



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PR23CC-301

41st Regular Session

RESOLUTION NO. SP- 10417, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO FORMULA OIL CORPORATION, AS REPRESENTED BY MICHAEL W. CORDOVA, FOR THE CONSTRUCTION AND OPERATION OF A PROPOSED NINE (9)-STOREY COMMERCIAL BUILDING WITH MACHINE ROOF DECK LOCATED AT LOT 6, BLOCK 31, EPIFANIO DELOS SANTOS AVENUE (EDSA), BARANGAY E. RODRIGUEZ, 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 KRISTINE ALEXIA MATIAS, RN

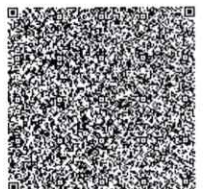
Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisolago, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Atty. Christoffer Allan "Tope" Liquigan, Wencerom Benedict C. Lagumbay, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Emmanuel Banjo A. Pilar, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

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WHEREAS, Formula Oil Corporation, as represented by Michael W. Cordova, is applying for a Certificate of Exception for the construction and operation of a Proposed Nine (9)-Storey Commercial Building with Machine Roof Deck located at Lot 6, Block 31, Epifanio Delos Santos Avenue (EDSA), Barangay E. Rodriguez, District III, Quezon City;

WHEREAS, in accordance with the provisions of Section 33, 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 Table VIII.3 under Rule VIII of the Revised Implementing Rules and Regulations (IRR) of the National Building Code (PD1096), a minimum of 5.0-meter front setback and 2.0-meter setback on both sides and rear are required, subject to allowable abutments or firewalls. In addition, Figure VIII.G.12 of the National Building Code provides that upper floors may project only up to a maximum of 1/3 of the required setback, any exception shall be subject to the approval of the City Council;

WHEREAS, the proposed project will not adversely affect public health, safety, and welfare, and is in keeping with the general pattern of development in the community;

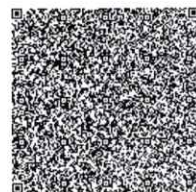
WHEREAS, the applicant has complied with all the necessary requirements prescribed by law, ordinance, or administrative issuances;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the proposed project and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to public safety, environmental protection, and vehicular traffic;

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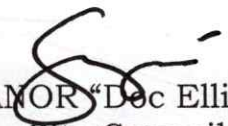
NOW, THEREFORE,

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 Formula Oil Corporation, as represented by Michael W. Cordova, for the construction and operation of a Proposed Nine (9)-Storey Commercial Building with Machine Roof Deck located at Lot 6, Block 31, Epifanio Delos Santos Avenue (EDSA), Barangay E. Rodriguez, 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: March 23, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on March 23, 2026 and was CONFIRMED on April 20, 2026.


MARIA ELEANOR "Doc Ellie" R. JUAN, O.D.
City Councilor
Acting Presiding Officer

ATTESTED:


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

