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

PR23CC-830

58th Regular Session

RESOLUTION NO. SP-10629, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PRIME MOBILITY REALTY CORP. (PMRC), AS REPRESENTED BY FRANCIS GERALD G. TANG, FOR AN AS-BUILT: FIVE (5)-STOREY COMMERCIAL AND LIGHT INDUSTRIAL BUILDING WITH MEZZANINE (GROUND TO FOURTH FLOOR) WITH TWO (2)-LEVEL BASEMENT PARKING LOCATED AT LOT 5, BLOCK 253-NEW, SIMOUN STREET, MATALAHIB, BARANGAY STO. DOMINGO, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor JOSEPH P. JUICO

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., 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

---

ANDRES BONIFACIO MONUMENT

WHEREAS, Prime Mobility Realty Corp. (PMRC), as represented by Francis Gerald G. Tang, is applying for a Certificate of Exception for an As-Built: Five (5)-Storey Commercial and Light Industrial Building with Mezzanine (Ground to Fourth Floor) with Two (2)-Level Basement Parking located at Lot 5, Block 253-New, Simoun Street, Matalahib, Barangay Sto. Domingo, District I, Quezon City;

WHEREAS, the Sangguniang Barangay of Barangay Sto. Domingo and the residents nearby the place of business therein interposed no objection to the said business establishment;

WHEREAS, in accordance with the provision of Section 16, Article V; Sections 33 and 40, Article VII; 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 5.0-meter front setback and 2.0-meter setback on both sides and rear are required subject to allowable abutments or firewalls. The proposed mixed-use development exceeds the allowed setback, subject to the approval of the City Council;

WHEREAS, the proposed construction and operation of the project will not adversely affect public health, safety, and welfare and is in keeping with the general pattern of development in the community, and will provide employment and promote economic development in the City;

WHEREAS, the proposed project has complied with all the necessary requirements for the issuance of a Certificate of Exception as mandated by the Comprehensive Zoning Ordinance of 2016.

ANDRES BONIFACIO MONUMENT

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 Prime Mobility Realty Corp. (PMRC), as represented by Francis Gerald G. Tang, for an As-Built: Five (5)-Storey Commercial and Light Industrial Building with Mezzanine (Ground to Fourth Floor) with Two (2)-Level Basement Parking located at Lot 5, Block 253-New, Simoun Street, Matalahib, Barangay Sto. Domingo, District I, Quezon City, allowing deviation from the restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

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 24, 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)

ANDRES BONIFACIO MONUMENT