Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
23rd City Council

PR23CC-886

58th Regular Session

RESOLUTION NO. SP-10631, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO CENTRAL WORLD ENTERPRISES, INC., AS REPRESENTED BY CHERYL CHANTEL S. CAMUNGAO, FOR THE CONSTRUCTION OF A PROPOSED SEVEN (7)-STOREY INDUSTRIAL BUILDING WITH MEZZANINE AND ROOF DECK LOCATED AT LOT 4, BLOCK 565, BITUAN STREET, BARANGAY DOÑA IMELDA, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE PRESCRIBED USE, DENSITY, AND BUILDING HEIGHT LIMITATIONS UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor DOROTHY A. DELARMENTE, M.D.

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Raquel S. Malañgen, Joseph Joe Visaya, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Central World Enterprises, Inc., as represented by Cheryl Chantel S. Camungao, is a duly registered corporation engaged in the importation, warehousing, distribution, and supply of automotive, HVAC (Heating, Ventilation and Air Conditioning), plumbing, refrigeration, and fire protection products and equipment, serving commercial, industrial, and retail clients nationwide;

WHEREAS, Central World Enterprises, Inc. proposes the construction of a Proposed Seven (7)-Storey Industrial Building with Mezzanine and Roof Deck located at Lot 4, Block 565, Bituan Street, Barangay Doña Imelda, District IV, Quezon City, intended to serve as a commercial, office, warehouse, storage, distribution, and administrative facility for its operations;

WHEREAS, the proposed development aims to improve operational efficiency, inventory management, logistics coordination, product accessibility, and business expansion while providing adequate office, storage, loading, unloading, parking, and employee support facilities necessary for the company's daily operations;

WHEREAS, the project further seeks to contribute to local economic development by supporting business growth, generating employment opportunities, and increasing commercial activity within Quezon City;

WHEREAS, Barangay Doña Imelda, through Barangay Resolution No. 32, Series of 2026, approved and interposed no objection to the proposed construction project for purposes of local clearance, after determining that the same would not pose undue disturbance to the community and that the proponent has complied with all applicable local requirements;

WHEREAS, in accordance with the provision of Section 15, Article V; Sections 33 and 40, Article VI; Section 55.2, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid project which will be issued only upon authorization by the City Council, through a resolution;

WHEREAS, pursuant to Rule VIII, Table VIII.3 of the Revised Implementing Rules and Regulations (IRR) of the National Building Code (P.D. No. 1096), a minimum front setback of five (5) meters is required along the property frontage, with side and rear setbacks of two (2) meters, subject to allowable provisions for firewalls or abutments. In addition, for commercial occupancy on an inside lot, a minimum of fifteen percent (15%) open space is required to ensure adequate natural light and ventilation. The proposed industrial building exceeds the allowed setback, subject to the approval of the City Council;

WHEREAS, the Zoning Administration Unit specifically recommended that the applicant secure a Certificate of Exception through a City Council resolution should it wish to proceed with the proposed structure and development;

WHEREAS, the Quezon City Council recognizes that the proposed project, while involving deviations from the prescribed zoning standards, is intended to support legitimate commercial and economic activities, and that the grant of a Certificate of Exception will not adversely affect public health, safety, convenience, comfort, morals, or the general welfare of the community, subject to compliance with all applicable laws, ordinances, rules and regulations, permits, and conditions imposed by the Quezon City Government and other regulatory agencies;

WHEREAS, Section 55, Article VIII of Quezon City Ordinance No. SP-2502, S-2016 authorizes the Quezon City Council to grant a Certificate of Exception in appropriate cases where the circumstances justify deviation from zoning regulations and where public interest and general welfare are adequately protected.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to Central World Enterprises, Inc., as represented by Cheryl Chantel S. Camungao, for the construction of a Proposed Seven (7)-Storey Industrial Building with Mezzanine and Roof Deck located at Lot 4, Block 565, Bituan Street, Barangay Doña Imelda, District IV, Quezon City, allowing deviation from the prescribed use, density, and building height limitations under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

RESOLVED FINALLY, that the grant of this Certificate of Exception shall not exempt the applicant from securing all other permits, clearances, licenses, certifications, and approvals required under existing laws, ordinances, rules and regulations, nor shall it relieve the applicant from compliance with applicable building, fire safety, environmental, sanitation, traffic, and other regulatory requirements.

ADOPTED: July 30, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on July 30, 2026 and was CONFIRMED on August 17, 2026.

MIKEY F. BELMONTE
Acting City Vice Mayor
Presiding Officer

ATTESTED:

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)