Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
22nd City Council

PR22CC-304

113th Regular Session

RESOLUTION NO. SP-10124, S-2025

A RESOLUTION AMENDING QUEZON CITY RESOLUTION NO. SP-5338, S-2011, GRANTING EXCEPTION TO PRIMEHOMES REAL ESTATE DEVELOPMENT, INC., FOR THE CONSTRUCTION OF TWELVE (12)-STOREY CONDOMINIUM BUILDINGS, BY CHANGING THE NUMBER OF FLOOR LEVELS OF THE FOUR (4) CONDOMINIUM BUILDINGS TO FIFTEEN (15)-STOREY AND THREE (3) BUILDINGS THEREOF WITH MIXED USE COMMERCIAL AND RESIDENTIAL UNITS, LOCATED AT ZUZUAREGUI AND CAPITOL DRIVE, BARANGAY MATANDANG BALARA, DILIMAN, DISTRICT III, 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 TATAY RANNIE Z. LUDOVICA

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

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WHEREAS, the 18th City Council of Quezon City approved Resolution No. SP-5338, S-2011 entitled: "A Resolution Authorizing the Issuance of a Certificate of Exception to Primehomes Real Estate Development Inc., for the Construction of "Larossa in Capitol Hills" Comprised of Twelve (12) 12-Storey Condominium Buildings Consisting of No More than Two Thousand Eight Hundred Sixty Nine (2,869) Condominium Units, Complete with Amenities, Parking Spaces and Land Development of a Parcel of Land Covered by Transfer Certificate of Title No. 004-2011009524 of the Registry of Deeds of Quezon City, Located at Zuzuaregui Road and Capitol Drive, Barangay Matandang Balara, Diliman, Quezon City Allowing Deviation and Exception from the Restrictions of the Provisions of Article V, Section 3 (Use Regulations in Medium-Density Residential Zone), Article VI, Section 4 (Traffic Generation) and Section 11 (Height Regulations) of City Ordinance No. SP-918, Series of 2000, Otherwise Known as the 'Quezon City Comprehensive Zoning Ordinance, as Amended'";

WHEREAS, the applicant Primehomes Real Estate Development Inc. proposed to revise the approved plan on its previous residential condominium development located in Zuzuaregui Road and Capitol Drive, Barangay Matandang Balara, District III, Quezon City;

WHEREAS, three (3) residential condominium buildings with ten (10)-storey were constructed and operational in the subject area;

WHEREAS, when the Quezon City Resolution No. SP-5338, S-2011, was approved, the land classification in the area was Medium Density Residential Zone (R-2) under Quezon City Ordinance No. SP-918, S-2000, otherwise known as the "Quezon City Comprehensive Zoning Ordinance," as amended";

WHEREAS, Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, classified the subject area as High Density Residential (R3) Zone, allowing the construction of a maximum 12 floors high rise building and allowing commercial establishments with certain restrictions;

WHEREAS, the applicant under its new Condominium Development Plan proposed for 12 buildings, wherein three (3) buildings consist of 10 floors and the other five (5) buildings with 12 floors and four (4) buildings consist of 15 and three (3) buildings therein will be used as residential and commercial area. The total commercial floor area is 2,500 square meters to be constructed in Buildings 7, 8 and 12;

WHEREAS, the applicant is asking for an Exception as regards the construction of an additional three (3) floors in Buildings 5, 7, 8 and 12, making it fifteen (15)-storey condominium buildings and the three (3) buildings thereof with mixed use residential and commercial identified as Buildings 7, 8 and 12, because it exceeds from the allowable height in areas classified as High Density Residential (R3) Zone, under the provisions of the Comprehensive Zoning Ordinance of 2016;

WHEREAS, Section 207, Table VII.2 Building height limit of the National Building Code of the Philippines (PD 1096) provides the maximum height of 12.00 meters for building in High Density Residential (R3) Zone;

WHEREAS, in accordance with the provisions of Section 55, Article VIII, in relation to Sections 71 and 73, Article IX of the Comprehensive Zoning Ordinance of 2016, an Exception or Deviation from its provisions may be allowed only upon authorization by the City Council;

WHEREAS, the Sangguniang Barangay of Barangay Matandang Balara and the residents therein interposed no objection to the proposed construction of the Project;

WHEREAS, the construction and operation of the Proposed Project will not adversely affect public health, safety, and welfare, and is in keeping with the general pattern of development in the Barangay as well as the City;

WHEREAS, the applicant has complied with all the necessary requirements prescribed by law, ordinances and administrative issuances.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to amend, as it does hereby amend, Quezon City Resolution No. SP-5338, S-2011, granting Exception to Primehomes Real Estate Development, Inc., for the construction of twelve (12)-Storey Condominium Buildings, by changing the number of floor levels of the four (4) Condominium Buildings to fifteen (15)-Storey and three (3) Buildings thereof with Mixed Use Commercial and Residential Units, located at Zuzuaregui and Capitol Drive, Barangay Matandang Balara, Diliman, District III, 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: June 16, 2025.

BERNARD R. HERRERA
City Councilor
Acting Presiding Officer

ATTESTED:

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

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on June 16, 2025 and was CONFIRMED on June 23, 2025.

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