation Strategies

- Legitimization of Land Tenure
- Resettlement Site Acquisition
- On-site Upgrading

Development Challenges

- High cost of Land Acquisition & Development
- Inaccessibility to Fund Sources
- Low Affordability of Target Beneficiaries
- Rapid Increase of Informal Settlers
- Land Claims / Disputes

CMP TAKE OUT PROJECTS (1992-1999)

Project No. 21 to Project No.94

FOR PCL APPROVAL

Name of Association	No. of Beneficiaries	Total Area/sq.m.	Amount of Project
1. Artes Homeowners Assn., Inc.	11	518	P600,000.00
2. Pagkakaisa ng Matatag na Samahan HOA. Inc. (Manalo Property)	19	298	600,000.00
3. Mayang Pula HOA Phase VI & VII (Espiritu &Dela Fuente Property)	25	1036	1,560,000.00
	55	1852	2,760,000.00

FOR TAKE-OUT (CMP PROJECT)

Name of Association	No. of Beneficiaries	Total Area/sq.m.	Amount of Project
1. Sama-samang Babalikat sa Lupang Pangako, Inc. (Robles Property)	6	400	P140,000.00
2. Samahang Makkakapit-bahay ng Joan of Arc Homeowners, Inc.	13	520	600,000.00
3.Magkakasama Home-owners Assn.	20		1,100,000.00
4. Samahang Lakas ng Nag-kakaisang Pamilya	41	1,611	2,460,000.00
5. Faustina Karatig II HOA, Inc. (Ravasco Property)	17	521	989,900.00
6. Kabalikat sa Hirap at Ginhawa	10	388.60	600,000.00
	107		5,889,900.00

FOR LETTER OF GUARANTY (LOG)

Name of Association	No. of Beneficiaries	Total Area/sq.m.	Amount of Project
1. Samahang Magkakapit-bahay Area VI Sitio Aguar-diente HOA, Inc. Phase II	20	920	P960,000.00
2. Samahang Magkakapit-bahay Area II Sitio Aguar-diente HOA, Inc. Phase VI (Manalo Property)	10	460	600,000.00
3. Samahang Magkakapit-bahay ng Joan of Arc (Salvador Property)	6	269	309,350.00
4. Samahang Magkakapit-bahay ng Joan of Arc (Ango Property)	21	1108	997,200.00
5. Maharlika Hills HOA, Inc. (Asibal Property)	10	400	600,000.00
6. Samahang Magkakapit-bahay ng Joan of Arc, Inc. (Cruz Property)	22	1098	1,310,000.00
7. Samahang Magkakapit-bahay ng Joan of Arc, Inc. (Dizon Property)	6	200	300,000.00
8. Samahang Magkakapit-bahay ng Joan of Arc, Inc. (Ituralde Property)	21	800	800,000.00
9. Faustina Karatig HOA, Inc. (Mina Property)	12	391	742,900.00
10.Faustina Karatig HOA, Inc. (Jorvina Property)	22	679	1,290,000.00
11.Mayang Pula HOA, Inc. Phase III (Paguio Property)	41	2300	2,400,000.00
12.Mayang Pula HOA, Inc Phase V (Villavert Property)	10	443	797,400.00
13.Damayang Magkakapit-bahay ng Carinosa (DAMA-CAR-PBCOM Property)	146	9126	3,449,628.00
14.Magkakasama HOA, Inc. (Victor Property)	391		16,756,478.00

Proposed Projects

PROPOSED/POTENTIAL MEDIUM-RISE HOUSING PROJECTS

Area/Unit: 24 sq. m. *No. of floors/bldg. : 5*
No. of units/bldg, : 5

Site	Land Area Available for MRB's	Estimated # of Bldgs.	Estimated # of Units
Escopa PUD, Proj. 4	0.15 has	3	180
Ruby St. Fairview	3.08 has	17	1020
Pearl St. Fairview	0.64 has	7	420
Manresa	0.27 has	3	180
Vasra	0.26 has	4	240
Dahlia St. Fairview	0.14 has	1	60
Total	**4.54 has**	**35**	**2,100**

Density = 463 unit/hectare



Mayor Mathay distribute Valentine Day gifts to special children of Camp Pag-Ibig. Camp Director Dr. Alba is behind Mayor.

QUEZON CITY ANTI-DRUG ABUSE COUNCIL

OFFICE OF THE MAYOR

The Quezon City Anti-Drug Abuse Council (QC-ADAC) is the acknowledged forerunner of anti-drug abuse councils in the country, and perhaps even in the ASEAS region, according to is Executive Director, Ms. May Caballero Dumlao. (Editor's Note: We went to see Mrs. Dumalo for this write-up on QC-ADAC. She furnished us the information and materials used in this write-up, which, by the way, was suggested by City Administrator Dr. Manuel S. Alba.)

QC-ADAC was created by virtue of Executive Order No. 10, issued on November 16, 1981. It was created out of the Quezon City Task Force on Anti-Drug Abuse. EO No. 10 was subsequently amended twice in 1995 by Executive Order Nos. 7 and 7A. QC-ADAC is presently composed as follows:

The Honorable City Mayor
Chairman & Action Officer

The Honorable City Vice Mayor
Vice Chairman

The City Schools Division Superintendent
The City Administrator
The City Development Officer
The Social Services & Development Officer
The City Health Officer
The Director of the Quezon City General Hospital
The Executive Judge
The Chief Prosecutor
The District Director of the Central Police District
The District Drug Enforcement Unit Officer
The President of the Liga ng mga Barangay
The President of the Sangguniang Kabataan Federation
The Parole and Probation Officer
The Chief of the Barangay Operations Center
The Head of the Community Relations Office
The Head of the Public Affairs & Information Office
The Administrator of the QC-DTRC or "Tahanan"
The Chairman of the Liquor Licensing & Regulatory Board
The Representative of the NGOs & Civic Organizations
The Representative of the Religious Sector

DCA Melissa Macapanpan
Special Asst. to the Mayor on Drug Matters
(Ex-Officio)

Mrs. May Caballero Dumlao
Executive Director

VISION, MISSION, GOALS

VISION: A DRUG-FREE QUEZON CITY

MISSION: By virtue of Executive order No. 10, S-81, as amended by E.O. No. 7-S95 and E.O. No. 7A - S96, the QC--ADAC is tasked to plan implement, coordinate and monitor a total and integrated anti-drug abuse program for Quezon City.

GOALS OBJECTIVE:

To effectively implement the following programs:

1. Preventive, Education, Information Dissemination and Training:
2. Intake and Referrals, Aftercare and Follow-Up:
3. Treatment and Rehabilitation:
4. Community Outreach and Volunteer Services:
5. Law Enforcement, Intelligence and Surveillance and Monitoring of Cases:
6. Research and Documentation, Monitoring and Evaluation.

FUNCTIONS:

The QC-ADAC shall perform the following functions:

1. Formulate policies and guidelines for an effective anti-drug abuse campaign:
2. Prepare plans and programs for a comprehensive drug rehabilitation:
3. Serve as advisory and regulatory body to the various units and agencies within the City involved in the anti-drug abuse campaign:
4. Create Action Groups corresponding to the approved program organization of the Council:
5. Submit budget and work program to finance the anti-drug abuse campaign:
6. Conduct periodic assessment evaluation of the results and overall performance of anti-drug campaign: and
7. Recommend to the Mayor/City Council such measures as maybe necessary to curb the drug menace in the City.

PROGRAMME IMPLEMENTATION:

1. Preventive Education, Information Dissemination and Training

1.1 To conduct preventive education activities on drug abuse pre vention and control in barangays, educational institutions, among NGOs and civic organizations and other sectoral and organized groups or individuals in the City through lectures, workshops, seminars, dialogues, symposia, fora, film showings, etc.:

1.2 To conduct public information campaign against drug abuse and illegal drug trafficking through the use of tri-media networks, such as in press releases, feature articles, radio-TV programs, and through posters, flyers, streamers, symposia, fora, dialogues.:

1.3 To conduct training programs for a speaker's bureau or for key implementors/trainors of the various programs of the member agencies of the Council and those needing similar services.

2. Intake and Referrrals; Follow-up and Aftercare

2.1 To screen, assess and diagnose drug dependents to deter mine the nature and extent of drug abuse and dependency for purpose of referrals to rehabilitation centers or for psychiatric management in hospitals or clinics;

2.2 To handle voluntary submission of cases until they can be accommodated in the appropriate treatment and rehabilitation facility/center;

2.3 To extent intervention and available detoxification services guidance and counselling and psychiatric/psychological evaluations;

2.4 To facilitate the disposition of the drug dependents' cases and their placement at rehabilitation and/or treatment centers;

2.5 To perform follow-up and aftercare services to recovering drug dependents thru individual, group and family therapy to prepare them for their eventual re-integration in the mainstream of society.

3. Treatment and Rehabilitation

3.1 To rehabilitate drug dependents in order that they can be reintegrated into the mainstream of society and live normal lives within their own families and became productive members of their communities;

3.2 To treat those who have become victims of maladjustment and psychosis to enablee them to regain their self-confidence and live normal lives the soonest possible time; and

3.3 To maintain and compile data gathered from drug dependents, parents, guardian for research purposes and for therapy programming.

4. Community Outreach and Volunteers Services

5. Law Enforcement, Intelligence and Surveillance and Monitoring of Cases

5.1 Law Enforcement -

Law Enforcement will be the sole responsibility of the Central Police District Command (Sec. 8 of the Exec. Order No. 7-A, S-96) especially in the area of enforcement of laws on dangerous drugs and the arrest of violators of the Dangerous Drug Act and illegal drug trafficking.

5.2 Intelligence and Surveillance

a. To monitor reported and suspected drug pushers distributors, couriers, etc. and other drug trafficking activities in support of and to assist the CPDC-DDEU;

b. To monitor the various drug establishment that sell regulated drugs without the proper prescriptions and other commercial (business) establishments that are sources of addictive substances such as rugby and other solvents.

5.3 Monitoring of Drugs and Drug-Related Cases

a. To monitor the drugs seized by law enforcement agents and see to their proper disposition so that they do not find their way back to the streets; and

b. To monitor the cases inquested and those which are finally in courts and follow-up on the disposition of these cases.

6. Research and Documentation, Monitoring and Evaluation

6.1To compile data through surveys and from various sources for purposes of planning anti-drug abuse programs and in aid of legislation;

6.2 To develop, produce, publish and distribute preventive educational/instructional and informational materials, such as brochures, flyers, posters, leaflets, video films, slides, etc. for use of various units and agencies, the barangays, the schools, private or government institutions, the target clientile, others concerned and especially for our own educational campaign;

6.3 To keep up-to-date with recent pronouncement, directives, memoranda, laws and other legislations, including findings and researches on anti-drug abuse and related activities for the purpose of enhancing and improving the City's own programs and activities and delivery of services;

6.4 To establish rapport and collaborative relationships with related agencies, and maintain linkages and networking both nationally and internationally, for the effective implementation of the anti-drug abuse programs and activities.

SMILE ☺

1999 ACCOMPLISHMENT REPORT

By
MAY CABALLERO DUMLAO
QC-ADAC Executive Director

INTRODUCTION



CABALLERO

The Quezon City anti-Drug Abuse Council was created by virtue of Executive Order No. 10, Series of 1981 which amended Executive Order No. 17, S-80 creating the Quezon City Task Force on Anti-Drug Abuse, with the City Mayor as Chairman and the Vice Mayor as Action Officer. This was amended twice, in 1995 by virtue of Executive Order No.7 when the Vice Mayor was designated Vice-Chairman and in 1996 by virtue of Executive Order No. 7A when the Mayor was designated both as Chairman and Action Officer and the ADAC SECRETARIAT was created.

In the year that followed, the QC-ADAC metamorphosed into a full blown Council, with a well-defined, integrated and coordinated program on drug abuse prevention, control, treatment and rehabilitation with aftercare and follow-up components and has gained the reputation as "a model where all sectors of the community are involved" and served as the longest staying and most active anti-drug abuse council in the country.

ASSESSMENT

The awareness level on drug abuse prevention among the barangays and other members of the community has increased as a result of our advocacy through our massive information dissemination program. Community participation is increasing and a growing number of NGOs, socio-civic organizations, business and corporations, private educational institutions, churches and religious groups are undertaking their own anti-drug abuse campaigns.

As far as treatment and rehabilitation are concerned, it is observed that the information campaign has filtered even to the most depressed areas. Many are inquiring about rehabilitation and more and more families are voluntarily submitting their drug dependent members for rehabilitation or early intervention (counselling). However, the lack of space in our government rehabilitation centers, the difficulty in maintaining and monitoring a drug dependent especially in a private facility and economic deprivation has hindered a number in pursuing their cases. For this matter, there is a growing number of counsellees attending intervention programs at our office as a substitute to rehabilitation.

On the part of law enforcement, which is a police concern, their efforts at curbing the supply of illegal drugs have reaped results. Of the 142 barangays in Quezon City, they reported that six are now drug-free, 102 are cleared and four are partially cleared. Seizures of mostly methamphetamine hydrochloride (shabu) hopefully are not all for local (Quezon City) consumption, considering we are an entry point of this regulated drug coming mostly from the North. Clandestine manufacture of shabu and the names of drugs lords and operators are now being sought and brought to light. It is hoped that this will be a sustained and continuing effort even if there is no aggressive mandate from above.

Finally, as far as we are concerned, it is our prayer at the QC-ADAC SECRETARIAT that support for its program will be continuing. We have already etched a name and a reputation in the drug abuse prevention community, something we can be proud of. We just have to be more patient, persistent and consistent for prevention cannot be attained overnight. If we waver now, our gains will be lost and we will be back to square one in no time at all.

ACCOMPLISHMENTS

For the year under review, given a modest budget and a staff complement of 25, the QC-ADAC was able to undertake and accomplish the activities that follows. It is to be noted that the member agencies accomplishments will be made a part of the more detailed and separate QC-ADAC report which will be submitted later.

1. **On Awareness Campaign and Information Dissemination**

a. We have reached 13,481 individuals through our forums and dialogues, talakayans, ugnayans, group encounters, trainings, radio interviews, press conferences and video tape presentations.

b. Printed close to 50,000 anti-drug abuse materials such as brochures, flyers, pamphlets and posters for distribution to the community

2. **On Preventive Education**

A total of 247 events were conducted, such as seminars for youths, parents and other adults in the barangays; trainings for youths, teachers, parents and other groups in the community; workshops with barangay officials, employers/personnel officers, and police officers; case and scientific conferences; daily lectures at the pre-marriage counselling sessions of the City Health Department and through several art and literary competitions.



Counselling session of rehabilitated drug addicts at QC-ADAC Office

(Turn To Page 20)

REVISED ZONING ORDINANCE

PROVIDING FOR A "QUEZON CITY COMPREHENSIVE ZONING ORDINANCE OF 2000" ON THE BASIS OF A COMPREHENSIVE LAND USE PLAN, HERETO ADOPTED, AS PREPARED BY THE QUEZON CITY ZONING REVIEW AND EVALUATION COMMITTEE BY VIRTUE OF ORDINANCE NO. SP-113, S-93.

Introduced by Councilors MARCIANO P. MEDALLA, JORGE L. BANAL, GODOFREDO T. LIBAN, II, RAMON G. MATHAY, VINCENT CRISOLOGO, EUFEMIO C. LAGUMBAY, ANTONIO L. SIOSON, ROMMEL R. ABESAMIS, WILMA AMORANTO-SARINO, GEORGE M. CANSECO, ELIZABETH DELARMENTE, WINSTON "Winnie" T. CASTELO, FRESCA BIGLANG-AWA, ENRICO SERRANO, MICHAEL P. PLANAS, ERIC Z. MEDINA, FERNANDO "Dingdong" AVANZADO, JULIAN COSETENG, ANTHONY CASTELO, MARCEL C. RILLO, JESUS "Bong" SUNTAY, NANETTE CASTELO-DAZA, BAYANI V. HIPOL, ALMA "Neneng" MONTILLA, ALMARIO FRANCISCO AND MARVIN C. RILLO.

ARTICLE I
TITLE

SECTION I. Title - This Ordinance shall be known and cited as the "Quezon City Comprehensive Zoning Ordinance of 2000".

ARTICLE II
AUTHORITY AND PURPOSE

SECTION I. Authority - This Ordinance is enacted pursuant to Sec. 458, Paragraphs 2 vii, 2viii, 2ix and 4 of R.A. 7160 otherwise known as the "Local Government Code of 1991."

SECTION 2. Purpose - This Ordinance is enacted to achieve the following purposes:

a. To promote and protect public health, safety, peace, morals, comfort, convenience and general welfare of inhabitants of Quezon City.

b. To guide, control and regulate future growth and development in accordance with the Land Use and Structure Plans for Quezon City.

c. To promote the optinum use and allocation of land for future development needs.

d. To protect the character and stability of residential, commercial, industrial and institutional areas, parks and open spaces in Quezon City.

e. To provide adequate light, air, privacy and convenience of access to property and to insure safety from fire and other dangers.

f. To regulate the location and use of buildings and land in such a manner as to obviate the danger for public safety caused by interference with existing or prospective traffic movements on streets and thoroughfares.

SECTION 3. Declared Zoning Principles - Zoning is the division of the city into land use zone. The specification of patterns, nature and characteristics of uses and the provision of density and environmental regulations in consonance with the Comprehensive Land Use Plan and strategies as well as land use policies and objectives of the community as prepared and identified by the QC Zoning Review and Evaluation Committee by virtue of Ordinance No. SP-113, S-93, which are hereby adopted and made integral parts hereof as Annex "A".

ARTICLE III
DEFINITION OF TERMS AND RULES OF CONSTRUCTION

SECTION I . Definition of Terms - Words and phrases used in this Ordinance are hereby defined as follows:

1. **"Accessoria" or row houses :** a house of not more than two (2) storeys composed of a row of dwelling units entirely separate from one another party wall or walls and with an independent entrance for each unit.
2. **Animal stockyard** : usually an open farmyard without buildings where livestock are quartered fed and cured to recuperate in weight before slaughter. Usually adjacent to the slaughterhouse.
3. **Arboretum** : a large tract of land treated as a natural outdoor museum or started as a natural wood site, the existing trees or shrubs being pre served/planted to entirely new plannings and arranged b family and generic groups for specific study. It is considered as a reserved and preserved nature park.
4. **Areas for Priority Development (APD)** : identified 66 specific sites in Quezon City covered by the Urban Land Reform Zone as Areas for Priority Development.
5. **Bar** : any place where intoxicating and fermented liquors or mall drinks are sold or disposed of for a price, hired hostesses occasionally dancing to music.
6. **Barangay** : the basic political unit in the Philippines composed of all persons who have been residents of the barrio, district or barangay for at least six months, citizens of the Philippines and duly registered in the list of barangay members kept by the barrio, district or barangay secretary.
7. **Block** : the combined area of one or more lots forming a street block
bounded by more than (2) streets.
8. **Botanical garden:** a park open to the public where specimen trees, plants and shrubs of native or imported varieties are grow, exhibited and maintained with their scientific and local names in well landscape gardens for the education, enjoyment and relaxation of the public. Sometimes combined with the zoological garden to give the natural setting needed for confined birds reptiles and animals.
9. **Boundary line** : the abstract line formed by the technical description of bearing and distances given on the certificate of title of the property or as defined herein.
10. **Buffer strip** : a non-buildable strip established to separate and protect one type of land use from another, for example, as a screen to objectionable noise, smoke or virtual aspects of an industrial zone adjacent to a residential zone.
11. **Building:** any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated is conducted. Every dwelling in a residential district is a main building. Accessory building is a subordinate building, the use of which is incidental and accessory to the principal use on the same lot. The term building includes the term structure.
12. **Building accessory :** a building subordinate to the main building on the same lot, the use of which is either (1) necessary to enjoyment or operation of a lawful principal use, transitional use or conditional use, or (2) appropriate incidental and subordinate to any such as servant's quarters, garage, pump house , laundry, etc.
13. **Buildable area :** the remaining space in a lot after deducting the required minimum open spaces.
14. **Building area :** the combined (roofed) covered area of a building measured at the ground floor excluding the projection of roofcaves. Similar to buildable area.
15. **Building existing :** a building erected prior to the adoption of Ordinance or one for which legal building permit has been issued.
16. **Built-up Area** : a contiguous grouping of ten (10) or more structures.
17. **Business :** a commercial activity customarily engaged in as a means of livelihood carried on for gain other than an industry or profession.
18. **Cabaret :** any place or building or portion thereof where dancing with professional hostesses or dancers is rendered to the general public for a fee.
19. **Car Barns:** a place where passengers jeepneys and taxicabs are stored, repaired and maintained within its own premises outside of any street.
20. **Central Business District:** refers to area designated principally for trade, services and business purposes.
21. **Cockpit:** a pit or enclosure within a building, or a portion thereof where cockfighting is held. Money betting may or may not be made.
22. **Commercial District:** an area predominantly used for commerce.
23. **Commercial Minor (C-1):** a subdivision of an area characterized by commercial and trade activities on a neighborhood scale, including retail outlets, professional offices, personal and home service shops and eateries on a small scale.
24. **Commercial Metropolitan (C-3)**: a subdivision of an area characterized by heavy commercial developments and multi-level commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations as well as miscellaneous support services with permitted light industrial activities.
25. **Commercial/shopping mall:** an architectural form of shopping center wherein the pedestrian shopper is freed from vehicular traffic and where the environment is shaped to encourage shopping and entertain the potential customers.
26. **Comprehensive Development Plan:** a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Development Plan in this usage are the sectoral studies i.e. Socio-Economic, Infrastructure, Local Administration and Land Use.
27. **Condominium building:** a multi-level structure usually for commercial or residential purposes and generally owned by the occupants thereof.
28. **Conflicting uses:** uses or land activities with contrasting characteristics located adjacent to each other e.g. residential units adjacent to industrial plants.
29. **Conforming use:** a use, which in a conformity with the zone classification as provided for in this Ordinance.
30. **District:** a division of a city.
31. **Dog kennel:** a structure use for the harboring of more than three (3) dogs.
32. **Dominant land use:** pervasive land use within the perimeter of one hundred (100) meters from a specific parcel of land or building.
33. **Dormitory:** a institutional building where boarders are provide with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.
34. **Dry cleaning:** the cleaning of textiles, fabrics, garments and other articles by the use of cleaning solvents other than water, extracting of the solvents therefrom, drying and ironing the same. The activity is usually housed in building and consisting of one or more dry cleaning units of machinery or equipment where the said articles are carried through a complete cleaning process.
35. **Dumping site:** a lot or land or part thereof used primarily for the disposal by dumping burial, burning or any other means and/or whatsoever purpose of garbage, trash refuse, junk, discarded machinery, vehicles or parts thereof, or waste materials of any kind.
36. **Dwelling:** a building designed or used exclusively as the living quarters for one or more families.
37. **Dwelling, one-family:** a house accommodating a single family and having two side yard.
38. **Dwelling, one-family, semi-detached:** one-family house having one party wall and one side yard.
39. **Dwelling, row or group**: a building consisting of a series of one-family sections having common wall between each two adjacent sections.
40. **Dwelling, multiple;** a building used as a home or residence of three (3) or more families living independently from one another each occupying one or more rooms as a single housekeeping unit.
41. **Dwelling, two-family**: a house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling. Each portion provides complete living facilities for each households.
42. **Easement**: open space imposed on any land use/activities located along waterways, roads rights-of-way, cemeteries/memorial parks and utilities.
43. **Exception:** a device which grants a property owner relief from certain provision of this Ordinance where compliance to the specific use would result to a particular hardship upon the owner, as distinguished from mere inconvenience or a desire to make money.
44. **Filling Station:** any area of land including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing spraying, dry cleaning or other cleaning or servicing such motor vehicles.
45. **Fish Pond:** an area specifically devoted to activities as the cultivation and raising of fish.
46. **Fraternal Club and Lodges:** all building used as non-profit private clubs exclusively for civic, religious, charitable and masonic organization.
47. **Funeral Chapels**: private non-denominational funeral chapels for the purpose of spiritual meditation and vigil before burial of deceased persons. The display or sale of coffins or flower wreaths is conducted therein although dedicated wreaths may be displayed in memory of the deceased person.
48. **Garage, commercial**: a garage where automobile and other vehicles are housed, cared for equipped, repaired or kept for remuneration, hired or sold, other than services permitted at an automobile station.
49. **Garment factory:** a factory producing garment of cloth or plastic such as ready-made dresses, hats, shirts, underclothes, children's clothes, raincoats, etc. of commercial quantity.
50. **Gasoline Service Station**: a place where gasoline or any other motor fuel, lubricating oil or grease for operation of automobile is offered for sale to the public. Deliveries are made directly into the vehicles including lubrication on the premises, the washing of automobiles where no mechanical conveyor, blower or steam cleaning device is involved and including only such other service and minor adjustments as are customarily permitted at gasoline supply station.
51. **Heliport:** an area of land or water or structural surface which is used or intended for use for the heliport buildings and other heliport facilities.
52. **Helistop:** the same as a heliport except that no refueling, maintenance, repair or storage of helicopters is permitted.
53. **Horticultural nursery:** a large tract of public land used for the purpose of cultivation and raising decorative specimen and exotic trees, shrubs and plants whether native or foreign for sale to the public or for the use of street planting and landscaping of public plazas, parks and other grounds. It is considered as a planting nursery for propagation and transplanting.
54. **Hospital:** unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, preventorium, clinic, rest house, nursery home, convalescent home and any other place for the diagnosis and treatment of ailments, and shall be deemed to be limited to places diagnosis, treatment of human ailment.
55. **Hotel:** a building or part thereof with rooms occupied or intended to be occupied for hire as temporary abode of individuals with a general kitchen and public dining room service but no provisions for cooking in any individual suite or room.
56. **Hotel, Residential:** a dwelling occupied by permanent guests only and not by transients. It may include restaurants, newsstands and other accessory services primarily for serving its occupants and only incidentally the public.
57. **Hotel, Apartment:** an apartment which may furnish dining room service and other services for the exclusive use of its tenants.
Hometels: any establishment offering room and boardually for tourists and transient on a daily or monthly basis.
58. **Human Settlements Regulatory Commission:** predecessor of the Housing and Land Use Regulatory Board.
59. **Industrial, Low Intensity (1-1):** a subdivision of an area principally for light/non-pollutive/non-hazardous and pollutive/hazardous industries.
60 **Industrial, Medium Intensity (1-2):** a subdivision of an area principally for pollutive/non-hazardous and pollutive/hazardous industries.
61. **Institutional Zone:** a division of an area principally for institutional establishments and characterized by governmental and protective uses as well as institutional and social service for the entire community and shall be characterized further by specialized government agencies providing institutional, protective, security and social services for the region of the whole country and which are governed by specialized regulations including mental hospitals, rehabilitation and training centers, military and security services.
62. **Incinerator Plant**: a place for burning garbage.
63. **Innovative Design**: introduction and/or application of new/creative designs and techniques in development projects e.g. PUD, Newtown, etc.
64. **Jai-Alai:** a game of handball played on a large walled court by two or four players who use a long curved wicker basket strapped to the right wrist to catch and hurl the ball against the front wall to make it rebound in such a way that the opponent cannot return it before it has bounced more than once. A place where jai-alai is played and there is money betting.
65. **Junk Yard:** a lot or part thereof used primarily for the collection, storage and sale of waste or discarded materials or for the collecting, dismantling, storage and salvaging of used machinery or vehicles not in running condition and for the sale of parts thereof.
66. **Laundromat:** a business activity provided with individual clothes washing machines for the use of retail customers.
67. **Linear Park**: a long and narrow park at least three (3) meters wide.
68. **Loading and Unloading Areas**: specific limited areas or zones along the street or driveways system for vehicular loading and unloading of passenger or goods.
69. **Lodging House:** a building or part thereof containing sleeping rooms where lodging is provided for at fixed compensation in accordance with previous arrangements,
70. **Lot:** a parcel of land on which a principal building and its accessories are place or may be placed together with the required open spaces.

71. **Lot area per family:** a portion of an area of a lot allocated for one family.
72. **Lot depth:** the average horizontal distance between the front and the rear property lines.
73. **Lot, inside:** a lot fronting one street or public alley with remaining sides bounded by lot lines.
74. **Lot line**: the line of demarcation between either public or private property on all sides.
75. **Lot, open:** a lot bounded on all sides by street lines.
76. **Lot width:** the average horizontal distance between the side lot lines.
77. **Mitigating Device:** a means to grant relief in complying with certain provision of this Ordinance.
78. **Money shop:** an extension service unit of a bank, usually operating within or near a public place with authority to accept money for specific purposes.
79. **Motel:** a hotel for motorists: a group of furnished rooms near or along a highway that offers accommodations for highway travelers for short time periods.
80. **Night club:** a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.
81. **N.E.C. :** acronym for "not elsewhere classified"
82. **Non-conforming use:** the use of a building or land or any portion of such building or land which does not conform with the use regulations of the district where it is situated.
83. **Nursing or convalescent home:** any dwelling withe less than 15 sleeping rooms where persons are housed or lodged and furnished with meals and nursing care for hire.
84. **Occupancy:** the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.
85. **Office building:** commercial buildings used to house officers for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.
86. **Off-street parking:** the stopping or parking of any vehicle along any street, except at designated areas located in the premises either at the front, side and rear yards of the same or any nearby lot.
87. **Open market:** a public spaces, government or privately owned, where dry and perishable goods are sold. Usually, no refrigeration facilities are available.
88. **Open space, private:** an unoccupied space open to the sky on the same lot with the building and includes courts, yards, setbacks, light wells, uncovered driveways, access roads and parking spaces.
89. **Open, Storage:** a roofed structures without sidewalls used for the safekeeping of goods.
90. **Open use:** any use of a lot that is not conducted within a building.
91. **Parking, Building:** a building of several floors used for temporary parking of private vehicles on various floors and provided with the following services, gasoline filling stations, washing, greasing, cleaning and other maintenance services, except vulcanizing of tires and repair of vehicles.
92. **Parking Space:** an off-street space available for the parking of one motor vehicle and having an area of not less than two hundred square feet (200 sq. ft.) exclusive of passage ways and driveways appurtenant thereto and giving access thereto and having direct access to a street or alley.
93. **Parks and Recreation Zone:** a division of an area designated for diversion/amusement and for the maintenance of ecological balance of the community.
94. **Parking Lot:** an off-street open area, the principal use of which is for the parking of vehicles by the public whether for compensation or not or as an accommodation to clients or customers.
95. **Parkways:** elongated or "ribbon" parks featuring a motor road for non-commercial traffic, connecting parks, monuments, beaches and recreation areas or otherwise affording opportunity for a pleasant safe driving.
96. **Public Warehouse:** refers to those in business of performing warehouse services for others, for profit.
97. **PUD (Plan Unit Development)**: refers to land development projects which allow planned land use mixes so designed as to enhance the immediate environment rather than results in its deteriorated use.
98. **Planetarium:** a public building designated or erected as a circular and domed structure to depict and project the location and movement of the planets around the sun and the moon for educational and scientific study for a certain fee.
99. **Porte-cocher:** a passageway through a building or screened wall designed to let vehicles pass from the street to an interior courtyard.
100. **Residential, Low-Density (R-1):** characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional benefits.
101. **Residential, Medium-Density (R-2):** characterized mainly by multi-family housing like duplexes, townhouse, accessories or row houses and other multi-family dwellings on a limited scale with the usual community ancillary services and support facilities.
102. **Residential, High-Density (R-3):** characterized by mixed housing types and high-density dwellings with more than the usual community ancillary services serving also the needs of outlying areas, increasingly commercial in scale.
103. **Rezoning:** an amendment to or change in the text and maps of the Zoning Ordinance.
104. **Setback:** easement from the property line as per the National Building Code.
105. **Slum, blighted areas**: an area where the values of real estate tent to deteriorate because of the dilapidated, obsolescent, and unsanitary condition of the buildings, public utilities and infrastructure within the area.
106. **Socialized Housing:** housing programs and projects covering houses and lots or homeliest only undertaken by the Government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing, liberalized terms on interest payments, and other benefits in accordance with the provision of RA 7279, otherwise known as the Urban Development and Housing Act (UDHA).
107. **Soda fountain:** any place where refreshments and/or drinks are served usually on a counter, where there are stalls line along sides.
108. **Special Development Zone:** areas governed by certain conditions and regulations to preserved and protect its distinct or special character or to control physical development to prevent traffic congestion, deterioration of services, facilities and environment and other problems affecting the general public.
109. **Stable:** a structure designed and intended for the enclosure, shelter or protection of any horse, carabao or other cattle.
110. **Stable, private:** an accessory building in which horses are kept for private use and not for hire, remuneration or sale.
111. **Storage house or rooms:** certain room areas either part of a building or detached accessory building to store limited stock of goods in connection with the nature of retail business or store. The area being restricted according to the nature of zoning uses.
112. **Street:** a public thoroughfare including public roads or highways which afford principal means of access to the abutting property.
113. **Supper club:** any establishment where food and drinks are served to its patrons to the accompaniment of music furnished by the management and where patrons are allowed to dance with partners whom they bring along. No hostesses are provided for by the management.
114. **Temporary Use Permit:** permit issued on establishments based on conditions stipulated in article VII. Section I of this Ordinance.
115. **Tenement housing:** refers to multi-storey buildings composed of single dwelling units designed and erected with public funds to house low-income families at low rentals.
116. **Tourist cabins:** a group of buildings including either separate cabins or a row of cabins which a) contain living and sleeping accommodations for transient occupancy and b) have individual entrances.
117. **Tourist Home:** a dwelling in which overnight accommodation are provided or offered for transient guests for compensation.
118. **Townhouse:** an independent dwelling unit on an independent lot, which is attached to a similar dwelling on adjacent lots on both sides. The attachment is made along two common or party walls that are jointly owned and extended beyond the rooflines.
119. **Transport Terminal:** shall include all facilities which provide for the loading/unloading of passengers or the delivery, receipt, and/or temporary storage of cargo as well as those which serve as temporary garage of the vehicles including maintenance and servicing.
120. **Variance:** a device which grants a property owner relief from certain provisions of this Ordinance where, because of the particular surroundings, shape or topographical condition of the property compliance on height, area, setback, bulk and/or density would result in a particular hardship upon the owner as distinguished from a mere inconvenience or a desire to make money.
121. **Water Zone:** a division of an area intended for bodies of water which include rivers, streams, lakes and seas except those included in other classifications.
122. **Yard:** the vacant space left between the buildings and the property lines.
123. **Zone/District:** a division of an area or territory for specific land use as defined by manmade or natural boundaries.
124. **Zoning Official:** a city government employee responsible for the implementation/enforcement of this Ordinance.
125. **Zoning Map:** a duly authenticated map delineating the different zones into which the City is divided.
126. **Zoning Ordinance:** a local legal measure which embodies regulations, affecting land use.

SECTION 2. Construction and Interpretation of Terms - The words terms employed in this Ordinance shall be interpreted and understood liberally in the generic sense unless otherwise indicated . The listing of uses shall unless otherwise indicated be similarly construed. In addition, the following rules shall be observed:

a. generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated:

b. the singular includes the plural, subject to density regulations.

c. the present tense includes the future tense;

d. The word "person" includes both natural and juridical persons;

e. the word "lot" includes the phrase "lot parcel";

f. the term "shall" is always mandatory; and

g. the word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended" arranged and "designed" to be use or occupied.

SECTION 3. Interpretation of Zone Boundaries. - Whenever it is impracticable or becomes difficult to determine the accurate location of zone boundaries, or to determine the land use zone to which lots located at or near such boundaries belong, the following rules shall be applicable"

a. When zone boundaries are indicated as approximately following the center lines, or highways right-of-way lines, such center lines or highway right-of-way lines shall be construed to be such boundaries.

b. When zone boundaries so indicated that they are approximately parallel to the center lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map drawn to a scale of 1:10,000 meters.

c. Where zone boundaries are so indicated that they approximately follow the lot line, such lot lines shall be construed to be said boundaries.

d. Where the boundary of a zone follows a stream or other bodies of water, said boundary shall be deemed to be at the limits of the political jurisdiction of the City as the case may be. Boundaries indicated as following the shorelines shall be construed to follow such shorelines provided that uses along such boundaries shall have to comply with the easements and setbacks imposed by the Water Code. In the event of change in shorelines, the boundary shall be construed as moving with the actual shorelines.

e. Boundaries indicated as parallel to or are extension of features not specifically indicated in the zoning map shall be construed as following the exact location or position of such features.

f. Where a boundary line divides a lot or crossed unsubdivided [property, the location of such boundary shall be indicated on the zoning map drawn to the scale of 1:10,000 meters.

g. Where a lot of more ownership, as of record at the effective date of this Zoning Ordinance is divided by a district boundary line, the lot shall be construed to be within the district where the major portion of the lot is located. In case the boundary line bisects the lot, it shall fall on the district where the principal use falls.

h. Where the district boundary is indicated as one-lot deep, said depth shall be construed to be the average lot depth of the lots in the district's immediate vicinity. Where, however, any lot has a depth greater than said average, the remaining portions of said lot shall be construed as covered by the one-lot deep zoning district. If the remaining portion has an area less than fifty (50%) percent of the total area of the entire lot. If the remaining portion has an area equivalent to fifty (50%) percent or more of the total area of lot, then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

i. The textual description of the zone boundaries shall prevail over that of the Official Zoning Map.

ARTICLE IV

ZONE CLASSIFICATIONS

SECTION 1. Zone Classifications - In order to effectively carry out the purposes and objectives of this Zoning Ordinance, the City is hereby divided into major zones consisting of areas with determined predominant uses, as well as Special Zones.

Major zones shall includes residential, commercial, industrial, parks and recreation zones. Special zones shall consist of socialized housing zones (SHZ), special development zones (SDZ), institutional (INST), transport and utilities (TRU), and cemetery (CEM) areas.

Residential zones are further divided into Minor (C-1), Major (C-2), and Metropolitan (C-3) Commercial Zones.

Industrial zones are further divided into Low Intensity (1-1) and Medium Intensity (1-2) Industrial Zones,

SECTION 2. Technical Description of Zone Boundaries. - The location and extent of the abovenamed zones in Quezon City are hereby identified as follows:

R-1 LOW-DENSITY RESIDENTIAL ZONE

District I:

1. Area bounded on the northeast by lot deep along EDSA, on the southeast by Times St., and on the west by lot deep along west Avenue, except lot deep both sides of Examiner St.;

District 2:

1. Areas occupied by Don Jose Subdivision including the west adjoinind properties bounded by MWSS aqueduct except lot deep south side of Commonwealth Avenue.

2. Area bounded on the east by a creek along B.F. Homes extending towards lot deep western side of Commonwealth Avenue, on the south by Antonio Interneighborhood St., going westward along Benito and Sampaguita Sts., on the west by lot deep along Luzon Avenue then northward to proposed Republic Avenue, then eastward to Creek;
3. Area occupied by Mira-Nila, Tierra Pura 1&2, T.M. Kalaw 1, Tierra Bella, LRP Village and Doña Faustina, except portions across Tandang Sora Avenue and lot deep along Tandang Sora and Commonwealth Avenues;

District 3:

1. Area bounded on the northeast and southeast by (QC-Mkna.) political boundary, on the south by the southern boundary of La Vista, on the west by Katipunan Avenues, and on the northeast by MWSS Aqueduct;

2. Area bounded on the north by the northern property line of Capitol Park Homes Subd., extending eastward to Marikina River, on the east by the (QC-Mkna.) political boundary , on the south by the common property line of Ayala Hts. and Capitol Hills Golf and Country Club, then along the northwest property line of Ayala Hts. then along the west property line of Capitol Hills Golf Subd., Samson Boat Subd., and Capitol Park Homes Subd.;

3. Area bounded on the north by lot deep from Aurora Blvd., on the east and south by (QC-Mkna.) political boundary on the west by property line of Alta Vista extending to lot deep from Katipunan Avenue;

4. Area bounded on the north and east by Blue Ridge boundary line, on south by lot deep from Boni Serrano Blvd., then on the west by lot deep eastern side of Katipunan Ave.;

5. Area of Corinthian Gardens;

6. Area bounded on the north by lot deep from Boni Serrano Blvd., on the east by lot deep E. Rodriguez Ave., until Green Meadows Ave., them extending along E. Rodriguez Ave., on the south by (QC-Pasig) political boundary and on the west by lot deep east side of Zebra Drive extending to lot deep east side of Katipunan Avenue;

7. Area bounded on the north by Park Lot 10 of Loyola Hts., on the east by lot deep from Katipunan until B. Gonzales St., themn towards Esteban Abada St., on the south by the soujthern property line of Loyola Hts. Subd., and on the west by western property line of Loyola Hts. Subd. (MWSS Aqueduct);

District 4:

1. Area bounded on the northeast by lot deep along south side of 11 th St. from San Juan River, extending eastward to Victoria avenue, then northward to 14th St., then eastward to Doña Juana Rodriguez Ave., then southward to 13th St., then eastward to Gilmore St., then southward to 12th St., then eastward to Doña M. Hemady St., then southward to 11th St., and eastward to Balete Drive; on the notheast by Balete Drive; on the southeast by 3rd St., extending up to Ermitaño Creek; on the south by Ermitaño Creek; and on the west by San Juan River;

2. Area bounded on the north by lot deep north side of Maginhawa and Marilag Sts., on the east by UP property line extending to Magiting St., on the south by Magiting, Maginhawa, Mapagkawang-gawa, Matimtiman, Mahinhin, and Malamig Sts., on the west by lot deep east side of Kalayaan Ave., Mayaman St., Maharlika St., and Masaya St.;

R-2: MEDIUM DENSITY RESIDENTIAL ZONE

1. All areas not included in the delineated boundaries of other zoning districts.

R-3: HIGH-DENSITY RESIDENTIAL ZONE

District 1:

1. Area bounded on the north by lot deep along EDSA, on the east by block deep along West Ave. until Del Monte Avenue, on the south Mariblo creek, on the west by lot deep along Roosevelt Avenue to Pitimini St., going eastward to Aragon St., then northward to Aguilar St., then westward thru Aguilar and M.H. del Pilar St. up to lot deep along Roosevelt Avenue, then northward to lot deep along EDSA;

2. Area bounded on the north by Culiat creek, on the east by lot deep west side of Mindanao Avenue, on the south by Road 1 extending to eastern boundary line of SM property, then westward up to Nueva Ecija St., then southward to block deep along EDSA then Abra St. up to lot deep of Congressional Avenue occupied by Don Jose Subdivision including the west adjoining properties bounded by MWSS aqueduct except lot deep south side of Commonwealth Avenue, and on the west by lot deep east side of Congressional Avenue including former site of Camp Bago Bantay;

3. Area bounded on the north and east by Culiat creek, on the south by northern boundary lines of SMC Warehouse, Forest Management Bureau and WMMC, and on the west by lot deep east side of Mindanao Avenue extending northward to Culiat creek, except lot deep both sides of Visayas Avenue;

4. Area bounded on the north by lot deep along Del Monte Avenue then Felipe II, then Morato St. towards lot deep from Roosevelt Avenue, on the east by lot deep along Roosevelt Avenue, on the south by Gen. Lim St., and on the west by San Francisco River;

5. Area bounded on the northwest by San Francisco River, on the east by lot deep along Roosevelt Avenue until Pitimini and Osmeña Avenue going westward to Tolentino St., then southward to lot deep along Del Monte Avenue, on the south by lot deep along Del Monte Avenue going to San Francisco River, and on the west by San Francisco River;

6. Area bounded on the north by Toctocan Street, on the east by SanFrancisco River, on the south by lot deep along Del Monte Avenue, and on the west by Malasimbo Street;

7. Area bounded on the northwest by lot deep along Bonifacio Avenue, on the east by lot deep along Mayon Avenue, on the south by block deep along Quezon Avenue, and on the southwest by (QC-Mla) political boundary, except the identified commercial zones;

District 2:

1. Area bounded on the north by lot deep southside of Gen. Luis Avenue, on the east by Avenue until Tullahan River then towards lot deep west side of Quirino Avenue southward to creek at north side of GSP property, at south by creek towards Tullahan, on the west by Tullahan River towards creek at west side of Doña Rosario Subdivision until lot deep from Gen. Luis Avenue;

2. Area of Lagro Subdivision;

3. Area of SSS Village in Fairview;

4. Area bounded on the north by Nitang Street extended to Tullahan River and by Tullahan River, on the east by west property line of Fairview Subd., towards west property line of Mapayapa Subd., then north property line of FEU/FERN, Himlayang Pilipino then along Himlayan Road, on the south by lot deep along Tandang Sora Avenue, on west by lot deep along Mindanao Avenue then lot deep along Quirino Highway until Nitang St., except lot along Republic Avenue;

5. Area within Dolor Subdivision bounded on the north by the southern property line of Filinvest Homes and Capitol View Subd., on the east by the eastern property line of Dolor Subd., on the south by Road Lot 25 of Dolor Subd, and on the west by the eastern property line of Filinvest Homes Phase 1 then the northeastern property line of Ciudad Regina up to the property lline of NGC, then along NGC property line, then northward to the property line of Filinvest Homes including Sugartowne Subd.;

6. Area bounded on the north by the southern property line of Novaliches Reservoir from the west corner of Doña Carmen Subd., eastward to west corner of Lot 9 (LRC) PCS 2491; on the east by the western property line of Lot 9, Diamond Hills Subd., Lot 57-H, Lot 58 B1B , Lot 58 B2B (Filinvest Homes II-1) Filinvest Homes Phase 1-H, on the south by the western property lines of Filinvest Homes II-G then the north and west property lines of Violago Batasan Homes then the west property line of Filinvest Homes 1-F, on the west by the NGC property line then lot deep from Commonwealth Avenue then the east and north property lines of Doña Carmen Subd., except Commonwealth Heights;

7. Area occupied by Lot 69-B (Bankers Ville Subd.)'

8. Area occupied by Lot 81-A (Countryside Subd.);

9. Area bounded on the north by block deep along Tandang Sora Avenue, on the east by Dario creek until Sitio Pajo, on the southwest by a creek up to Mendez Road eastward to the NPC transmission line, on the west by the NPC Transmission line up to lot deep from Quirino Highway and northward to block deep from Tandang Sora Avenue.;

10. Area bounded on the north by south property line of Pace Subd., and south property line of Cresta Verde Subd., on the east by west property line of Neopolitan Subd., and on the south and west by Tullahan River, northward to lot deep along EDSA;

District 3:

1. Area bounded on the north by lot deep along P.Tuazon Blvd., on the east by lot deep along 15th Avenue, on the south by lot deep of Boni serrano Avenue, and on the west by 6th Avenue up to Main Avenue, then westward to lot deep of EDSA and lot deep along EDSA;

2. Area bounded on the north by lot deep south side of Kamias Road, on the east by lot deep west side of K-J Street, on the south by Diliman Creek, and on the west by K-G St., up to lot deep south side of Kamias St.;

3. Area bounded on the north by lot deep along Kamias Road, on the east by lot deep along Anonas Street, on the south by Diliman Creek, and on the west by lot deep along K-J Street;

4. Area bounded on the north by lot deep south side of Kamias Road extending to lot deep along Langka St., and Chico St., on the east by the western boundary line of Xavierville Subdivision up to Diliman Creek, Diliman Creek going eastward to lot deep along Xavierville Avenue, n the east by lot deep along Xavierville Avenue, then lot deep along C-% (Katipunan Avenue), on the south by lot deep along Aurora Blvd., and on the west by lot deep along Anonas Avenue (including area north lot deep from Langka St. and Chico St. until Botocan Transmission Line);

5. Area bounded on the north by lot deep along Aurora Blvd., on the east by lot deep along C-5, on the south by lot deep of P. Tuazon Avenue., and on the west by lot deep of 15th Avenue except the identified commercial zones;

6. Area bounded on the north and northeast by Diliman Creek extending to lot deep of Aurora Blvd., on the south by lot deep along Aurora Blvd., on the west by 15th Avenue going north towards New York Street up to imperial St., then going to north to Ermin Garcia, and westward to lot deep along EDSA and by lot deep along EDSA;

7. Area bounded on the north by lot deep of P. Tuazon Blvd., on the east by lot deep along C-5, on the south by lot deep along Boni serrano Avenue, and on the west by lot deep along 15th Avenue except the identified commercial zones;

District 4:

1. Area bounded on the north by lot deep along Matalino St., on the east by lot deep along Kalayaan Avenue, on the south by lot deep along V. Luna Road, and on the west by lot deep along Malakas St., except the identified socialized housing sites;

2. Area bounded on the north by lot deep along V. Luna Road, on the east by Maliksi St., on the south by the NPC Transmission line, and on the west by lot deep from EDSA and East Avenue up to Magalang St., moving east towards Malakas Street then northward to lot deep along V. Luna Road, (except the identified commercial zones);

3. Area bounded by Sct. Albano, Bohol Avenue, Sct. Madrinan and Mother Ignacia Streets excepts lot deep both sides of T.Morato Avenue;

4. Area bounded on the north by lot deep along Kamuning Road, on the east by block deep along EDSA., on the south by lot deep along New York Street, on the southwest by lot deep along E. Rodriguez Sr., Blvd., and on the west by lot deep along T. Gener Street until going towards lot deep K-5th St., and deep along Sianghio St., up to Kamuning Road., except identified C-2 zones;

5. Area bounded on the north by lot deep along P.Tuazon., on the east by block deep along EDSA., on the south by lot deep along Boni serrano Avenue, on the west by 1st Avenue going towards Mariposa St., up to West Road Extending to P. Bernardo St., up to lot deep along P.Tuazon;

6. Area bounded on the north by block deep southern portion of E. Rodriguez Sr. Avenue, on the east by Quezon Institute property line, connecting to Brixton Hills, and on the southwest by (QC-Mla) political boundary;

C-1: MINOR COMMERCIAL ZONE

District 1:

1. Area lot deep both sides of Examiner St., from Times Street to lot deep along West Avenue;

2. Area lot deep both sides of Shorthorn Street from lot deep along Congressional Avenue to Dario Creek;

District 2:

1. Area lot deep both sides of Zabarto Avenue from lot deep Quirino Highway to (QC-Caloocan) political boundary;

2. Area lot deep both sides of Susano Road from lot deep along Sapphire St., and Pilares Drive up to political boundary (QC-Caloocan)

3. Area lot deep both sides of Regalado Avenue from Don Mariano Marcos Avenue (Fairview Avenue) to Republic Avenue (C-5);

4. Area to deep both sides of Tandang Sora Avenue from Commonwealth Avenue to Dario Creek;

District 3:

1. Area lot deep both sides of J.P. Rizal from lot deep from Aurora Blvd. to Tom Castro St.;

2. Area lot deep both sides of Tom Castro St., from J.P. Rizal St. to lot deep from Katipunan Avenue;

3. Area lot deep both sides of F. Castillo St. from lot deep from Aurora Blvd., to A. Luna St., then lot deep both sides of A. Luna St., from F. Castillo St. to Lakandula St. then lot deep both deep both sides of Lakandula St. from A. Luna St. to lot deep from P. Tuazon.

4. Area lot deep north side of Boni Serrano Avenue from 6th Avenue to lot deep along Katipunan Avenue;

5. Area lot deep both sides of Langka St., Chico St., and Xavierville Avenue from Kamias Road to lot deep along Katipunan avenue;

District 4:

1. Area lot deep both sides of Malakas Street from lot deep of Matalino St. to Mapagmahal St. except portion of LTO;

2. Area lot deep north side of Boni Serrano Avenue from lot deep from Gilmore St. to 4th Avenue.

C-2: MAJOR COMMERCIAL ZONE

District 1:

1. Area lot deep north side of Del Monte Avenue from A. Bonifacio Avenue to Roosevelt Avenue and area block deep south side of Del Monte Avenue from A. Bonifacio to G. Araneta then lot deep from G. Araneta to Felipe St. then the area bounded by Felipe St., Morato St., Roosevelt Avenue, and Del Monte Avenue;

2. Area lot deep north side of Amoranto Avenue from City limits (QC-Mla) to G. Araneta Ave. and area lot deep south side of Amoranto St. from City Limits (QC-Mla) to Mayon then block deep from Mayon St., to Banawe St. then the area bounded by Banawe, Calamba, G. Araneta and Amoranto Avenue;

3. Area lot deep both sides of Leong Laan St. (Nicanor Roxas) from City Limits (QC-Mla) to Mayon Avenue;

4. Area lot deep both sides of Dapitan St. from City limits (QC-Mla) to Mayon Avenue;

5. Area lot deep both sides of Banawe Avenue from P. Florentino st., to Del Monte Avenue;

6. Area lot deep both sides of Mayon Avenue from Mabuhay Rotonda to Del Monte Avenue; including block occupied by Dapitan market.

7. Area lot deep east side and area block deep west side of G. Araneta Avenue both from Del Monte Avenue to P. Florentino St.;

8. Area block deep north side of Quezon Avenue from QC-Mla boundary to EDSA;

9. Area bounded on the north by Sgt. Rivera St., on the east by A. Bonifacio Avenue, on the south and west by (QC-Caloocan) political boundary;

10. Area lot deep east side of A. Bonifacio Avenue from lot deep along Mayon Avenue to Mariveles St. and area block deep eastside of A. Bonifacio Ave. from Sgt. Rivera to City limits (QC-Mla);

11. Area bounded on the north by Mariveles St., on the east by Retiro St. (N.S. Amoranto), on the south and on the west, by A. Bonifacio Avenue;

12. Area lot deep east side of Roosevelt Avenue from M. H. del Pilar St., to EDSA;

13. Area lot deep west side of Roosevelt avenue from Pitimini St., to M.H. del Pilar;

14. Area lot deep east side of Roosevelt Avenue from Gen. Lim St. to Pitimini St.;

15. Area lot deep west side of Roosevelt Avenue from Gen. Lim to Del Monte Avenue;

16. Area bounded by the north by Abra St., extending eastward to western property line, on the south by EDSA, and on the west by Congressional Avenue;

17. Area lot deep south side of EDSA from Roosevelt Avenue to west Avenue;

18. Area lot deep south side of EDSA from along West Avenue to Quezon Avenue;

19. Area lot deep both sides of Congressional Avenue from EDSA to Visayas Avenue;

20. Area lot deep both sides of Mindanao Avenue from North Avenue Tandang Sora Ave. except VMMC property;

21. Area bounded on the north by Road I, on the east by Mindanao Avenue, on the south by North Avenue, and on the west by SM property.

22. Area bounded on the east by Congressional Avenue, on the south by EDSA and on the west and northwest by Culiat creek;

23. Area lot deep both sides of Visayas Avenue from northern boundary of Forest Management Bureau and SMC Northern GMA sales Office up to Tandang Sora Avenue;

24. Area block deep west side of West Avenue from Quezon Avenue to EDSA;

25. Area lot deep on the east side of West Avenue from Quezon Avenue to EDSA;

26. Area block deep north side of EDSA from Dario creek to Culiat Creek;

District 2:

1. Area bounded on the north by Quirino Highway, on the southeast by Mindanao Ave. Extension in Neopolitan Subd., and on the west by Regalado Avenue;

2. Area lot deep southeast side of Mindanao Avenue in Neopolitan Subd., from Belfast St. to Quirino Highway;

3. Area lot deep both sides of Mindanao Avenue (Neopolitan) from Commonwealth Ave. to Belfast St.;

4. Area lot deep both sides of Commonwealth Ave. from Jordan Plains north property line to Don Jose Subd-NGC common property line;

5. Area lot deep both sides of Regalado Avenue (Neopolitan) from Mindanao Avenue to Commonwealth Avenue (DMMA);

6. lot deep or 50 m. deep both sides of Commonwealth Avenue right-of-way from Don Jose Subd. to U.P. property line except NGC side portion;

7. Area lot deep north side of Quirino Avenue from the western boundary line of Sacred Heart Village 1 to (QC-Caloocan) political boundary;

8. Area bounded by Madya-as Road, Lot 64-A to C. Madrigal, Lot A1-A4, Empire View Park, portion of 70-C, 77 B-1-A, portion of 77 2-B, portion of 77-A, Lots 78-D, 78-E, and portion of Legislative View Park;

9. 50 m. deep both sides of Republic Avenue right-of-way from QC-Valenzuela boundary to Luzon Avenue;

10. 30 m. deep both sides of Luzon Avenue right-of-way from Republic Avenue to Commonwealth Avenue;

11. Area bounded on the north by Republic Avenue, on the southeast by lot deep along Quirino Highway, and on the southwest by Mindanao Avenue;

12. Area lot deep west side of Austria St. from Gen. Luis Avenue to Topaz St., and lot deep north side of Sapphire St. and Pilares Drive from Topaz St. to creek;

13. Area lot deep north side of Quirino Highway from Dumalay St. to east property line of Zabarte Subd.;

14. Area lot deep south and east side of Quirino Highway extended by Geronimo St. from Tullahan River to Belfast St. excluding area identified as C-3;

15. Area lot deep both sides of Gen. Luis St., from a creek on the west property of Doña Rosario Subd. to Buenamar avenue;

16. Area lot deep both sides of Mindanao Avenue from Tullahan River going south to a creek south of Marianito St.;

17. Area lot deep both sides of Mindanao Avenue from Tandang Sora Avenue to QC-Valenzuela boundary;

18. Area block deep both side of Tandang Sora from Commonwealth Avenue to Capitol Hills Drive;

District 3:

1. Area bounded on the north by Whit Plains Avenue, on the east by Zebra Drive, on the south by (QC-Pasig) political boundary and on the west by eastern boundary of Corinthian Garden;

2. Area lot deep east side of Zebra Drive from White Plains Avenue to (QC-Pasig) political boundary;

3. Area lot deep west sides of E. Rodriguez Jr. Ave., from Green Meadows Avenue to Katipunan Avenue;

4. Area bounded on the north by Main Avenue, on the east by 6th Avenue, on the south, by Boni Serrano and on the west by EDSA;

5. Area lot deep eastern side of EDSA from Main Avenue to P. Tuazon Avenue;

6. Area lot deep southern side of P. Tuazon avenue from EDSA to 15th Avenue;

7. Area lot deep both sides of P. Tuazon Avenue from 15th Avenue to Katipunan Avenue to lot deep from Boni Serrano including area bounded by East Road, 18th Avenue and 1st Camarilla;

8. Area lot deep both sides of 15th Avenue from P. Tuazon to Boni serrano including area bounded by East Road, 18th Avenue and 1st Camarilla (Murphy Market);

9. Area lot deep on the east side of 15th Avenue from P. Tuazon to Aurora Blvd.;

10. Area bounded on the north by Ermin Garcia St., going eastward to Imperial St. southward to New York St., eastward to Ermin Garcia St., and eastward to 15th Avenue, on the east by 15th Avenue, on the south by Aurora Blvd., and on the west by EDSA;

11. Area lot deep both sides of Aurora Blvd., from 15th Avenue to (QC-Marikina) political boundary, including area bounded by Katipunan Avenue, Botocan Transmission Line and Aurora Blvd;

12. Area lot deep both sides of Katipunan Avenue from Boni Serrano Avenue to P. Tuazon Avenue;

13. Area lot deep west side of Katipunan Avenue (C-5) from Aurora Blvd., to southeastern property line of UP;

14. Area lot deep west side of Katipunan Avenue (C-5) from P. Tuazon Avenue to Aurora Blvd.;

15. Area lot deep east side of Katipunan Avenue from Boni Serrano Avenue to White Plains;

16. Area lot deep both sides of Anonas St. from Aurora Blvd., to V. Luna Extension;

17. Area lot deep both sides of Kamias Road to Diliman Creek;

18. Area lot deep both sides of K-J St., from Kamias Road to Diliman Creek;

19. Area bounded on the northeast by Tandang Sora Avenue, on the south by northern property line of UP and on the west by Commonwealth Avenue;

20. Area block deep eastside of EDSA from Ermin Garcia St., to Kamias Road;

21. Area lot deep both sides of Boni Serrano Avenue from Katipunan to Camp Atienza;

District 4:

1. Area bounded on the northwest by Quezon Avenue, on the east by EDSA, on the southeast by Mother Ignacia St., extending up to San Juan River and on the west by San Juan River;

2. Area bounded on the northwest by Quezon Avenue, on the northeast by San Juan River, on the southeast by Agno Sy., extending up to San Juan river, on the south by Qc-Manila boundary;

3. Area bounded on the northeast by Mother Ignacia St., on the east by EDSA, on the south by Timog Avenue and on the southwest by Bohol Avenue;

4. Are lot deep both side of Tomas Morato Avenue from E. Rodriguez Sr. Ave., to Sct. Albano;

5. Area block deep north side of Alejandro Roces Avenue and lot deep south side from T. Morato Avenue to Mother Ignacia St.;

6. Area lot deep west side of Kalayaan Avenue from V. Luna Road to Makatarungan St. including Diliman Market Site and lot deep east side from Kamias Road to Mayaman St.;

7. Area lot deep north side of V. Luna Road from Malakas Lane to Kalayaan avenue;

8. Area lot deep south side of V. Luna Road from Malakas Lane to Maliksi St.;

9. Area lot deep east side of EDSA towards East Avenue from Kamias Road to Magalang St.;

10. Area lot deep both sides of Kamuning Road from EDSA to Tomas Morato Avenue;

11. Area lot deep both sides of Judge Jimenez St., from Kamuning Road to E. Rodriguez Sr. Avenue;

12. Area bounded on the northeast by Judge Jimenez, on the south by E. Rodriguez Sr. Ave., and on the northwest by Diliman Creek;

13. Area bounded on the north by Makatarungan St., on the east by Kalayaan Avenue, on the south by lot deep south side of Matalino St. from Kalayaan Avenue to East Avenue;

14. Area lot deep north side of side E. Rodriguez Sr. Ave., from EDSA to lot deep of G. Araneta Avenue;

15. Area bounded on the north by Kamuning Road, on the east by lot deep east side of Sianghio St., going towards lot deep north side of K-5th St., up to lot deep east portion along T. Gener St., then southwards to Diliman Creek; on the south by E. Rodriguez Sr., and on the west by T. Morato Avenue;

16. Are lot deep both side of Banawe Avenue from Agno St. to Kitanlad St.;

17. Area lot deep east side of Araneta Avenue from Agno Ext. to Palanza St.

18. Area block deep west side of G. Araneta Avenue from Quezon Avenue to Aurora Blvd.;

19. Area bounded on the north by Palanza St., on the east by Gulrayan St., on the northeast by Kapiligan St., extending up to San Juan River, on the east by San Juan River, on the south by Aurora Blvd., and on the west by G. Araneta Avenue;

20. Area bounded on the north by E. Rodriguez Sr. Avenue, on the east by Doña Juana Rodriguez (Broadway Avenue), on the south by 14th Avenue extending up to San Juan River, and on the west by San Juan River including lot deep from Araneta Avenue to San Juan River;

21. Area bounded on the north by E. Rodriguez Sr. Avenue, on the east by Doña Hemady, on the south by 12th St., on the west by Gilmore Avenue going to northward to 13th St. towards Doña Juana Rodriguez, and on the west by Doña Juana Rodriguez (Broadway Avenue);

22. Area bounded by E. Rodriguez Sr. Ave., Balete Drive, 11th Street and Doña Hemady;

23. Area lot deep south side of E. Rodriguez Sr. Ave., from Balete Drive to New York St.;

24. Area of QC Sports Club;

25. Area block deep west side of EDSA from Timog Avenue to Boni Serrano Avenue;

26. Area bounded on the north by lot deep north side of New York St., on the east by EDSA, extending up to Sgt. J. Catolos, on the south by Aurora Blvd., and on the west by E. Rodriguez Sr. Avenue;

27. Area bounded on the north by Vancouver St., on the east by E. Rodriguez Sr. Avenue, on the south by Aurora Blvd., and on the west by Boston St.;

28. Area block deep both side of Aurora Blvd. from QC-San Juan boundary to Boston St.;

29. Area bounded on the north by Aurora Blvd., on the east by EDSA, on the south and west by lot deep south side of P. Tuazon St., extending to Rosario Drive up to Aurora Blvd.;

30. Area bounded on the northwest by Aurora Blvd., on the east by Doña Hemady extending to MWSS Aqueduct towards Granada ST. then lot deep east side of Granada St. until Santolan Road, on the south by Santolan Road and on the west by QC-San Juan boundary';

31. Area bounded on the north by Kitanlad St., on the east by block deep along G. Araneta Avenue, on the south by Sto. Tomas St., extending up to G. Araneta Avenue, on the west by (QC-Mla) political boundary, and on the northwest by Quezon Avenue;

32. Area bounded on the north by Sct. Madrinan extending to EDSA, on the northeast by EDSA, on the south by Sct. Limbaga extending up to EDSA, and on the west by Mother Ignacia St.;

C-3: METROPOLITAN COMMERCIAL ZONE

District 1:

1. Area of SM City property;

2. Area bounded by North Avenue, Agham Road, Quezon Blvd., and EDSA except areas identified as institutional;

District 2:

1. Area bounded on the north by south property line of Maligaya Park Subd., on the east by western boundary of Sacred Heart Subd., on the south by Quirino Highway, and on the west by eastern boundary of Zabarte Subd.;

2. Area bounded on the north by Quirino Highway, on the east by Regalado Avenue, on the south by Mindanao Avenue, and on the west by Belfast St.;

3. Area bounded on the north by Sapphire St., Pilares Drive, Ipil St., and Dao St., extending eastward to Quirino Highway, on the east and south by Quirino Highway and Gen. Luis St., and on the west by Austria and Topaz Sts.;

4. 100 m. deep east side of Quirino Avenue from Villa Verde Avenue up to southern boundary line of lot 2 (LRC) Psd-8308;

5. Area bounded on the north by Quirino Highway and Gen. Luis St., on the east by Geronimo St., extending to Tullahan River, on the south by Tullahan River and on the west by Buenamar St.,

District 3:

1. Area bounded by Aurora Blvd., 15th Avenue, P. Tuazon Blvd., and EDSA (Araneta Center);

2. Area bounded on the northeast by Ortigas Avenue, on the south by (QC-Mandaluyong) political boundary, on the southwest by P. Poveda Avenue and on the west by EDSA (Robinson Galleria);

3. Area bounded on the north by southern boundary line of Capitol Bliss, on the east by western boundary line of Filinvest Homes 1, on the south by the northern boundary line of Don Antonio Royale, on the west Commonwealth Avenue;

District 4:

1. Area bounded on the northeast by Aurora Blvd., on the east and south by San Juan River, on the west by (QC-Mla) political boundary;

2. Area bounded on the north by Quezon Avenue Blvd., on the east by western property line of NAPOCOR up to NIA Road, on the south by northern boundary line of Bureau of Printing, on the west by EDSA;

SPECIAL DEVELOPMENT ZONE

1. **Quezon Avenue**

   a. Area block deep northwest side of Quezon Avenue from QC-Mla boundary to EDSA;

   b. Area block deep southeastside of Quezon Avenue from QC-

Mla boundary to San Francisco Rivere, then two-block deep from San Francisco River to EDSA;

2. **West Avenue**

   a. Area block deep west side and lot deep east side from Quezon Avenue to EDSA;

3. **Timog Avenue**

   a. Area block deep north side and two-block deep south side of Timog avenue from Quezon ave. to EDSA;

4. **Tomas Morato Avenue**

   a. Area lot deep both sides from Sct. Albano to E. Rodriguez Sr. Blvd.;

5. **Aurora Boulevard**

   a. Area block deep both sides of Aurora Blvd. from QC-Manila boundary up to EDSA and lot deep both sides from EDSA to QC-Mkna boundary;

6. Roosevelt Avenue

   a. Area lot deep both sides from Quezon Avenue to EDSA;

7. **Mindanao Avenue**

   a. Area lot deep both sides from North Avenue to Republic Avenue (C-5) including area bounded on by Republic Av enue and Quirino Highway;

8. **Mindanao Avenue (Neopolitan)**

   a. Area lot deep both sides from Elliptical Road (QMC) to Tandang Sora Avenue;

10. **Congressional Avenue**

    a. Area lot deep both sides from Kamias to Elliptical Road;

12. **K-J Street**

    a. Area lot deep both sides from Diliman Creek to Kamias Road;

13. **C-3 (G. Araneta Avenue)**

    a. Area lot deep both sides of G. Araneta Avenue from QC-San Juan boundary up to Sgt. Rivera St., and lot deep both sides of Sgt. Rivera fron G. Araneta Avenue to QC-Caloocan boundary;

14. **Del Monte Avenue**

    a. Area lot deep north side from Roosevelt Avenue to A.Bonifacio Avenue, block deep south side from A. Bonifacio to G. Araneta Avenue and lot deep south aide from G. Araneta Avenue to Roosevelt Avenue;

15. **E. Rodriguez Sr. Avenue**

    a. Area block deep both sides from Mabuhay Rotonda to G. Araneta Ave. taken lot deep both sides from G. Araneta Av enue to Aurora Blvd.;

16. **C-5**

    a. 50 m. deep both sides of Republic Avenue right-of-way from QC-Valenzuela boundary to Luzon Avenue;

    b. 30 m. or lot deep both sides of Luzon Avenue right-of-way from Republic Avenue to Capitol Hills Drive;

    c. lot deep both sides of Katipunan Ave. portion of Santolan Road Extension and E. Rodriguez Jr. Ave. from common wealth Avenue to City limits (QC-Pasig) including area of Eastwood City and excluding lots from Green Meadow Ave. to QC-Pasig City boundary;

17. **Regalado Avenue**

    a. Area lot deep both sides from Quirino Highway to Common wealth Avenue;

18. **Quirino Highway**

    a. Area lot deep both sides from North Diversion Road to po litical boundary line (QC-Caloocan);

19. **A. Bonifacio Avenue**

    a. Area lot deep both sides from EDSA Cloverleaf to Sgt. Rivera St. then block deep both sides from Sgt. Rivera St. to City Limits (QC-Mla) at Blumentritt St.;

20. **General Luis**

    a. Area lot deep both sides from the intersection of Quirino Avenue going west to City limits (Qc-Caloocan);

21. **Susano Road**

    a. Area lot deep both sides from Quirino Avenue to City limits (QC-Caloocan);

22. **Camarin Road**

    a. Area lot deep both sides from Quirino Avenue to City limits (QC-Caloocan);

23. **Zebra Drive**

    a. Area lot deep east side and Corinthian Subd. property line at west side from White Plains Ave. to City Limits (QC-Pasig);

24. **Katipunan Ave. Extension**

    a. Area lot deep both sides from Boni Serrano to south bound ary of Ignatius Subd.

25. **GSIS Property**

1-1: LOW INTENSITY INDUSTRIAL ZONE

1. Properties within Capitol View Park, Lot 76 (Tofemi property)

2. Area bounded by north by M. H. del Pilar and Aguilar Sts. and on the east by Miller St., going south to Baler St. then eastward to Mendoza St. then southward to Zorra St., then eastward to Aragon St., then southward to Pitimini St., on south by Pitimini St., and on the west by roosevelt avenue;

3. Area bounded on the north by Osmeña St. and Pitimini St., on the east by Roosevelt Avenue, on the south by lot deep from Del Monte Avenue, and on the west by Tolentino St.;

4. Area bounded on the north by EDSA, on the east by Culiat Creek, on the south by Toctocan St. and on the west by Kaingin Road going eastward along Samson St. then northward by creek until EDSA;

1-2: MEDIUM INTENSITY INDUSTRIAL ZONE

1. Area bounded on the north by southern boundary line of La Trinidad Village passing thru lot deep of Quirino Highway to Sagittarius St. extending to Dario creek then to block deep southside of Tandang Sora Ave. towards Quirino Highway to Transmission line, then going south towards Mendez St. up to a creek. From the creek going south to Dario creek, on the south by EDSA, on the west by (QC-Caloocan) boundary line except identified residential subdivisions (Balintawak Teachers Village, College View Compound, Vic-Mari Compound, Jordan Ville Homes, St. Louis Compound 6 & 7, Carolyn Park Subd., Manotok Subd. St. Dominic Compound, T.S. Cruz Subd., Rodriguez Compound, Jordan Valley Subd., JEM 5 Subd.;

2. Area lot deep both sides of Quirino Highway from 50 m. from Republic Avenue right-of-way to Sagittarius St.

3. Area bounded on the north by Gen. Luis St., on the east by creek along the western boundary of Doña Rosario Hts. Subd., and Isaura Compound, down to Tullahan River, extending towards the southern boundary line of Menrey-Sta. Monica Village up to Quirino Highway, on the southwest by Pablo dela Cruz St., going north up to the southern boundary line of lots 430 and 429, then going west along the northern boundary line of Leonardo Ramirez Village up to East Fresno St., on the south by lots 1,2 and the northern boundary line of Goodwill Homes up to Tullahan River, then along Tullahan River, on the west (QC-Valenzuela), (QC-Caloocan) political boundaries;

4. Area bounded on the north by northern boundary lines of Lots 209, 208, 594-A to E, 752, 536.535, 594-E, Lots 1,2,3 (Bgy. Nagkaisang-Nayon), Lot 176-C-7, on the east by a creek on the west property of T.S. Cruz Subd., on the south by Gen. Luis Ave., and on the west by (QC-Caloocan) political boundary;

5. Area lot deep northern side of Gen. Luis St. from Lot 176-C-7 going east up to a creek, on the west property of T.S. Cruz Subd.;

6. Area lot deep both sides of Quirino Highway from the northern boundary line of Girl Scouts of the Phils. property to 50 m. from Republic Avenue right-of-way;

7. Area bounded on the northwest by MWSS Bagbag Reservoir, on the northeast by A. Naval Street, on the south by Sauyo Road;

8. Area bounded on the north by the southern boundary line of Rockville Subdivision, on the east by the property of Our lady of the Angels Franciscan Seminary, on the south by Seminary Road, and on the west by Quirino Highway;

9. Area bounded on the north by EDSA going to Balingasa Creek towards Samson Road going east to Kaingin Road, on the east by Kaingin Road, on the south by Toctocan St. towards Sgt. Rivera, on the west by (QC-KC) political boundary except Damar Village;

10. Area bounded on the north by Sgt. Rivera & Toctocan Sts., on the east by Malasimbo St. up to lot deep northern side along Del Monte Avenue extending west to Sto. Domingo then going north to Dagot St., then Dagot St., going west towards Banawe, then going south to Mauban St., then from mauban St., going west to D. Tuazon St., and going north to Sgt. Rivera;

11. Area bounded on the north by a creek south side of Bgy. Libis on the east by Marikina River on the south by QC-Pasig City political boundary and on the west by E. Rodriguez Jr. Ave. except by Bagumbayan Bliss project area and properties of Eastwood City planned development.

INSTITUTIONAL

1. Bureau of Animal Industry
2. Bureau of Forest Development
3. Bureau of Mines
4. Bureau of Soils
5. Camp Aguinaldo
6. Camp Crame
7. Camp Caringal
8. Camp Panopio
9. Central Bank
10. DENR
11. Department of Agrarian Reform
12. Department of Agriculture
13. DPWH
14. East Avenue Medical Center
15. Land Transportation Office
16. LRA
17. Miriam College
18. MMC/ESC
19. National Government Center II (east Side)
20. NEDA
21. NHA
22. NIA
23. NICA
24. QC Hall Compound
25. Quirino Memorial Hospital
26. St. Joseph College
27. St. Joseph Convent
28. St. Luke's Hospital
29. University of the Philippines
30. V. Luna general Hospital
31. Veterans Memorial Medical Center
32. All institutional establishments already existing at the time of approval of this Ordinance

PARKS AND RECREATIONAL

1. Quezon Memorial Circle
2. Capitol Hills Golf & Country Club
3. Ninoy Aquino Parks and Wildlife
4. U.P. Arboretum
5. Novaliches Watershed
6. All designated park lots/open spaces

CEMETERY

1. Baesa Cemetery
2. Holy Cross memorial Park
3. Bagbag cemetery
4. Novaliches Cemetery
5. Himlayang Pilipino Memorial Park

SOCIALIZED HOUSING SITES

District 1:

1. Madrigal Estate ZIP Site (Lots 1-A, 2-A, 1-B, 2-B, 3, 9, 4, 8-B, 8-A, 6-B, 6-A, 7-B, 7-A) and Lot 5, Bgy. San Antonio
2. Block 416 Bgy. Manresa
3. QC General Hospital Socialized Housing Site (Lot 3 PCS 13-002481, LRC PSD 60060). Bgy. Bahay Toro
4. Portion of Blk. 376, Bgy. san Jose
5. Lot 21 Blk. 17, Shorthorn B, Bgy. Bahay Toro
6. Lot 16 Blk. 857, Lot 18 Blk 856, Road 23, Bgy. Bahay Toro
7. Sitio Maligaya ZIP Site, Bgy. Bahay Toro

District 2:

1. Lot 64-A PSD 10962 (Aspror) QC Property, Bgy. Payatas
2. Lot 106 PSu 24733 (URP Site) QC Property, Bgy. Bagong Silangan
3. Capri ZIP Site, Bgy. Capri
4. NGC Housing Project - East Side, Bgy. Holy Spirit and Bgy. Commonwealth
5. Lot 113-B-4D PSD 19900 (Pesigan) QC Property, Bgy. Bagong Silangan
6. Lots 105-A, 105-B, 105-B-2 (Bona, Humanities, TSM), Bgy. Bagong Silangan
7. Lot 66-A (Country Homes), Bgy. Bagong Silangan
8. Lot 27-A, 27-B (Petines), Bgy. Bagong Silangan
9. Lot 385-A, 876 Tale estate (Tawid sapa), Bgy. Kaligayahan
10. Lot 57-E & 57-D (Torres), Bgy. Payatas
11. NHA Teachers' Bliss Balonbato

District 3:

1. Bagumbayan ZIP Site (Lot II, Blk 2 PCS 04000121) Bgy. Bagumbayan
2. Bgys. Escopa I, II,III & IV except MSSD property
3. Interior F. Castillo (sub. lot 6, Blk 13 PSD 244), Bgy. Bagumbayan
4. Lot 49-C-2-A-10 PSD 3240, Bgy. Libis
5. Lots 3B-2, 3-B-#, 3-B-4, 3-B-5 (Matang Tubig(, Bgy. Kaunlaran
6. Pansol ZIP Site (Lot 1, PCS 8245), Bgy. Pansol

District 4:

1. Block 122-a, 122-B. 122-C, 122-D Bgy. Pinahan
2. San Martin de Porres ZIP Site (Blk 45, PSD 7106), Bgy. San Martin de Porres
3. Block 2, Lot 12 Blk. 24 PSD 56573 (Maliwanag and Makatarungan), Bgy. San Vicente
4. Tatalon Estate Urban Bliss Project sitesm Bgy. Tatalon

UTILITIES

1. Bagbag Reservoir
2. Balara Filtration Plant
3. La Mesa Water Treatment Complex
4. MERALCO Sub-Stations
5. Power Transmission Lines
6. MWSS Pumping Stations
7. MWSS Aqueduct
8. TV/Radio Stations
9. All utility establishments already existing at the time of approval of this Ordinance

SECTION 3. Official Zoning Map. - It is hereby adopted and made an integral part of this Ordinance as Annex "B", the Official Zoning Map for Quezon City duly prepared by the Zoning Review and Evaluation Committee by virtue of SP 113, S-93, wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such Official Zoning Map shall be drawn to the scale of 1:10,000 m. and shall be duly signed by the City Mayor and the Presiding Officer of the City Council.

ARTICLE V

ZONE REGULATIONS

SECTION 1. General Provision - The uses enumerated in the succeeding sections are not exhaustive nor all-inclusive. The City Council

shall, subject to the requirements of this Article, allow uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

SECTION 2. Use Regulations in Low-Density Residential Zone (R-1) - An R-1 district is characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities. The following are the allowable uses:

Principal uses

1. One-family dwellings
2. Duplex-type buildings
3. Churches or similar places of worship
4. Community facilities and social centers
5. Parks, playgrounds, pocket parks, parkways, promenades and playlots
6. Clubhouses & recreational uses such as golf course, tennis courts, basketball courts, swimming pools, and similar uses operated by the government or private individuals as membership organizations for benefit of their members, families and guests and not primarily for gain.

Accessory Uses

1. Uses customarily incidental to any of the aforementioned uses located on the same lot, provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes:
   a. servant's quarters
   b. home laundries
   c. non-commercial garages
   d. houses for pets such as dogs, birds, rabbits and the like of not more than four (4) square meters in floor area
   e. pump and generator houses
   f. auxiliary uses customarily conducted in dwellings and homes such as offices of physicians, surgeons, dentist, architects, engineers, lawyers and other professionals provided that such professionals are members of the family residing in the pre mises; provided further, that not more than three (3) semi-professional assistants are employed at any time, that in no case that more than twenty-percent (20%) of the floor area of the building be used for said professional practice.

Conditional Uses

1. Preparatory schools, provided that they do not exceed three (3) classrooms
2. Boarding houses with no more than eight (8) boarders
3. Plant nurseries and tract gardens
4. Neighborhood convenience stores selling miscellaneous items provided that such stores shall not exceed 10% of the total floor area of the dwelling unit
5. Video tapes and computer rentals shops, provided that such shops shall not exceed 10% of the total floor area of the dwelling unit
6. Home occupation for the practice of one's profession or for engaging an in-house business such as dressmaking, tailoring, baking, provided that the area shall not occupy more than 20% of the total floor area of the dwelling unit with number of persons engaged in such business/industry shall not exceed three (3) inclusive of the owner, there shall be no change in the outside appearance of the building premises, no home occupation shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard. no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
7. Home industry classified as cottage industry provided that such home industry shall not occupy more than 30% of the floor area of the dwelling unit with employees not to exceed five (5) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance, allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI), no home industry shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be uses in such home industry which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.

SECTION 3. Use Regulations in Medium-Density Residential Zone (R-2) - An R-2 district is characterized mainly by multi-family housing like duplexes, townhouse, accessories or row houses and other multi-family dwelling on a limited scale with the usual community ancillary services and support facilities. The following are the allowable uses"

Principal Uses

1. All uses in R-1
2. Townhouses, residential condominiums of medium rise type up to eight (8) storeys
3. Apartment houses and rowhouses
4. Boarding houses
5. Elementary and high schools, provided that they do not exceed sixteen (16) classrooms
6. Outpatient clinics, family planning clinics, lying-in clinics
7. Branch library and museum
8. Steam/dry cleaning outlets

Conditional Uses

1. Ballet, dance and voice studies provided that the classes or instructions are held in sound-proofed and air-conditioned buildings
2. Sanitaria, nursery or convalescent homes
3. Philanthropic or charitable institutions upon approval of the layout plan by the zoning administrator and subject to such conditions and safeguards as deemed appropriate by the same administrator
4. Offices with no actual display, sale, transfer, or lending of the office commodities in the premises with floor area not exceeding 30% of the building area.
5. Gasoline services/filling stations provided that conform with standards set by the Department of Energy, shall not constitute safety hazards in a community developed entirely for residential purposes, and shall not be located within a residential zone without written conformity of the barangay neighborhood association, and the local fire department and POSO
6. Apartments hotels/hometels
7. Processing and retailing of bottled drinking water provided that clearance shall be secured from the local health departments and a MWSS certification of adequate supply
8. Home occupation for the practice of one's profession or for engaging an in-house business such as dressmaking, tailoring, baking, barber and beauty shops and the like, provided that the areas shall not exceed 30% of the floor area of the dwelling unit with number of persons engaged in such business/industry shall not exceed ten (10) inclusive of owner, there shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home occupation in greater volume than would normally expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be uses in such home industry which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
9. Home industry classified as cottage industry provided that such home industry shall not occupy more than 30% of the floor area of the dwelling unit with employees not to exceed ten (10) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance, allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI), no home industry shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be uses in such home industry which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
10. Nursery and kindergarten schools not to exceed six (6) classrooms to accommodate nursery, kinder and preparatory classes shall be located not less than five hundred (500) meters from nearest existing school offering similar course with adequate parking and prior consent of Homeowner, Barangay Council and majority of immediate neighbors
11. Car barns for not more than three (3) units
12. LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time
13. Recreational facilities such as resorts, swimming pools, clubhouses and similar uses except carnivals and fairs
14. Bank branches savings/loans/lending shops.

SECTION 4. Use Regulations in High density residential Zones (R-3) - An R-3 district is characterized mainly by mixed housing types and high density dwellings, with more than the usual community ancillary services serving also the needs of outlying areas, increasingly commercial in scale. the following are the allowable uses:

Principal Uses

1. All uses permitted in Ri and R2
2. Tenements and mass housing
3. High rise and mass housing
4. Multi-level apartments/flats
5. Elementary schools and high schools
6. Socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279

Accessory Uses

1. Customary accessory uses and building incidental to any of the above permitted uses

SECTION 5. Use Regulations to Socialized Housing Zones (SHZ) - An SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined under RA 7279. allowable uses in the SHZ are:

1. All uses in R-1, R-2, and R-3 district.

SECTION 6. Use Regulations in Minor Commercial Zone (C-1) - A C-1 district is characterized by commercial and trade activities on a neighborhood scale (up to 10,000 people) including retail outlets, professional offices, personal and home services shops and eateries on a small scale. Allowable uses in C-1 districts are the following:

Principal Uses

1. All uses in R-3 districts
2. Pawnshops, photo and portrait studios, shoeshine/repair stands, retail drugstores, tailoring and dressshops
3. Bakeshops and bakery goods stores
4. Construction supplies except CHBs, gravel and sand and other concrete products
5. Building materials stores such as electrical and electronics stores, plumbing supply stores, ceramic, clay, cement and other similar products
6. Sporting goods supplies, dry goods stores, haberdasheries, ready made and knitted wear stores apparel, repairs and other related repair services, and footwear shops
7. Glassware stores, household equipment and appliance shops, employment services, news syndicate services, branch offices, office equipment and repair shops
8. Other stores and shops for conducting retail business and local shopping establishments
9. Radio, television and other electrical appliance repair shops
10. Furniture repair and upholstering job
11. Computer stores and video shops including repairs
12. Garment manufacturing with no more than (20) machines
13. Signboard and Streamer painting and silk screening
14. Car Barns for jeepneys and taxis
15. Lotto terminals and
16. Gardens and landscaping supply/contractors
17. Printing, typesetting, copiers and duplicating machines reproduction
18. Photo supply and developing
19. Restaurants, canteens, eateries, delicatessen shops, confectionery shops, automats, soda fountains
20. Groceries
21. Laundries and laundromats
22. Employment and recruitment agencies
23. Recording and film agencies
24. Tire and vulcanizing shops and carwash with minimum 100 sq. m. service area

Conditional Uses

1. Garage for jeepneys and taxis not greater than 3 units
2. Garage for Bus and trucks not greater than 3 units
3. Retailing of CHBs, gravel and sand and other concrete products

SECTION 7. Use Regulations in Major Commercial Zone (C-2) - characterized mainly by commercial development which is a mixture of retail and wholesale trade and may contain the service and entertainment industries such as restaurants shopping centers sufficient to provide the needs of the district level (up to 10,0000 people). Allowable uses are the following:

Principal Uses

1. All uses permitted in C-1 district
2. Amusement centers, theaters, commercial stables, dance halls or cabaret, dance and voice studios
3. Restaurants, beer houses, canteens, delicatessen shops, confectionery shops and automats, soda fountain, groceries and supper clubs, night clubs and discotheques:
4. Inns and pension houses, hotels, motels, reducing salon, health, massage and sauna parlor, tourist cabins and tourist homes.
5. Parking buildings
6. Wet and dry markets
7. Supermarkets
8. Machinery retail and repair shops and machine shop operations (repairing/rebuilding or custom job orders)
9. Welding shops
10. Funeral parlors, mortuaries and crematoriums and memorial chapels
11. Institutional uses as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare and charitable institutions, municipal buildings
12. Electroplating shops
13. Engraving, printing, blue printing and publishing
14. General retail establishments such as curio or antique shops, pet shops and aquarium stores, book stores, art supplies and novelties, jewelry shops, liquor wine stores and flower shops
16. Watch sales and services, locksmith and other related services
17. Musical instrument stores

Conditional Uses

1. Institutional uses as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare and charitable institutions
2. Garage terminals for trucks and buses not exceeding three (3) units
3. Warehouses and storage facilities in support of commercial establishments
4. Wood and sash factory
5. Manufacture of insignia, badges and similar emblems except metal
6. Auto supply shops, auto sales, auto repair with minimum of 100 sq. m. service area, car rentals, automotive handicraft, marine craft and aircraft, retail shops accessory and spare parts shops and equipment and rentals and sales yards
7. Junk shops, scrap dealer
8. Radio and television stations without transmission tower

SECTION 8. Use regulations in Metropolitan Commercial Zones (C-3) - characterized by heavy commercial developments and multi-level commercial , structures including trade, service and entertainment on a metropolitan (regional) scale of operations (more than 100,000 people)., as well as miscellaneous support services; with permitted light industrial activities. The following uses are permitted:

Principal Uses

1. All penalties uses in C-2 districts
2. Department stores, shopping mall /centers and commercial complexes/centers
3. Commercial recreation areas such as boxing, wrestling and cockfighting arenas, race tracks and jai-alai, stadiums and cinemas
4. Other commercial/business activities not elsewhere classified

SECTION 9. Use Regulations in Low Intensity Industrial Zone (I-1) - covers those industries that are non-pollutive/non-hazardous and non-pollutive/hazardous as well as those manufacturing products for local consumption or distribution within the community. The following uses are permitted:

a. non-pollutive/non-pollutive hazardous industries

1. Fish drying
2. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products

3. Doughnut and hopia factory
4. Other bakery products N.E.C.
5. Manufacture of macaroni, spaghetti and vennicelli and other noodles;
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitutes and those N.E.C.
9. Manufacture of products of leather and leather a substitutes, except footwear and wearing apparel
10. Manufacture of shoes except rubber, plastic or wood
11. Manufacture of slippers and sandals, except rubber and plastic
12. Manufacture of footwear, except vulcanized as molded rubber or plastic footwear
13. Printing, publishing and allied industries and those N.E.C.
14. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
15. Manufacture or assembly of electronic data processing machinery and accessories
16. Renovation and repair of office machinery
17. Manufacture or assembly of miscellaneous office machines and those N.E.C.
18. Manufacture of rowboats, bancas, sailboats
19. Manufacture of animal drawn vehicles
20. Manufacture of children vehicles and carriages
21. Manufacture of laboratory and scientific instruments, ammeters, barometers, chemical balance etc.
22. Manufacturing of measuring and controlling equipment, plumb bob, rain gauge, taximeter, thermometer, etc.
23. Manufacture of assembly of surgical, medical, dental equipment and medical furniture
24. Manufacture or assembly of surgical/medical supplies: adhesive tapes, antiseptic dressings , sanitary napkins, surgical gauge, etc.
25. Quick freezing and cold packaging for fruits and vegetables
26. Quick freezing and cold packaging for fish and other sea food
27. Manufacture of hats, gloves, handkerchiefs, neckwear and related clothing accessories
28. Manufacture of orthopedic and prosthetic appliances abdominal supporters, ankle supports arm support, artificial limb, kneecap supporter, etc.
29. Popcorn/rice factory
30. Manufacture of photographic equipment and accessories
31. Manufacture or assembly of optical instruments
32. Manufacture of optical lenses
33. Manufacture of eyeglasses and spectacles
34. Manufacture of watches and clocks
35. Manufacture of pianos
36. Manufacture of stringed instruments
37. Manufacture of wind and percussion instruments
38. Manufacture or assembly of electronics organs
39. Manufacture of sporting gloves and mills
40. Manufacturing of sporting balls not or rubber or plastic
41. Manufacture of gym and playground equipment
42. Manufacture of sporting tables: billiards, pingpong, pool
43. Manufacture of other sporting and athletics goods
44. Manufacture of dolls and toys except rubber and plastic moulds
45. Manufacture of pens, pencils and other office and artist materials
46. Manufacture of umbrella and canes
47. Manufacture buttons except plastic
48. Manufacture of brooms, brushes and fans
49. Manufacture of needles, pens, fastener and zippers
50. Manufacture signs and advertising displays
51. Small-scale manufacture of ice cream
52. Manufacture of jewelries

b. non-pollutive/hazardous industries (conditional)

1. Manufacture of house furnishing and television receiving sets
2. Textile bag factories
3. Canvass bags and other canvass factory
4. Jute bags factory embroideries and wearing apparel
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of films batting, padding and upholstery filling except oil
7. Men's and boys garment factory
8. Women's and girls garment factory
9. Manufacture of rain coats and waterproof outer garments except jackets
10. Manufacture of miscellaneous wearing apparel except footwear and those N.E.C.
11. Manufacture of wooden and cane containers
13. Manufacture of bamboo, rattan and other cane baskets and wares
14. Sawali, nipa and split cane factory
15. Manufacture of cork products
16. Manufacture of wooden shoes, shoe lace and other similar products
17. Manufacture of miscellaneous wood products and those N.E.C.
18. Manufacture of miscellaneous furniture and fixtures except primarily of metals and those N.E.C.
19. Manufacture of paper stationery, envelopes and related articles
20. Manufacture of dry ice
21. Repacking of industrial products e.g. paints, varnishes and other related products.

SECTION 10. Use Regulations in Medium Intensity Industrial Zone (1-2) - covers those industries that are pollutive/non hazardous, pollutive/hazardous, as well as those manufacturing products fro regional consumption. The following uses are permitted:

a. pollutive/non-hazardous industries

1. Manufacture and canning of ham, bacon and native sausages
2. Poultry processing and canning
3. Corn/Rice mill
4. Chocolate and cocoa factory
5. Candy factory
6. Chewing gum factory
7. Peanuts and other nuts factory
8. Other chocolate and sugar confectionery products
9. Manufature of flavoring extracts
10. Manufacture of food products N.E.C, (vinegar, vetsin)
11. Manufacture of fish meal
12. Oyster shell grinding
13. Manufacture of medicinal and pharmaceutical preparations
14. Manufacture of statuary, art goods, cut stone and marble products
15. Manufacture of abrasive products
16. Manufacture of miscellaneous non-metallic mineral products
17. Manufacture of cutlery, except table flatware
18. Manufacture of hand tools
19. Manufacture of cutlery hand tools and general hardware N.E.C.
20. Manufacture of household metal furniture
21. Manufacture of office, store and restaurant metal furniture
22. Manufacture of metal blinds, screen and shades
23. Manufacture of miscellaneous furniture and fixtures primarily of metal N.E.C.
24. Manufacture of fabricated structural iron and steels
25. Manufacture of architectural and ornamental metal works
26. Manufacture of boilers, tanks and other structural sheet metal works
27. Manufacture of other structural products N.E.C.
28. Manufacture of metal cans, boxes and containers
29. Manufacture of stamped, coated and engraved metal products
30. Manufacture of fabricated wire and cable products
31. Manufacture of heating, cooking and lighting equipment except electrical
32. Manufacture of other fabricated metal products except machinery and equipment
33. Sheet metal works generally manual operation
34. Manufacture or assembly of agricultural machinery and equipment
35. Native plow and harrow factory
36. Manufacture or assembly of service industry machines
37. Repair of agricultural machinery
38. Manufacture or assembly of sewing machines
39. Manufacture or assembly of elevators and escalators
40. Manufacture or assembly of cooking range
41. Manufacture or assembly of water pumps
42. Manufacture or assembly of other machinery and equipment N.E.C.
43. Refrigeration industry
44. Manufacture and repair of electrical apparatus
45. Manufacture and repair of electrical cables and wires
46. Manufacture of other electrical industry machinery and apparatus N.E.C.
47. Manufacture or assembly of telephone and telegraphic equipment
48. Manufacture or assembly of radio and television transmitting, signaling and detection equipment
49. Manufacture of industrial and commercial electrical appliances
50. Manufacture of other electronic equipment and apparatus N.E.C.
51. Manufacture of household cooking, heating and laundry appliances
52. Manufacture of other electrical appliances N.E.C.
53. Manufacture of electrical lamps and fixtures
54. Concrete/asphalt batching plant

b. pollutive/hazardous industries

1. Flour mill
2. Cassava flour mill
3. Manufacture of coffee
4. Manufacture of unprepared animal feeds, other grain milling N.E.C.
5. Production of prepared animal feeds
6. Cigarettes and cigar factory
7. Miscellaneous processing of tobacco leaves N.E.C.
8. Curing and redrying tobacco leaves
9. Weaving hemp textile
10. Jute spinning and weaving
11. Miscellaneous weaving and spinning mills N.E.C.
12. Hosiery mill
13. Underwear and outwear knitting mills N.E.C.
14. Fabric Knitting mills
15. Miscellaneous knitting mills
16. Manufacture of mats and mattings
17. Manufacture of cutlery, hand tools and general hardware, N.E.C.
18. Manufacture of carpets and rugs
19. Manufacture of cordage, rope and twine
20. Manufacture of related products from aback, sisal, henequen, hemp, cotton, paper, etc.
21. Manufacture of linoleum and other surface coverings
22. Manufacture of artificial leather, oil cloth and other fabric except rubberizes
23. Manufacture of coirs
24. Manufacture of miscellaneous textile N.E.C.
25. Manufacture of rough lumber, unworked
26. Manufacture of worked lumber
27 Resaw mill
28. Manufacture of veneer, plywood and hardwood
29. Manufacture of scooters, pedicabs and tricycles
30. Manufacture of doors and windows and sashes
31. Manufacture of charcoal
32. Treating and preserving wood
33. Manufacture of wood and cane blinds, screens and shades
34. Manufacture of containers and boxes of paper and paper boards
35. Manufacture of miscellaneous pulp and paper products, N.E.C.
36. Manufacture of perfumes, cosmetics and other toilet preparations
37. Manufacture of waxes and polishing preparations
38. Manufacture of candles
39. Manufacture of links
40. Manufacture of miscellaneous chemical products, N.E.C.
41. Tire retreading and rebuilding
42. Manufacture of rubber shoes and slippers
43. Manufacture of industrial and moulded rubber products
44. Manufacture of plastic footwear
45. Manufacture of plastic furniture
46. Manufacture of other fabricated plastic products N.E.C.
47. Manufacture of table and kitchen articles
48. Manufacture of property, china and earthenware N.E.C.
49. Manufacture of flat glass
50. Manufacture of glass containers
51. Manufacture of miscellaneous glass and glass products N.E.C.
52. Manufacture of clay bricks, clay tiles and hollow clay tiles
53. Manufacture of miscellaneous structutal clay products N.E.C.
54. Manufacture of structural concrete products
55. Manufacture of asbestus products
56. Manufacture of engines and turbines except motor vehicles
57. Manufacture of metal cutting, shaving and finishing machinery
58. Manufacture of wood working machinery
59. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
60. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
61. Manufacture, assembly, rebuilding, repairing of paper industry machinery
62. Manufacture, assembly, rebuilding, repairing of printing trade industry and equipment
63. Manufacture of rice mills
64. Manufacture of machines for leather and leather products
65. Manufacture of construction machinery
66. Manufacture of machines for clay, stove and glass industries
67. Manufacture, assembly, rebuilding, repair of miscellaneous special industrial machinery and equipment N.E.C.
68. Manufacture of dry cells, storage battery and other batteries
69. Manufacture of locomotives and parts
70. Manufacture of railroads and street cars
71. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
72. Manufacture of wood furniture including upholstered
73. Manufacture of rattan furniture including upholstered
74. Manufacture of box beds and mattresses
75. Boat building and repairing

Institutional zones

Principal uses

1. Barangay health centers;
2. Day-care centers;
3. Puericulture centers;
4. Clinics, family planning clinics and children's clinics;
5. Nursery and kindergarten schools;
6. Elementary schools;
7. Elementary and high schools;
8. Local civic centers, local auditorium, halls and exhibition centers
9. Churches, temples and mosques;
10. Chapels
11. Barangay centers
12. Maternity hospitals
13. National executive, judicial, legislative offices and related facilities and activities
14. Government buildings
15. Tertiary and provincial hospitals and medical center
16. Museums and galleries;
17. Art galleries;
18. Planetarium;
19. Colleges and universities
20. Vocational and technical schools, spacial training;
21. Convents and seminaries
22. Welfare and charitable institutions;
23. Fire and police station buildings;
24. Local museum and libraries
25. University complexes; and
26. Penal institutions
27. Embassies/consulates

Parks and Recreation Zones

1. Parklots or pocket parks;
2. Parkways and promenades;
3. Playground and playlots;
4. General recreational parks;
5. Horticultural nursery;
6. Plazas;
7. Arboretum;
8. Botanical gardens and zoo and other nature centers;
9. Playfields or athletic fields;
10. Campsites and resorts;
11. Golf courses, ball courts, race tracts and similar uses;
12. Parking lots;
13. Customary facilities and accessory uses and building incidental to any of the above permitted uses and;
14. Other areas devoted to eco-recreation and environmental conservation and protection

Transport and Utilities

1. Major transportation facilities, telecommunication, power water and the like.

Historical Spots and Shrines

1. Metropolitan cultural centers
2. Museum, libraries, art galleries
3. Civic centers, auditorium, convention centers, halls and exhibition areas
4. Antiques and curio shops, and
5. Customary facilities and accessory uses and building incidental to any above permitted uses

Special Development Zones

1. The QC Zoning Review and Evaluation Committee shall prepare the Implementing Rules and Regulations (IRR) governing Special Development Zones.

ARTICLE VI

GENERAL DISTRICT REQUIREMENTS

SECTION 1. Building or Structure Use - No building, structure or land shall hereafter be occupied or used and no building or structure or part thereof shall be erected, constructed, moved or structurally altered except in conformity with the provision of this Ordinance

SECTION 2. Yard, Open Space, Off-street Parking Space - No part of the off-street parking space, loading space or other open space required of adjacent building shall be included as part of the yard, open space, off-street parking or loading space of the project building for the purpose of complying with the Ordinance. However, this shall not apply to building/s with common party walls or adjacent building lines, in which case, only the yard for the free or non-abutting sides will be required. No part of the road shall be used for parking, display or wares, work area or for any other such purposes:

SECTION 3. Traffic Generators. - All traffic generating buildings and structures allowed in any of the district must provide for minimum parking spaces for the employees, clients and visitors as follows:

1.	Multi-family living units	1 slot/living unit
2.	Supermarkets	1 slot/75 sq. m. of shopping floor area
3.	Wet and Dry markets	1 slot/50 sq. m. of stall area plus 1 delivery parking slot per 300 sq. m. of stall area
4.	Restaurants, fast food centers, bars and beerhouses, eateries	1 slot/15 sq. m. of customer area
5.	Nightclubs, supper clubs and theaters restaurants	1 slot/15 sq. m. of customer area
6.	Office buildings	1 slot/50 sq. m. of gross floor area
7.	Other buildings in business/ commercial/special development zones	1 slot/50 sq. m. of gross floor area
8.	Public assembly buildings such as theaters, cinemas, auditoria, stadia. etc.	1 slot/25 sq. m. of spectator area
9.	Places of worship and funeral parlors	1 slot/50 sq. m. of congregation area
10.	Schools, public:	1 slot/100 students
	private:	1 slot/50 students
11.	Tertiary Hospitals	1 slot/10 beds
12.	Recreational facilities:	
	- Bowling alleys	1 slot/4 alleys
	- Amusement center	1 slot/25 sq. m. of gross floor area
	- Clubhouses, and the like	1 slot/100 sq. m. of gross area
13.	Condominiums	1 slot/50 sq. m. of total floor area
14.	Commercial/shopping Malls	1 slot/50 sq. m. of gross floor area
15.	Factories, manufacturing establishments, merchantile buildings, warehouses and storage bins	1 slot/500 sq. m. of gross floor area + 1 delivery truck parking slot/500 sq. m.
16.	Hotels and apartels	1 slot/5 units

SECTION 4. Advertising and Business Signs - Advertising and business signs to be displayed or put for the public view in any of the district herein enumerated must comply with existing laws, rules and regulations. Further, they shall not be allowed along scenic areas on parks and recreation zones

SECTION 5. Erection of More Than One Principal Structure - In any district where more than one structure may be permitted to be rected on a single lot, the yard and other requirements of this Rules shall be met for each structure as though it were to be erected on as individual lot.

SECTION 6. Dwelling on Rear Lots - No building used or designated to be used as residence shall be allowed in any rear lot unless such lot has a right-of-way easement over a path of at least four (4) meters wide leading to a street. Two (2) or more buildings, however may be allowed on a common path if the right-of0way easement is at least six (6) meters wide.

SECTION 7. Structure to have Access - Every building hereafter erected or moved shall have access to apublic street or to a private street open to the public and all structures shall be so located on lots so as to provide safe and convenient access for receiving fire protection units.

SECTION 8. Yard Requirements Along a District Bounbdary Line - Lots abutting on a district boundary line shall conform to the requirements of the more restrictive district bounded by the line. Hence, any structure on a district abutting R-1 district shall have a minimum setback of 2 meters.

SECTION 9. Dwelling Group - When it is impractical to apply the requirements of this Zoning Ordinance to individual building unit in a residential compund, consisting of two or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conform to the following conditions:

a. That the buildings are to be used only for residential purpose and such uses are permitted in the district where the compound is located;

b. That the average lot area per family of dwelling unit in the compound, exclusive of the area used or to be used for streets or drive ways, is not less than the lot area per family required in the district;

c. That there is provided within the tract on which the residential compound is to be located, an open space for playground purposes with an area equivalent to at least an aggregate area of five (5%) percent of the required lot area per family, provided that where the residential compound is intended for less than ten families, the setting aside of such area for playground purposes may be dispensed with; and provided further, that an open space may be used as part of the yard requirements for the compound; and

d. That there is provided within the tract on wh. h the residential compound is to be erected or immediately adjacent thereto, an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors

SECTION 4. Height Regulations

a. Structures within R-! zones shall not exceed the equivalent height of ten (10) meters or three (3) storeys, whichever is lower, from the highest natural grade line in the property or front sidewalk. (main entry) level.

b. Structures with R-2 zones shall not exceed twenty-one (21) meters or seven (7) storeys, whichever is lower, from the highest natural gradeline in the property or front sidewalk (main entry) level

c. Where an R-2 or R-3, commercial, parks/recreation, or special zone (i.e. institutional, socialized housing, special development, transport and utilities, cultural, cemetery or military zones) adjoins an R-1 district without an intervening street or permanent open space or buffer strip of 3 meters in width, the proposed structure in any said districts adjacent to the R-1 shall be limited to a height of twelve (12) meters or four-storey building, whichever is lower.

d. Where an R-2, R-3, commercial parks/recreational or special zone (i.e. institutional, socialized housing, special development, transport and utilities, cultural, cemetery or military zones) adjoins an R-1 district without an intervening street or permanent open space or buffer strip of 3 meters in width, the proposed structure in any said districts adjacent to the R-1 shall be limited to a height of fifteen (15) meters or four-storey building, whichever is lower.

e. Where an industrial zone adjoins an R-1, R-2, or R-3 district without an intervening street or permanent open space or buffer strip of 8meters in width, the proposed structure in any said districts adjacent to the R-1 shall be limited to a height of nine (9) meters or three-storey building, whichever is lower.

f. Exempted from the imposition of height regulations in residential zones are the following towers church sleepless, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code.

SECTION 11. Performance Standards - All land uses, developments or constructions shall conform to the following standards:

a. Noise and vibrations. All noise and vibration-producing machinery shall be enclosed by a building and shall be provided with effective noise-absorbing materials, noise silencers and mufflers and open yard of a distance of not less than twenty (20) meters from the street or adjoining property lines and property planted to dense trees as buffers. to minimize vibration, a machinery should be mounted on shock-absorbing mounting, such as cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittent beat frequency or high pitch shall not be allowed unless enclosed in sound-proofed buildings as tested and approved by the city officials concerned.

b. Smoke. Any smoke entitled from any source for a period aggravating seven (7) minutes in any thirty minute interval particularly when starting a new fire, shall have a density not greater than the No-2 of the Ringlemann Chart.

c. Dust, dirt, and fly ash. The emission of dust, dirt or fly ash from any source or activity which shall pollute the air and render it unclean, destructive, unhealthful or hazardous, or cause visibility to be impaired shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.3 gram per cubic meter of fuel gas at stack temperature at 0. degree centigrade or to create a haze with opaqueness equivalent to or greater than the No. 1 of the Ringlemann Chart.

d. Odors and gases. The emission of foul odors and gases deleterious to public health safety and general welfare shall not be permitted. Activities emitting foul odors and obnoxious gases shall be enclosed by airtight buildings provided with air-conditioning system, filters, deodorizing and other cleaning equipment.

e. Sewerage disposal. No sewerage dangerous to the public health, safety, general welfare shall be discharged into any public sewer system, natural waterway or drainage channel. In addition to the following requirements, all sewerage disposal systems shall comply with pertinent requirements of the DENR-Environment Management Bureau.

f. Acidity or alkalinity shall be neutralizes to a pH of between 6.5 and 8.5 as a daily average to a volumetric basis with a temporary variation of 5.0 to 10.0 pH.

g. Wastewater shall not contain grease and oil in excess of 300 PPM or exceed a daily average of 10 PPM.

SECTION 12. Pollution Control - For effective pollution control, all location clearances granted for industrial activities must be subject to the condition of compliance with environmental laws, rules and regulations.

SECTION 13. Provision for a Buffer Strip. - A buffer strip of a minimum of three (3) meters planting strip is required along the periphery of all industrial zones. Such buffer strip should be open and not encroached upon by any building or structures and should be a part of open space.

SECTION 14. Provision of Easement

a. A zone of three (3) meters along the entire length of river, creeks and streams are subject to easement of public use in the interest of recreation, fishing, navigation, dredging and maintenance.

b. A five (5) meter easement on both sides of the marikina Valley Fault Trace on the ground identified by PHILVOLCS, is mandatory

SECTION 15. Area Regulations - Area regulations in all zones shall conform with the minimum requirements of the existing codes such as:

a. P.D. 957 - the "Subdivision and Condominium Buyers' Protective Laws" and its revised implementing rules and regulations.

b. B.P. 220 - "Promulgation of Different Levels of Standards and Technical requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.

c. P.D. 1096 - National Building Code

d. P.D. 1185 - Fire Code

e. P.D. 856 - Sanitation Code

f. Plumbing Code

g. Structural Code

h. Executive Order No. 648

i. Other relevant guidelines promulgated by the national agencies concerned.

SECTION 16. Comments of Homeowner' Association/Barangay Council- A person seeking to establish a conditional use in a residential zone shall secure the comments of the homeowners' association or in its absence, the barangay council concerned.

SECTION 17. Conditional Uses - Conditional Uses shall be subject to approval of the building's or business layout plan by the Zoning Official and such conditions and safeguards as deemed appropriate by the same official.

ARTICLE VII

SUPPLEMENTARY REGULATIONS

SECTION 1 Innovative Techniques or Design - When it is impractical to apply the requirements of this Zoning Ordinance to certain developments, the proponent may apply for a permit with the Zoning Official on grounds of Innovative development techniques, provided that the following conditions are complied with:

a. The proposed land use will not alter the essential character of the zone, especially its population density, number of dwelling units per hectare, and the dominant land use of the zone

b. Both preliminary plan must generally set forth any existing or proposed arrangements of lots streets, access points, buffer strips, and rail, water, highway or other transportation arrangements and the relationship of the tract of land involved to surrounding properties.

c. The preliminary plan must generally set forth any existing or propose arrangements of lots, streets, access points, buffer strip, and rail, water, highway or other transportation arrangements and the relationship of the tract of land to surroundings properties.

d. The final plan must, in addition to the abovecited requirements, describe the noise, smoke, odor, vibration, dust, dirt, obnoxious gases, glare and heat, ire hazards, industrial wastes and traffic which may be produced by the development.

e. The area subject to the application is a consolidated parcel of land of at least two hectares.

f. The recommendations of the Zoning Official shall be reviewed by the City Council Committee on City Planning, Building and Zoning Regulations and shall be subject of a resolution by the City Council if favorably considered.

SECTION 2. Special Use Permits - A special use permit shall be required for each of the following uses, subject to an authorization by the City Council, thru a Resolution, and such terms and conditions hereunder prescribed:

a. Incinerator Plants

1. Incinerator plants shall be located within a reasonable distance from residential, commercial and institutional zones.

2. A site inspection shall be conducted to ensure that the proposed plant is not inconsistent with the adjacent land uses and will not pose a hazard to the safety of the community in general.

3. The sound maintenance of the plant shall be the sole responsibility of the proponent and/or persons operating them.

b. Cemeteries

1. Proper maintenance of cemeteries shall be the exclusive duty of the proponent and/or persons operating them.

2. Requirements set by the sanitation and water codes must be complied with

c. Radio Transmitting Stations

1. The sound maintenance of such station shall be the exclusive responsibility of the proponent and/or persons operating them.

2. Where the public welfare demands, however, radio transmit ting stations maybe located in some residential zones provided the preceding condition is complied with strictly and no inter ference with or damage to local electrical appliances or other property will likely result.

d. Private landing strips, and runways and heliports

1. Private landing strips, and runways shall be located only in park zones; however they maybe allowed in otherzonesexcept residential zones if the owners; business operations demand the presence in other areas and as long as safetyrequirements set by the Civil Acronautics Board (CAB) are complied with.

2. Heliports maybe allowed in commercial, industrial or institutional buildings provided safety requirements are complied with.

3. These must be at least one thousand (1000) meters from the nearest residential zone.

4. A written authority to operate shall be secured from the Civil Aeronautics Board by the proponent at least 90 days before the intended date of operations and a notice shall be posted or published in at least one daily newspaper to determine public opposition to the proposed landing site.

5. Sworn statements of the owners of the adjoining lands, landing approach/take-off signifying their conformity to the proposed landing site shall be obtained by the proponent.

e. Abattoir.Slaughterhause

1. Abattoir shall be located within reasonable distance from resi dential and commercial areas as determined by the Office of the Zoning Official, provided that they shall not be located within the same premises as public markets.

2. A written authority to operate shall be secured from the City Health and Sanitation Office by the applicant at least 90 days before the intended date of operation and a notice shall be posted in the City Hall to determine public opposition, if any, to the proposed abattoir.

3. Proper waste disposal, odor control and other abatement pro cedures must be adopted.

4. The proponent shall obtain sworn statement of owners of land immediately adjacent to the proposed site signifying their con formity or non-conformity to the proposed activity as one of the prerequisites for the granting of a special use permit.

f. Cockpits

1. They shall be located in parks and recreation zones and shall at least be two hundred meters (200 m.) distant from the near est residence or institutional use;

2. Adequate parking space and loading/unloading areas capable of accommodating the maximum expected number of aficio nados/spectators during major derbies shall be provided;

3. The applicant shall have the duty of maintaining the premises in sanitary condition

4. Other pertinent laws, rules and regulations of the national and local governments shall be complied with.

g. Transport Terminals

1. Terminals for passengers and/or cargo transport vehicles ac commodating more than three (3) units at any given time shall be located at a reasonable distance from residential zones.

2. The following basic and customary facilities shall be provided within the terminal compound for efficient, safe and orderly operation:

2a. Boarding/loading space, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle unit using the terminal, multiplied by the estimated maximum number of units boarding/loading in the terminal at any given time;

2b. Temporary parking space for other units queuing for boarding/loading shall be computed based on actual dimension of each transport vehicle using the terminal multiplied by the estimated maximum number of units in the terminal premises at any given time;

2c. Disembarking/arrival area, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle using the terminal multiplied by two (2);

2d. Sufficient areas for driveways and maneuvering;

2e. A passenger waiting lounge with an area equivalent to 50% of the computed total boarding/loading space;

2f. Information counter, baggage/storage room and toilet rooms with sufficient water supply for maintenance of hygiene and sanitation;

2g. Customer parking space, the number of slots being twice the estimated maximum number of units boarding/loading in the terminal at any given time as minimum.

3. Backing-up and maneuverings shall be done only within the terminal compound as not unduly disrupt traffic flow on public roads.

4. Measures shall be provided to effectively confine noise, vibration and odors such as by constructing structural enclosures, provision of buffer yards, etc.

5. A perimeter fence shall be provided to physically delineate the terminal premises and to avoid out-spill of activities to adjoining properties.

6. Proper disposal of wastes must at all times be practiced and the direct discharge to public sewer and drainage of waste oils, grease and the likes is not permitted. It is the sole responsibility of the terminal operators to maintain the premises in good sanitary condition.

7. No activities shall be done outside the terminal premises.

8. The operator shall submit a site development plan layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.

9. Clearance of the Barangay and, if the site abuts a residential zone, consent of the homeowners' association or in its absences all the immediate neighbors are also required.

h. Transport Garage

1. Garages for passengers and/or cargo transport vehicles with more than three (3) units shall be considered only within major and metropolitan commercial zones or in industrial zones. However, no garage shall be established along EDSA.

2. The minimum parking space to be provided shall be based on the actual dimension of units, the total of which shall be com puted with the estimated number of units parking in the garage at any given time exclusive of passageways and driveways appurtenant thereto. Backing up and other maneuverings shall be done only within the property/ garage compound so as not to affect the smooth flow of traffic on public roads.

3. The operator shall provide a separate space for repair lubrication and other maintenance activities.

4. The garage premises shall be completely enclosed with a perimeter wall and effective measures shall be provided so as not to create nuisances and hazards such as noise, fumes, odors and wastes adjoining properties and the vicinity in general.

5. The operator shall provide administration office, personnel/ driver / crew quarters and toilet facilities with sufficient wa ter supply for hygiene and sanitation.

6. Installation of gasoline filling station within the garage may be allowed only with prior approval of the Department of Energy and use thereof shall be exclusive to the bus units housed in that particular garage facility.

7. Proper disposal of wastes must at all times be practiced and the direct discharge to public sewer or drainage of waste oils, grease and the like is not permitted. It is the sole responsibil ity of the garage operator to maintain the premises in good sanitary conditions.

8. No parking, repair and other related activities shall be done outside the garage premises.

9. The operator shall submit a site development plan / layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.

ARTICLE VIII

MITIGATING DEVICES

SECTION 1. Temporary Use Permit - A temporary use permit to establish a use or activity not allowed under the List of Permitted Uses in a given area or zone may, on application by the interested party with the Zoning Official, be allowed, subject to the following conditions;

a. That more than 50% of the area within 500 meter-radius from the property subject of application is idle, undeveloped or unprogrammed for development for the next five (5) years;

b. That the proposed project shall not in any way pose danger or hazard to the health and of its environment and surrounding neighborhood;

c. That the return on investment is capable of achievement within the maximum period allowed for temporary uses by this Ordinance.

d. That the permit shall be granted on annual basis, and may be renewed from year to year upon satisfactory showing of compliance for a maximum period of five (5) years.

e. That the proponent shall submit a monthly report of the progress of its operations;

f. That the proponent shall relocate the project facilities and equipment to another site at his own cost in event that the Zoning Official finds that its continued existence is undesirable wherein the relocation shall take place upon the expiration of the permit, such other period stated in the notice of relocation which must be given not earlier than six (6) months nor later than three (3) months before the expiration of the permit; and

SECTION 2. Non-Conforming Uses and Buildings - The lawful use of any building, structure or land at the time of the adoption of this Zoning Ordinance may be continued although such use does not conform with the provision of this Zoning Ordinance provided that:

a. No such non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land than that actually occupied by such use at the time of the adoption of this Zoning Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use existed at the time of the adoption of this Ordinance.

b. No such non-conforming use which has ceased operation for more than one year shall be revived as a non-conforming use.

c. An idle/vacant structure may not be used fora non-conforming activity.

d. Any non-conforming structure, or structures under one ownership, which has been damaged may be reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement costs at the time of destruction and it shall not be reconstructed except in conformity with the provisions of this Ordinance.

e. Such structure of non-conforming use may be enlarged ox extended only if the entire building is thereafter devoted to conforming use.

f. No such non-conforming use shall be changed to another non-conforming use.

g. No such non-conforming use may be moved to displace any conforming use.

h. No such non-conforming structure shall be enlarged to or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

i. Should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved.

j. The owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (10) years from the effectivity of this Ordinance.

SECTION 3. Certificates on Non-conformance - A certificate of non-conformance of all non-conforming uses shall be applied for by the owner or the authorized agent of the property involved within one (1) year from the promulgation of this Zoning Ordinance from the Zoning Official.

Failure to make such application within the aforementioned period shall be presumptive evidence that the property was, at the time of promulgation, covered by a previous certificate issued by the Zoning Official or the Metro Manila Authority, and if found otherwise, will be considered as a violent thereof.

SECTION 4. Deviations - Exception and variances or deviations from the provisions of this Zoning Ordinance amy be allowed only upon authorization by the City Council, thru a resolution, and after all the following terms and conditions are obtained:

a. In case of Variances:

1. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/s can not obtain a reasonable return of the property.

This condition shall include at least three (3) of the following provisions:

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or the occupant of the property due to physical conditions of the property (e.g. topography, shape, etc.) and are not self-created.

- The proposed variance is the maximum deviation necessary to permit a reasonable use of the property.

- The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of other properties in the same district or zone.

- The variance will not weaken the general purposes of this Zoning Ordinance and will not adversely affect public health, safety and welfare.

- The variance will be in harmony with the spirit of this Zoning Ordinance.

b. In case of Exceptions :

1. The exception will not adversely affect the public, safety and welfare and is keeping with the general pattern of development in the community;

2. The proposed project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time poses no adverse effect on the zone or community;

3. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

SECTION 5. Comments of Homeowners' Association or Barangay - Where a person plans to establish a certain use/activity which requires deviation from the provision of this Ordinance as a variance, exception or temporary use, comments on the proposal shall be secured from the concerned homeowner's association or in its absence, the barangay council, for submission to the Zoning Official.

ARTICLE IX

ADMINISTRATION AND ENFORCEMENT

SECTION1. Responsibility of Administration and Enforcement - This ordinance shall be enforced and administered by the City Planning and Development Officer as the Zoning Official of Quezon City. He shall be provided with necessary budget and staff complement to carry-out this function.

SECTION 2. The Zoning Officials, Duties, and Functions - The Zoning Official shall have the following duties and functions:

a. Act on all applications for locational clearances for all projects.

1. Issuance of locational clearance for projects conforming with zoning regulations.

2. Recommend the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Con formance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances fro repairs/renovations on non-conforming uses consistent with the guidelines therefore.

b. Endorse to the City Council thru the Committee on City Planning, Building and Zoning Regulations applications for innovative development, techniques, special use permits, exceptions, variances and motion for reconsideration, such that a Resolution if favorably considered.

c. Endorse to the City Council thru the Committee on City Planning,

Building and Zoning Regulations requests fro reclassification/rezoning which will be subject to a Resolution if favorably considered

d. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.

e. Coordinate with the City Fiscals/Municipal Attorney for other legal actions / remedies relative to the foregoing.

SECTION 3. Approval of Subdivision Projects - Any person/firm applying for a building permit shall secure a locational clearance from the Zoning Official prior to the approval of a subdivision project.

SECTION 4. Issuance of Building Permit - Any person/firm applying for a building permit shall secure a locational clearance from the Zoning Official prior to the issuance of a building permit.

SECTION 5. Issuance of Business and License Permit - Any person/firm applying for a business and license permit for new business or for expansion, conversion or change of location of existing business shall secure a locational clearance from the Zoning Official prior to the issuance of a business and license permit.

SECTION 6. Non-Use of Locational Clearance - Upon issuance of a locational clearance the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance shall result in its automatic expiration, cancellation and the grantee shall not proceed with this project without applying for a new clearance.

SECTION 7. Monitoring - The Zoning Official shall have the power to monitor all projects granted location clearances, variances, exceptions, temporary use permits and special use permits since the adoption of this Ordinance. Likewise, the Zoning Official shall have the power to monitor all persons/firms granted business/license permits and issue notices of violation and show cause orders to owners, developers, or managers of projects that are violative of the zoning ordinance.

SECTION 8. Procedure for Appeals - Any person/entity aggrieved by the decision or action of the Zoning Official concerning the interpretation, administration, enforcement of this Ordinance amy appeal to the Quezon City Council thru the Committee on City Planning, Building and Zoning Regulations. Such appeal shall be taken within a reasonable time but not to exceed thirty (30) calendar days from the receipt of the notice of the decision or action taken by the Zoning Official and pay the corresponding appeal fee as provided in Article 10 of this Ordinance. The Zoning Official shall transmit all papers constituting the record upon which the action appealed from was taken, the Committee on City Planning, Building and Zoning regulations shall evaluate the records submitted and if favorably considered shall prepare and file the corresponding Resolution with the Quezon City Council.

Failure of the aggrieved party to make appeal within the time specified shall cause the decision to become final and executory. The Zoning Official may call on the City Sheriff as the case may be, as well as other law enforcement agencies for assistance in the exercise of his functions.

SECTION 9. Review of the Zoning Ordinance - The Zoning Ordinance shall be reviewed every year or sooner when the need arises by the creation of a Review and Evaluation Committee to be headed by the Zoning Official and composed of representatives from the City Planning and Development Office, the office of the Building Official, the Business Permits and licensing Office and the City Assessor's Office.

The recommendations of the Zoning Review Committee shall be evaluated by the Committee on City Planning, Building and Zoning Regulations and if favorably considered shall prepare and file the corresponding proposed Resolution with the Quezon City Council for final decision.

SECTION 10. Period of Processing

a. Processing period on location clearances, the processing evaluation and issuance of location clearance by the Zoning Official shall not exceed ten (10) working days except with respect to appeals and request for reconsideration.

b. Processing period on appeals. The processing period on appeals as covered by section 5 of this Article shall not exceed thirty (30) working days.

SECTION 11. Integrated Process Flow - The integrated system on the application for location clearance and certificates of conformance/non-conformance as Appendices "C" and "D" respectively, form part of this Ordinance.

SECTION 12. Collection of Fees - The administration and collection of application and processing fees for location clearance by the Zoning Official shall be as follows:

a. Application Filing Fee - Application for location clearance irrespective whether approved or not; motions for reconsideration and filing complaints:

1. Location Clearance ..... P 45.00
2. Motion for Reconsideration 112.00
3. Position, Request for Reclassification 675.00

(this excludes the cost of reclassification proceeding as production and reproduction of maps and other documents, public hearings and publication, which shall likewise be charged to the account of the applicant/proponent)

4. Complaints, except those involving pauper-litigant which shall be free of charge 45.00

Processing Fee -Application for location clearance whether the project or activity to be undertaken is conforming or non-conforming:

1. Residential (Single detached and duplex type) structures .....P0.65/sq.m. of Total Floor Area (T.F.A.)
   Commercial activities shall not exceed 30% of T.F.A. of residential structures.
2. Commercial establishments including apartments, mass housing, townhouses construct primarily for gain purposes .....P1.50/sq.m. of T.F.A.
3. Industrial establishments .....P2.25/sq.m.of T.F.A.
4. Institutional (schools, hospitals, etc.) ..... P1.10/sq.m. of T.F.A.
5. Memorial Parks/Cemeteries .....P0.20/sq.m. of Total Lot Area
6. Agro-industrial:
   a. Manufacturing .....P2.25/sq.m. of T.F.A.
   b. Non-manufacturing ..... P1.10/sq.m. of T.F.A.
7. Telecommunications/towers .....P2.25/sq.m. of total base
8. Billboards ..... P1.80/sq.m. of Bill board vertical area
9. Yards utilized for commercial purposes ..... P0.65/sq.m. of T.L.A.
10. Yards utilized for industrial purposes ..... P1.10/sq.m. of T.L.A.
11. All type of renovation ..... P75% of the prescribed rate
12. Renewal of Temporary Use Permit ..... P 45.00

    Extension of Temporary Use Permit .....the same as under schedule (b)

Zoning and Land Use Verification Fee - Fees for zoning and land use verification shall be based on the following rates:

1. Residential ..... P 75.00
2. Commercial and Industrial P300.00
3. Social, educational and Institutional P150.00
4. Ancillary ..... According to category of principal building structure

Payment under schedule (a) shall be made prior to acceptance of application.

Payment under schedule (b) shall be made to the release of approval of applications.

Government projects except of government-owned or controlled corporations are exempted from paying prescribed fees but required to secure a location clearance.

Government owned/controlled corporations are categorized under these rules as private corporations and shall be treated as such
Surcharge of twenty five (25%) based and added to the corresponding processing fee plus interest of fourteen percent (14%0 per annum shall be imposed on all structures.operations without any locational clearance or certificate of non-conformance upon implementation of this Ordinance.

All rates herein prescribed shall increaded by ten percent (10%) annually after the approval of this Ordinance.

SECTION 13. Permit for Innovative Techniques

a. Initiation

Any person/entity who wishes to apply for permit for innovative techniques shall secure the appropraite form from the Zoning Official, provided that the terms and conditions specified in Article VI, Section 1 are met.

b. Procedure for Application

1. Together with a vicinity map drawn to the scale of 1:10,0000 meters which shows the land use of the adjacent shall submit the form containing the detailed description of the project.

2. The Zoning Official shall evaluate the viability of the proposed project in relation to its environmental impact.

3. The Zoning Official shall decide and prescribe such terms and conditions under which the project may be allowed to locate and operate and shall then refer the application to the Committee on City Planning, Building and Zoning Regulations for appropriate action by the City Council.

SECTION 14. Special Use Permit

a. Initiation

1. The applicant shall secure the appropriate form for such application from the Zoning Official. The application form shall contain but not be limited to the following:

   - description of the projects, its nature or operation or use, location, boundaries and size or volume of operation;
   - environmetal impact study
   - the identification of the component which shall be affected by the project.

2. The application shall be filed with the Zoning Official for evaluation, transmitted further to the Zoning Review and Evaluation Committee for recommending action then, submitted to the City Council for final decision.

SECTION 15. Permit for Temporary Use

a. Initiation

Any person/entity who wishes to set up a project which would not conform to the zoning district regulations may apply for a permit for temporary operation, provided that the conditions as enumerated under Article VII, section 1 of this Ordinance are met.

b. Procedure

1. A certificate of non-conformance shall be secured from the Zoning Official.

2. All requests for such certificate shall be made in writing, stating the reason for non-conformance and accompanied by 1 1:10,000 in vicinity map showing the exact location of the non-conformance use, lot or structure.

3. The request for such certificate shall be acted upon its trans mittal to the appropriate parties within fifteen (15) days from the receipt of the request.

c. Expiration of the Certificate of Non-Conformance

The certificate shall be valid for a period of two years from the date of its issuance after which, it shall be deemed null and void unless the same is renewed within three (3) months prior to its expiration.

SECTION 17. Variances, Exceptions and Deviations

a. Initiation

A certificate of variance or exception/deviation may be granted by the Office of the Zoning Official upon authorization by the City Councíl, subject to the terms and conditions specified in Article VII, Section 4.

b. Procedure for the Application

1. Any applicant who desires to initiate a project but whose use is not allowed in the Zone proposed in which the project is to be established may apply for a certificate of variance or exception/deviation from the Zoning Official.

2. Application forms for said certificate of variance or exceptions/deviation may be secured from the Zoning Official. Substantial justification for the need to construct, alter or repair the structure within the district shall include, but not limited to the following:

   - description of the project, its boundaries, nature of operation or use, and the like.
   - description of the objectives to be achieved in the proposed project.
   - feasibility study
   - statement as to why the project cannot fulfill its objectives under zoning regulations.
   - environmental impact study

3. An evaluation of the application shall be made and transmitted by the Zoning Official to the Zoning Review and Evaluation Committee for recommending action/s, and then submitted to the City Council for final decision.

SECTION 18. Procedure for Reviewing and Updating the Zoning Ordinance - The Zoning Review and Evaluation Committee shall meet every six months to review the nature of development that have occurred during the preceding 6-month period and the corresponding effects of all exceptions, variances and special use permits granted on the areas where they have been allowed to locate and determine whether there is a need to make the necessary changes in zoning classifications and/or zoning boundaries. It shall then make a recommendation to the City Council thru the Committee on City Planning, Building and Zoning Regulations that certain amendments be made on the zoning classifications and/or boundaries, a compilation of all exceptions, variances and special use permits approved for the 6-month period shall be appended to the recommendation. A public hearing on the proposed amendments shall be conducted by the Committee on City Planning, Building and Zoning Regulations during deliberations at the Committee Level and prior to deliberations and approval at the Council Floor.

SECTION 19. Procedure for Rezoning - Any association or group of persons who wishes to propose the rezoning or reclassification of a certain area, may file a proposed land use pattern with the Zoning Official for initial evaluation.

The Zoning Official, based on meritorious grounds, shall then endorse the proposal together with its preliminary findings to the Committee on City Planning, Building and Zoning Regulations for further evaluation. Whenever necessary, site inspection of the vicinity subject to rezoning shall be made.

The Committee on City Planning and Zoning Regulations shall then decide on the merits of the proposal and draft the necessary ordinance for approval by the City Council.

SECTION 20. Update of Zoning Maps - Once all the rezoning plans have been finalized and all amendments have been duly approved, the necessary changes shall be reflected on the Official Zoning Maps.

SECTION 21. Amendments - The amendments, alteration and/or re-

(Turn to next page)

1999 ACCOMPLISHMENT .....

3. On Intake and Referrals, Aftercare and Follow-up

a. A total of 990 drug dependents/clients were processed, a 4.85 percent increase from last years' figure of 942. 507 or 51.21 percent were referred to various rehabilitation facilities and treatment clinics. Of the 507 clients referred, 353 or 69.63 percent were for rehabilitation and 154 or 30.37 percent were to undergo psychiatric management. Of the 990 total processed, 483 or 48.79 percent did not pursue their case due to various reasons, including financial constraints.

b. The 1999 Profile of a Drug Abuser in Quezon City based on the intake record of 990 drug dependent follow:

Mean Age	:	26-35 (40%)
Male to Female Ratio	:	1:7
Marital Status	:	Single (56%)
Family Size	:	4-5 Siblings (32%)
Birth Order	:	Middle Child (40%)
Educational Attainment:		High School Level (40%)
Occupation	:	Workers/Employees (35%)
Economic Status	:	Below Average (60%) (Average income was based at P 10,000/mo. with 3 children
Age When First Used Drugs	:	15-20 years old (40%)
Duration of Drug Taking:		5 years and over (40%)
Source	:	Peers (51%)
Cause	:	Family and Family-Related Problem (47%)
Drug of Abuse	:	Shabu (82%)
District where most cases come from	:	District II (42%)

4. On Community Outreach and Networking

a. Attended monthly inter-agency meetings of drug abuse prevention and on treatment and rehabilitation at the DDB; participated in nationally-called drug summits and PNP command conferences; participated in national seminars and workshops, among others.

b. Invited as resource speakers on various forums and conferences and shared our Council's experiences and programs.

c. Networked with several NGOs and socio-civic organizations, both nationally, and internationally, and participated in international workshops and conferences.

5. On Monitoring of Cases in the Prosecution and the Courts

A total of 714 court cases were filed in the Regional Trial Courts involving violations of R.A. 6425 from August to December 1999. (No monitoring was done from January to July, neither were we able to monitor the dispensation of the cases filed.

6. PNP - CPD Report

The CPD activities in the barangays netted the following declarations:

Drug Free	-	6
Cleared	-	102
Partially Cleared	-	4

Distributed according to the four districts.

	Dist. 1	Dist.2	Dist. 3	Dist. 4
Drug Free	-	-	6	-
Cleared	24	27	28	23
Partially	-	-	1	3

(The PNP-CPD Report above helped to clinch the award being received by Mayor Mathay in picture below.)



OUTSTANDING GOV'T UNIT. Quezon City Mayor Ismael Mathay Jr. receives a plaque of recognition from Philippine National Police chief Panfilo Lacson and Chief Supt. Edgar Aglipay, National Capital Region Police Office (NCRPO) director, during the NCRPO 9th anniversary celebration at Camp Crame. Lacson commended QC as the most outstanding local government unit in the anti-drug campaign. At right is Supt. Victor Luga, Central Police District director.

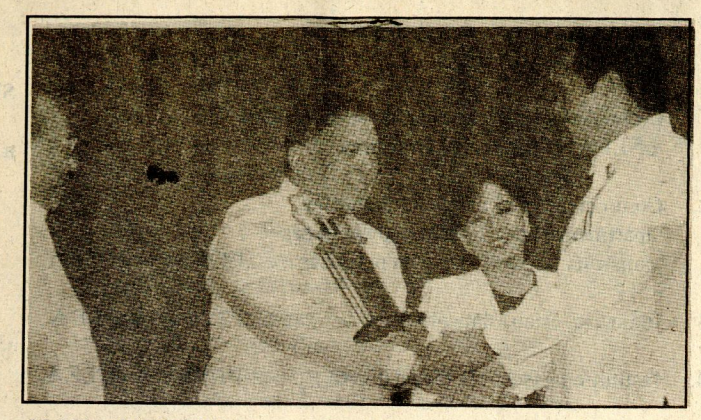
7. Award/ Recognition Received

The YOPADA (Youth Outreach Program Against Drug Abuse) won as one of the Ten Outstanding Youth Organization of Metro Manila and eventually was awarded the TOYOMMM (Three Outstanding Youth Organizations of Metro Manila) during the 1999 DAPC Week Recognition Rites. They received two trophies and a cash award of P20,000.00.

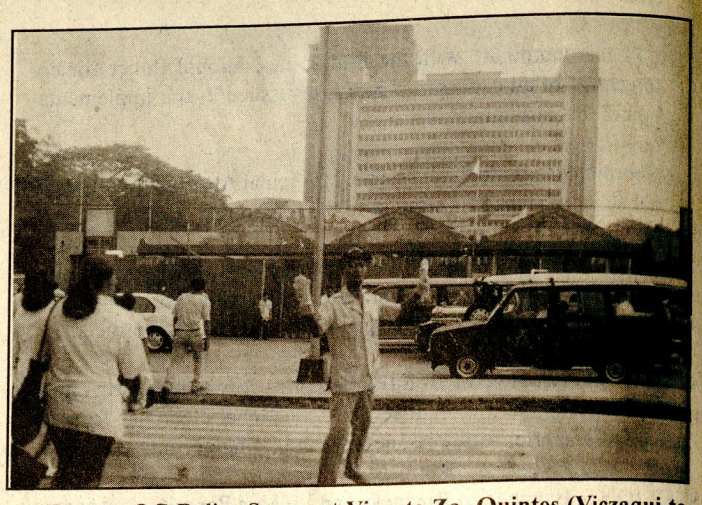
CONCLUSION

This has been a fruitful year and we, at the QC-ADAC SECRETARIAT, say with sincerity and candor that we thank our Chairman, the Honorable Mayor Ismael A. Mathay, Jr., for his constant support, asking no favors, only best results. To the members agencies, especially those that had been our partners in our silent but consistent effort to attain for Quezon City a drug-free environment, our endless thanks for your cooperation and support. To the City Council and other officials of the City who kept their distance but nevertheless kept an eye on us, our appreciation and gratitude. To friends, co-workers and benefactors, you have truly been our inspiration.

PICTORIAL ROUND-UP



MACQ AWARDEES *.Quezon City Mayor Ismael A. Mathay Jr. congratulates Pusong Makabayan Foundation Chairman and Quezon City Task Force Bayanihan head Ismael "Chuck" Mathay III after the latter was presented the 1999 Gintong Lungsod Quezon Award from Movement for the Advancement of Quezon City President and former Press Secretary Honesto Isleta at the Quezon City Albert Hall. The young Mathay was cited for his various community development projects. Other awardees include Vice President and DSWD Secretary Gloria Macapagal-Arroyo, Ombudsman Aniano Desierto, businessman Henry Sy, Fr. Sonny Ramirez, comunist Jose Guevarra, Enviromentalist Angelina Galang, and DILG-REACT chief Supt. Guillermo Cabuenas.*



Former QC Police Surgeant Vicente Za. Quintos (Viczaqui to friends) conducts traffic along Elliptical Road in front of the waiting shed at the end of the covered walk leading to City Hall, helping pedestrians cross the street on their way to City Hall or to the Quezon Memorial Circle. Sgt. Quintos is a member of the QC Police Retiree Association, Inc. and other NGOs.



Picture taken at Malacanañg of Rosa Rosal taking oath of office before President Estrada who had appointed her as a member of Board of Governors of the Philippines National Red Cross (PNRC), a position to which she had always been elected in past years in national conventions of the PNRC. Looking on are, from left, Executive Secretary Ronaldo Zamora, former chief librarian of the Qc Public Library and sister of Rosa Rosal, Blanquita L. Del Barrio, and Carille Flores, another sister of Ms. Rosal.



Vice Mayor Angeles inducts into office the new officers of the Girl Scout of the Philippines. Being inducted are Dr. Edna Azurin, former city schools superintendent, as President (3rd from left), Councilors Wilma Amoranto-Sarino (4th from left and Councilor Fresca Biglang-awa. *(Editor's Note: Sorry -- didn't have time to identify others.*

REVISED ZONING .....

peal of the Zoning Ordinance, or parts thereof particularly in accommodation of request to reclassification/rezoning, exceptions and variances, shall be under the sole authority of the Quezon City Council thru the enactment of an amending ordinance.

ARTICLE X

FINAL PROVISION

SECTION 1 Penal Provision. - Any person violating any provision of this Zoning Ordinance, shall upon conviction, be penalized by a fine of not more than Five Thousand Pesos (5,000) or by imprisonment for not more than one (1) year, or both such fine an imprisonment, at the discretion of the Court.

If the violation is committed by a firm, corporation or partnership or any judicial person, the manager, managing partner, director or any other person shall be held criminally responsible thereof. Furthermore, any person or government official if found to have committed any violation of this Zoning Ordinance, directly or indirectly, shall be criminally responsible as provided herefor.

SECTION 2. Suppletory Effect of Other Laws and Decrees - The provision of this Ordinance shall be without prejudice the application of other laws, presidential decrees, letter of instructions and other executive or administrative order vesting national agencies with jurisdiction over specific land areas which shall remain in force and effect, provided that land use decision of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

SECTION 3 . Separability Clause - Should my section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4. Repealing Clause - All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided that the rights are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 5. Funding - The funds necessary for the implementation of the "Quezon City Comprehensive Zoning Ordinance of 20000", shall be sourced from the City's share in the Internal Revenue Allotment (IRA) corresponding to the devolved functions as provided for in R.A. 7160.

SECTION 6. Effectivity Clause - This Ordinance shall take effect upon its approval.

SMILE ☺



AMORANTO BUST UNVEILED *.Quezon City Mayor Ismael A. Mathay Jr. leads the unveiling of a bust of former Mayor Norberto S. Amoranto in rites at the Sergio Osmeña Sr. High School in Quezon City. Mayor Amoranto is remembered for his statement "I would rather be wrong and be kind than to be right but unkind." With Mayor Mathay in photo are Dr. Aquilina Rivas, school division superintendent, Councilor Wilma Amoranto Sarino, Tony Sioson, and Ramon 'Bu' Mathay.*

(Editor's Note: It was to us that the late Mayor Amoranto had told that famous statement of his quoted in the caption of the picture above. It was during the time he was campaigning for the 1971 elections. We, my cousin-photographer, Vic Oliver and I, were with the Mayor as he went from house to house, which was his style of campaigning. At a squatters area, we told the Mayor that one of the attacks of his opponents was that he was coddling the squatters. "Hindi daw po tama yan," I said. To which the Mayor countered: "Hindi na bale kung ako ay mali dahil sa awa kaysa tama ako ngunit walang awa." I quoted this statement of the Mayor in an article on him which appeared in the 34th QC Foundation Day Souvenir Program, October 12, 1973. I translated it in English as follows: "I would rather be wrong and be kind than be right and be unkind." The statement as quoted in the caption above, which is supposedly inscribed on the Mayor's bust is: "I would rather be wrong and be kind than to be right and unkind." I leave to the readers which of the two is more grammatical, more balanced and more rhythmic. The word "to" in the abridged version of the statement should be deleted. The phrase "and unkind" is not as good as "and be unkind" because "and unkind" does not balance with "and be kind" in the first part of this statement.



MEMORANDUM AGREEMENT. *Picture taken at the signing of a Memorandum of Agreement (MOA) titled, "Mayor N.S. Amoranto Memorial Services Grant," during the commemoration recently of the 20th death anniversary of the late Mayor Norberto S. Amoranto, the longest reigning mayor of QC (23 years). The MOA was signed by QC Mayor Mel Mathay; former QC Councilor Bert Galarpe, representing the N.S. Amoranto Memorial Foundation, Inc.; and Thelma Ortiz of the QC Soroptimist Club. Made possible through Pres. Tony Dulce of the Association of Lions Presidents, the MOA would grant P10,000 for memorial services to each and every employee of QC Hall, Liga Ng Mga Barangay, Central Police District, QC Schools Division, QC Press Club, QC Fire Department, Lupong Tagapamayapa, and Bureau of Jail Management, upon his/her death. Seated from left, Gen. Justo Ortiz, Tony Dulce, Mayor Mathay, Bert Galarpe, and Thelma Ortiz. Standing from left, Councilors Medalla, Liban, Lagumbay, Delarmente, Biglang-awa, Banal, "Bu" Mathay, Amoranto-Sarino and Sioson.*