PROPOSED
ZONING REGULATIONS 2017
MANDALUYONG CITY
ORDINANCE NO. 664, S-2017

AN ORDINANCE ADOPTING THE ZONING REGULATIONS OF
MANDALUYONG CITY AND PROVIDING FOR THE ADMINISTRATION,
ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF
ALL ORDINANCES IN CONFLICT THEREWITH

WHEREAS, the City of Mandaluyong has grown tremendously from a fourth class
municipality in the late 1980’s to a leading residential and business center in Metro Manila;

WHEREAS, the City of Mandaluyong foresees that the only way to sustain its economic
growth and excellence in local governance is to continuously update the city’s policies and
regulations at par with the current demands and future needs of its people;

WHEREAS, the implementation of the 2017-2032 Comprehensive Land Use Plan
require the enactment of regulatory measure to translate its planning goals and objectives into
reality;

WHEREAS, the Zoning Ordinance is the regulatory measure which is an important tool
for the implementation of the Comprehensive Land Use Plan;

WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code
of 1991 authorizes the local government units to enact zoning ordinances subject to and in
accordance to existing laws.

NOW, THEREFORE, the Sangguniang Panlungsod of Mandaluyong in a session
assembled hereby adopts the following Zoning Ordinance.

ARTICLE I
TITLE OF THE ORDINANCE

SECTION 1. TITLE OF THE ORDINANCE. This Ordinance shall be known as the Zoning
Ordinance of the City of Mandaluyong and shall be referred to as the Ordinance.

ARTICLE II
AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the provisions of the Local
Government Code of 1991, R.A. 7160 Section 458 (a) (2) (IX) and (a) (2) (X)
“authorizing the City through the Sangguniang Panlungsod to adopt a Zoning
Ordinance subject to the provisions of existing laws” and in conformity to
Executive Order No. 72.
SECTION 3. PURPOSES. This Ordinance is enacted for the following purposes:

A. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City;

B. Guide, control and regulate the growth and development of public and private lands in Mandaluyong City in accordance with its Comprehensive Land Use Plan (CLUP);

C. Promote and ensure the sustainable growth of the city as a premier commercial, business, financial, leisure and residential center of Metro Manila;

D. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation;

E. Enhance the character and stability of residential, commercial, institutional, open space and other functional areas within the City and promote the orderly and beneficial development of the same; and

F. Incorporate disaster risk reduction and climate change adaptation in the various stages of physical development.

SECTION 4. GENERAL ZONING PRINCIPLE. This Zoning Regulation is based on the approved Comprehensive Land Use Plan (2017-2032) as per Sangguniang Panlungsod Resolution No. 2439, S-2017 adopted on May 25, 2017 by the City Council.

A. The Ordinance reflects the City’s vision to be "A world-class city of God-centered, responsible and resilient society living secured in a well-planned, sustainable and peaceful environment that nurtures inclusive economic growth towards global competence, under a leadership that is visionary, dynamic and pro-active."

B. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;

C. The Ordinance gives the free market the maximum opportunity to spur the City’s development within a framework of environmental integrity and social responsibility;

D. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;

E. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the City continually face;

F. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
G. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and

H. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community’s common good.

**ARTICLE III**

**DEFINITION OF TERMS AND PHRASES**

The definition of the technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code and other implementing Rules and Regulations promulgated by the Housing and Land Use Regulatory Board. The words, terms and phrases enumerated hereunder shall be understood to have the meaning correspondingly indicated as follows:

- ACCESSORY USE. A use customarily incidental and subordinate to the principal use of the building and located on the same lot with such principal use of the building.

- ALLOWABLE USES. Uses that conform to those allowed in a specific zone.

- 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.

- BILLBOARD AREA. An area designated for the regulated placement of ground standing billboards.

- BLOCK. The combined area of one or more lots forming a street block bounded by more than two (2) streets.

- 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.

- BUFFER AREA. These are linear open spaces designed to separate incompatible elements or uses, to control pollution/nuisance and for identifying and defining development area or zones.

- 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. The term building includes the term structure.

- BUILDABLE AREA. The remaining space in a lot after deducting the required minimum open spaces.
BUILDING ACCESSORY. A building subordinate to the main building on the same lot, the use of which is either (1) necessary to the 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.

BUILDING AREA. The combined covered (roofed) area of a building measured at the ground floor excluding the projection of roof-eaves. Similar to buildable area.

BUILDING, EXISTING. A building erected prior to the adoption of this Ordinance or one for which a legal building permit has been issued.

BUILDING HEIGHT LIMIT (BHL). The height to be allowed for buildings/structures and shall be generally measured from the highest grade line to the topmost portion of the proposed building/structure. BHL is expressed as the number of allowed FAR/storeys/floors and/or meters above highest grade.

BUSINESS. Commercial activity customarily engaged in as a means of livelihood and typically involving some independence of judgment and power of decision.

CENTRAL BUSINESS DISTRICT ZONE. Shall refer to areas for large-scale office, commercial, business, financial, leisure industry and high-rise residential and related uses.

CERTIFICATE OF NON-CONFORMANCE. Certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.

CAR BARNs. Terminals or garage for public utility vehicles for hire, such as jeepsneys, taxicabs, where such vehicles are stored, repaired and maintained within its own premises outside of any street.

COMMERCIAL DISTRICT. An area predominantly used for commerce.

COMPATIBLE USE. Uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.

COMPREHENSIVE LAND USE PLAN (CLUP). Is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal) and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.

CONDOMINIUM BUILDING. A multi-rise structure usually used for commercial or residential purpose and generally owned by the occupants thereof.
CONFLICTING USES. Uses or land activities with contrasting characteristics sited next to each other e.g. residential unit next to industrial plants.

CONFORMING USE. A use that is in conformity with the zone classification as provided for in the Ordinance.

DOMINANT LAND USE. Land use which accounts for at least 70% of the area within 1,000 meter radius from the periphery of the lot being applied for.

DORMITORIES. An institutional building where boarders are provided with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.

DWELLING. A building designed or used exclusively as living quarters for one or more families.

DWELLING, SINGLE DETACHED. A dwelling unit having two side yards.

DWELLING, SEMI-DETACHED. A dwelling unit having one party wall and one side yard.

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.

DWELLING, ROW OR GROUP. A building consisting of a series of one family sections having a common wall between each two adjacent sections.

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 a household.

EASEMENT. Open space imposed on any land use/activities sited along waterways, road–right-of-ways, cemeteries/memorial parks and utilities.

ENVIRONMENTALLY CRITICAL AREAS (ECA). Refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981 or its latest version.

ENVIRONMENTALLY CRITICAL PROJECTS (ECP). Refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981 or its latest version.

EXCEPTION. A device which grants a property owner relief from certain provisions of a Zoning Ordinance subject to the terms and conditions set forth in the Ordinance.
FAMILY, EXTENDED-FAMILY. A social unit consisting of parents, their children and their children’s families, living together in the same house.

FAMILY, SINGLE-FAMILY. A social unit consisting of parents and the children that they rear.

FIRE PRONE AREA. An area where frequent occurrence of fire is recorded.

FLOOD PRONE AREA. An area that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.

FLOOR AREA RATIO. The ratio between the gross floor area of a building and the area of the lot on which it stands.

GARAGE, COMMERCIAL. A garage where automobile and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire or sale, other than service permitted at an automobile station defined herein.

GARMENT FACTORY. A factory producing garment of cloth or plastic such as ready-made dresses, hats, shirts, under clothes, children’s clothes, rain coats, etc. of commercial quantity.

GASOLINE SERVICE STATIONS. 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 vehicle 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.

GENERAL ZONING MAP. A duly authenticated map delineating the different zones into which the whole city is divided.

GOVERNMENT HOUSING ZONE (GHZ). Characterized mainly by housing/dwelling purposes exclusively for employees of the city government of Mandaluyong including those who have reached retirement from service at the time of the adoption of this Ordinance.

GOVERNMENT INFRASTRUCTURE - Physical projects by the government in support of socio-economic development such as road networks including widening, reopening and recovery, bridges, structures for education, health, welfare, police and fire protection, recreation, housing, drainage and sewerage, water impoundments, river bank stabilization and similar structures for the protection of the environment and reduction of vulnerability to disasters and calamities.

GROSS FLOOR AREA (GFA). Shall mean the total floor space within the building computed by measuring to the exterior face of the permanent external building walls subject to the provisions of section 22 of this Ordinance. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area.
GROUND SHAKING PRONE AREA. An area where imminent ground shaking would probably occur.

HELIPORT. An area of land or water or structural surface which is used or intended for use, for the landing and takeoff of helicopters, and any appurtenant areas which are used or intended for use, for heliport buildings, and other heliport facilities.

HIGH DENSITY COMMERCIAL ZONE (C-3: A and B). A metropolitan level of commercial use/occupancy, characterized mainly as a medium-rise to high-rise building/structure for high to very high intensity commercial/trade, service and business activities, e.g. large to very large shopping malls, very large office or mixed use/occupancy buildings and the like.

HIGH DENSITY RESIDENTIAL ZONE (R-3A) Characterized mainly as high-rise building/structure for exclusive use as multiple family dwellings with mixed housing types, may include low, medium or high rise residential condominium buildings that are already commercial in nature or scale.

HLURB/BOARD. Shall mean the Housing and Land Use Regulatory Board.

HOME OCCUPATION. Occupation conducted within a dwelling and not in any accessory building provided no person who is not a resident in the premises is employed, no mechanical equipment is used, except such as is permissible for purely domestic or household purposes; does not require internal or external alteration, or involve construction features or use of equipment not customary in dwellings.

HOMETEL. Any establishment offering room and boarding only for tourists and transients on a daily or monthly basis.

HORTICULTURAL NURSERY. A large tract of public land for the purpose of cultivating and raising cooperative specimen and exotic trees, shrubs and plants, whether native or foreign, for sale to the public, or for the use of street plantings and landscaping of public plazas, parks and the like.

INNOVATIVE DESIGN. Introduction and/or application of new/creative designs and techniques in development projects, e.g., Newtown, URAs, etc.

INSTITUTIONAL ZONES. Characterized by Government and protective uses as well as institutional and social services for the entire community and shall be characterized further by specialized governmental agencies providing institutional, protective, security and social services for the region or the country as a whole, and which are governed by specialized regulations, including mental hospitals, rehabilitation and training centers and security services.

LAND USE PLAN. A proposal for the future use of land and the structures built upon the land.
LAND USE PLANNING. The rational and deliberate allocation of the major physical resource of the community, which is land, to different uses based on a comprehensive plan for the area. This task further includes consideration of socio-economic and politico-legal elements.

LEISURE INDUSTRY. A business segment focused on recreation, entertainment, sports and tourism except any form of gambling.

LINEAR PARKS AND OTHER LANDSCAPED DEVELOPMENT. A division of an area designed for the maintenance of ecological balance and characterized by scenic areas and parks facilities but not necessarily with playground and other sports facilities.

LOCATIONAL CLEARANCE. Clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.

LOW DENSITY COMMERCIAL ZONE (C-1). A neighborhood or community level of commercial use or occupancy, characterized mainly as a low-rise building/structure for low intensity commercial/trade, service and business activities, e.g. 1 to 5 storey shopping centers, small offices or mixed-use/occupancy buildings and the like.

LOW DENSITY RESIDENTIAL ZONE (R-1). Characterized mainly by single family, single detached dwellings with the usual community ancillary uses on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions.

MEDIUM DENSITY COMMERCIAL ZONE (C-2: A and B). A city level of commercial use or occupancy, characterized mainly as a medium-rise building/structure for medium to high intensity commercial/trade, service and business activities e.g. 3 to 10 storey shopping centers, medium to large office of mixed use/occupancy buildings/structure and the like.

MEDIUM DENSITY RESIDENTIAL ZONE (R-2). Characterized mainly as a low-rise single-attached, duplex or multi-level building/structure for exclusive use as multiple family dwellings.

MITIGATING DEVICE. A means to grant relief in complying with certain provisions of the Ordinance.

MIXED-USE OCCUPANCY. Buildings predominantly used for residential purposes and with limited provisions for commercial use.

MIXED DEVELOPMENT ZONE (MDZ). A special zone characterized by mixed residential, retail shops, offices, leisure industry and support commercial activities allowing opportunities for the extension of economic growth outside the dominant business district.

NEW TOWN DEVELOPMENT (NTD). An urban development of an underdeveloped land area, typically designed to serve a mix of residential, commercial, institutional and recreational facilities.
NON–CONFORMING USE. Existing non–conforming use establishments in an area allowed to operate in spite of the non–conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.

OPEN USE. Any use of a lot that is not conducted within a building.

OVERLAY ZONE. A zone that is overlain on top of the basic zone or another zone that provides an additional set of regulations. These additional layers of regulations may pertain to additional building density and building structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

PARKING BUILDING. A building of several floors used for temporary parking of vehicles.

PARKING LOT. An off–street open area, the principal use of which is for the parking of automobile by the public, whether for compensation or not, or as an accommodation to client or customers.

PARKING SPACE. A parking of one motor vehicle and having an area of not less than twelve and a half (12.50) square meters exclusive of passage ways and driveways appurtenant thereto and giving access thereto, and having direct access to a street or alley.

PARKS AND RECREATIONS ZONES. A division of an area designed for diversion/amusements and for the maintenance of ecological balance of the community.

PLANETARIUM. A public or private building designed or erected as a circular and domed audio room to depict and project the location and movements of the planets around the sun and the moon for educational and scientific study for a certain fee.

PORTE–COCHERES. A passageway through a building or screened wall designed to let vehicles pass from the street to an interior courtyard.

REQUIRED OPEN SPACE. Any front, side or rear yards, courts, usable open space provided to a building in order to meet the requirements of this ordinance.

REZONING. An amendment to or a change in the text and maps of the Zoning Ordinance.

ROAD or ROADWAY. That part over which vehicles pass with a total width measured from curb to curb inclusive of any center island.

ROAD RIGHT OF WAY (RROW). The total width of a road inclusive of roadway, sidewalks, gutters and center islands.

ROW HOUSE. A row of dwelling units entirely separated from one another by party wall or walls and with an independent entrance for each dwelling unit.

SETBACK. The open space left between the building footprint (ground floor) and lot lines.
SLUM, BLIGHTED AREAS. An area where the values of real estate tend to deteriorate because of the dilapidated, obsolete, and unsanitary condition of the building within the area.

SOCIALIZED HOUSING ZONE. Characterized mainly by socialized housing/dwelling purposes for the underprivileged and homeless as defined in Republic Act 7279.

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.

STREET. A public thoroughfare including public roads or highways which afford principal means of access to abutting property.

SPECIAL DISTRICT. Areas devoted for transport support facilities, infrastructure utilities and cemetery.

TOURISM AREA. Are sites within cities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

URBAN RENEWAL. The planned upgrading of a stagnant/deteriorating urban area, involving major demolition, rebuilding, renovation, or restoration of urban slums or blighted areas.

URBAN RENEWAL AREA (URA). A slum, blighted, deteriorated or deteriorating, or open underdeveloped land area which needs urban renewal work.

VERY HIGH DENSITY RESIDENTIAL ZONE (R3-B). Characterized mainly as high-rise building/structure for exclusive use as multiple family dwellings with mixed housing types, may include low, medium or high rise residential condominium buildings up to 18 storeys (as defined in Table 7.2 page 82 of the National Building Code Implementing Rules and Regulations) that are already commercial in nature or scale.

WAREHOUSE. Refer to a storage and/or depository of those in business of performing warehouse services for others, for profit.

WATER ZONE. A division of an area intended for bodies of water that include rivers, streams, lakes and seas except those included in other zone classifications.

ZONE/DISTRICT. An area within the city for specific land uses as defined by manmade or natural boundaries.

ZONING CERTIFICATE. A document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

ZONING ORDINANCE. A local legal measure that embodies regulations affecting land use.
ARTICLE IV
ZONE CLASSIFICATIONS AND BOUNDARIES

SECTION 5. DIVISION INTO ZONES, SUB-ZONES, OR DISTRICTS. To effectively carry out the provisions of this Ordinance, the city is hereby divided into the following zones or districts as shown in the Official Zoning Map.

A. BASE ZONES

1. RESIDENTIAL ZONES
   A. Low Density Residential Zone (R-1)
   B. Medium Density Residential Zone (R-2)
   C. High Density Residential Zone (R-3A)
   D. Very High Density Residential Zone (R-3B)
   E. Socialized Housing Zone (SHZ)
   F. Government Housing Zone (GHZ)

2. COMMERCIAL ZONES
   A. Low Density Commercial Zone (C-1)
   B. Medium Density Commercial Zone (C-2)
      (C-2, composed of C-2A and C-2B subzones)
   C. High Density Commercial Zone
      (C-3, composed of C-3A and C-3B subzones)
   D. Mandaluyong-Ortigas Central Business District Zone (MO-CBD)
   E. Mandaluyong-Pioneer Central Business District Zone (MP-CBD)
   F. New Central Business District Zone (N-CBD)

3. MIXED DEVELOPMENT ZONE
   A. Low Density Mixed Development Zone (MD-1)
   B. Medium Density Mixed Development Zone (MD-2)
   C. High Density Mixed Development Zone (MD-3)

4. INSTITUTIONAL ZONE

5. PASIG RIVER WATER FRONT ZONE

6. GOVERNMENT INFRASTRUCTURE ZONE

7. PARKS AND RECREATION ZONE

8. LINEAR PARKS AND LANDSCAPED DEVELOPMENT ZONE

9. URBAN RENEWAL AREA (URA) NEW TOWN DEVELOPMENT (NTD)

10. UTILITY ZONE

11. CEMETERY ZONE

12. WATER ZONE

B. OVERLAY ZONES

   a. Flood Prone Area
   b. Fire Prone Area
   c. Ground shaking prone Area
   d. Tourism/Heritage Area
   e. Billboard Area

SECTION 6. ZONING MAPS. It is hereby adopted as an integral part of this Zoning Ordinance the Official Zoning Maps for the whole city (General), wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such Official Zoning Maps shall be signed by the local chief executive, the presiding officer of the city council, and the chairman of the Committee on Land Use (Appendix A).

The General Zoning Map shall be drawn to the scale of 1:5,000 to 1:10,000.
SECTION 7. ZONE BOUNDARIES. The location and boundaries of the above-mentioned various zones into which the city has been divided are hereby identified and specified as follows:

A. BASE ZONE

1. RESIDENTIAL ZONES

A. R-1 LOW DENSITY RESIDENTIAL ZONE

1. The areas on the western side of Epifanio delos Santos Avenue (EDSA) bounded by:

a. A lot deep along Connecticut St. from a lot deep northeastern side of Ortigas Avenue to Florida St., by Florida St. to a lot deep northeastern side of Ortigas Avenue, by a lot deep along Ortigas Avenue to a lot deep southeastern side of Connecticut St. except for areas presently occupied as Institutional Zone.

b. A lot deep along Epifanio de los Santos Avenue (EDSA) from Ortigas Avenue to a lot deep northeastern side of Shaw Boulevard; a lot deep along Shaw Blvd. from EDSA to Princeton St.; by a block bounded by Shaw Blvd., Wack-wack Road and by the property line of Wack-wack Subdivision; by Wack-wack Golf and Country Club (WWGCC) property; and by a lot deep south side of Ortigas Avenue.

2. The area south of Shaw Blvd. presently occupied by Palladium Residential Subdivision with City Assessor’s specifications below, bounded by a lot deep south side of Shaw Blvd., by area occupied by Governors’ Place, by Lopez Rizal St., by Dr. J. Fernandez St., and by Old Wack-wack Road.

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B. R-2 MEDIUM DENSITY RESIDENTIAL ZONE

a. The area bounded by Mandaluyong–San Juan Boundary from Araullo St. to Ermitaño Creek, by Ermitaño Creek, by Wack–Wack Road, by two lot deep north side of Shaw Boulevard, by Torres St. and by Araullo St.

b. The area along J. Rizal St. presently occupied by Acropolis Subdivision and covered by Transfer Certificates of Titles Nos. 9609, 9608, and 9610 except for area lot deep (15m deep) along J. Rizal St.

C. R-3A HIGH DENSITY RESIDENTIAL ZONE

a. The area bounded by Mandaluyong–San Juan Boundary from Gen. Kalentong Street to Araullo St., by Araullo St., by Torres St., by two lot deep north side of Shaw Boulevard from Torres St. to General Kalentong St., and by a lot deep east side of Gen. Kalentong St. from Shaw Blvd. to the Mandaluyong-San Juan boundary.

b. The area bounded by R. Pascual St., by Phoenix Property Development, by a lot deep north side of 9 de Pebrero St., and by Jaime Cardinal Sin St.
c. The area bounded by a lot deep north side of Fabella Road, by a lot deep east side of A. Martinez St., by a lot deep south side of Shaw Blvd. and by Maytunas creek easement.

d. The area bounded by A. Martinez St. from a lot deep of Pinagtipunan St., by F. Ortigas Ext., by Sen. Neptali Gonzales St., by V. Fabella St., and by a two lot deep south side of Shaw Blvd. from V. Fabella St. to Pinagtipunan St. except for area occupied by Institutional use.

e. The area bounded by V. Fabella St., by Sen. Neptali Gonzales St., by a lot deep east side of Gen. Kalentong St., and by a lot deep south side of Martinez St., from Gen Kalentong to V. Fabella St. except those occupied by institutional uses.

f. The area bounded by. Sen. Neptali Gonzales St., by F. Ortigas St., by a lot deep northeast side of P. Cruz St., by a lot deep north side of Boni Avenue and F. Blumentritt St., and by a lot deep southeast side of F. Roxas St. and Gen. Kalentong St. up to Sen. Neptali Gonzales St. except for areas presently occupied by institutions.

g. The area bounded by a lot deep northeast side of F. Blumentritt, by a lot deep northwest side of P. Cruz St., and by a lot deep south side of Boni Avenue, except for area presently occupied by cemetery as declared in this Ordinance.

h. The area bounded by a lot deep east side of P. Cruz St., by a lot deep north side of Boni Avenue, by a lot deep north side of Maysilo St., by a lot deep west side of Martinez St., by Dr. Jose Fabella Road, by the Welfareville Property and by F. Ortigas St.

i. The area bounded by a lot deep east side of P. Cruz St., by a lot deep east side of F. Blumentritt, by Private Road, by the lot deep northwest side of San Francisco St., by a lot deep west side of Maysilo St., and by a lot deep south side of Boni Avenue up to P. Cruz St. except for areas presently occupied by institutions, and R3-b as declared in this Ordinance.

j. The area bounded by a lot deep east side of Martinez St., by a lot deep east side of Maysilo St., by a lot deep north side of Boni Avenue, by a lot deep west side of Barangka Drive, and by Dr. Jose Fabella Road up to Martinez St. except for area presently occupied by institution.

k. The area bounded by a lot deep southeast side of Maysilo St., by a lot deep northeast side of Sgt. Bumatay St., by a lot deep northwest side of Barangka Drive, and by a lot deep south side of Boni Avenue except for areas presently occupied by institution.

l. The area bounded by a lot deep south side of Maysilo St., a lot deep southeast side of San Francisco St., by Private Road, by Pantaleon St., and by a lot deep southwest side of Sgt. Bumatay St.
m. The area bounded by a lot deep southeast side of Barangka Drive, by Pantaleon St., by Malibato St., by CDC Holdings Inc. boundary (formerly Ruby Property), by Printwell Property boundary, by the New Road (Proposed), by Lions Road, by a lot deep west side of Pinatubo St., and by a lot deep south side of Boni Avenue, except for areas presently occupied by institutions and area declared as R3-B in this Ordinance

n. The area bounded by a lot deep north side of Boni Avenue, by PLDT Property, by a lot deep southwest side of Arayat St. and by a lot deep east side of Barangka Drive.

o. The area bounded by a lot deep north side of Boni Avenue, by a lot deep north side of Pinatubo St., by a lot deep west side of Sierra Madre St., by a lot deep south side of D.M. Guevara St., by Arayat St., and by M. Vicente St., except for area presently occupied by institution and area declared as R3-B in this Ordinance.

p. The area bounded by a lot deep north side of D.M. Guevara St., by a lot deep west side of Sierra Madre St., by Mariveles St., by Calbayog St., by Samat St., by Lopez Rizal St., by Dr. J. Fernandez St., and by a lot deep east side of 9 de Pebrero St.

q. The area bounded by Calbayog St., by Samat St., by Queens Road, and by the area presently occupied by Highway Hills Elementary School.

r. The lot deep north side of Queens Road covered by PSD 8570 as indicated in Mandaluyong Cadastre Mcadm 586 Case 013 approved 30 September 1980.

s. The area bounded by Samat St., by Lopez Rizal St., by the Governor’s Place property, and by Kings Road.

D. R-3B VERY HIGH DENSITY RESIDENTIAL ZONE

a. The area occupied by California Garden Square except for areas declared as C-3A covered by the lot deep along D. M. Guevara St.

b. The lot parcels with City Assessor’s specifications as listed below except for properties with portion covered by the average lot deep declared as commercial zone;

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**E. SHZ SOCIALIZED HOUSING ZONE**

All areas occupied by existing and proposed socialized housing as indicated in the map and listed below:

a. Coronado Medium–Rise  
b. Bagong Silang Medium–Rise  
c. Barahaw Medium–Rise  
d. San Joaquin Medium–Rise  
e. Namayan Medium–Rise  
f. Garden Compound Medium–Rise  
g. San Miguel Medium–Rise  
h. Kapalaran Medium–Rise  
i. Fabella Rowhouse  
j. Hulo Medium–Rise  
k. R. Pascual Medium–Rise  
l. Manggahan Medium–Rise  
m. KGB Rowhouse and Medium–Rise  
n. Abella Medium–Rise  
o. Maria Clara Medium–Rise  
p. Pagong Property Development  
q. Cobey Property Development  
r. Phoenix Property Development  
s. Irid Housing  
t. Aguado-Hinahon-GK Housing  
u. Noah’s Ark Medium–Rise

**F. GHZ GOVERNMENT HOUSING ZONE**

All areas occupied by existing and proposed housing developed by the City Government of Mandaluyong principally and exclusively for employees of the City Government of Mandaluyong and their qualified beneficiaries.

2. COMMERCIAL ZONES

**A. C–1 LOW DENSITY COMMERCIAL ZONE**

a. The lot deep northeastern sides of F. Blumentritt St. from a lot deep south side of Boni Avenue to Private Road.

b. The lot deep both sides of P. Cruz St. from F. Ortigas St. to a lot deep north side of Boni Avenue.
c. The lot deep both sides of P. Cruz St. from a lot deep south side of Boni Avenue to F. Blumentritt St.

d. The lot deep both sides of Martinez St. from a lot deep exterior side of Maysilo St. to Dr. Jose Fabella Road.

e. The lot deep both sides of Sgt. Bumatay St. from a lot deep exterior side of Maysilo St. to Pantaleon St. except for areas occupied by institutions.

f. The lot deep eastern side of 9 de Pebrero St. from Jaime Cardinal Sin St. to R. Pascual St. except for area occupied by Socialized Housing Zone (SHZ).

g. The lot deep east side of 9 de Pebrero St. from Dr. J. Fernandez St. to a lot deep north side of D.M. Guevara St.

B. C-2 MEDIUM DENSITY COMMERCIAL ZONE

1) C-2A

a. The lot deep south side of Connecticut St. from Florida St. to Ortigas St.

b. The lot deep north side of Ortigas St. from La Salle St. to Connecticut St.

c. The lot deep both sides of San Francisco St. from Private Road to a lot deep exterior side of Maysilo St.

d. The lot deep both sides of Barangka Drive from Timog St. and E. Pantaleon St. to a lot deep south side of Boni Ave.

e. The lot deep both sides Barangka Drive from a lot deep north side of Boni Ave. to Dr. Jose Fabella Road and Arayat St.

f. The lot deep west side of Sierra Madre St. from Mariveles St. to a lot deep north side of D.M. Guevara St.

g. The lot deep west side of Sierra Madre St. from a lot deep south side of D.M. Guevara St. to Pinatubo St.

h. The lot deep north side of Pinatubo St. from a lot deep of north side of Boni Avenue to Sierra Madre St.

i. The lot deep west side of Pinatubo St. from a lot deep south side of Boni Avenue to Lions Road.

j. The block bounded by Jaime Cardinal Sin St., by 9 de Pebrero St., and by E. Dela Paz St.

k. The lot deep north side of Fabella Road from Maytunas creek easement to A. Martinez St.
l. The lot deep east side of A. Martinez St. from Fabella Road to a lot deep south side of Shaw Blvd. except those areas occupied by Clairmont Townhomes declared as R3-A Zone.

2) C-2B

a. The area bounded by EDSA, Florida St. and Connecticut St.

b. The lot deep north side of Ortigas Avenue from EDSA to Holy Cross St.

c. The lot deep south side of Ortigas Avenue from EDSA to Notre Dame St.

d. The lot deep on the western side of EDSA from a lot deep southern side of Ortigas Avenue to Cornell St. except for area presently occupied by Utility.

e. The block deep on the western side of EDSA from Cornell St. to Shaw Blvd.

f. The lot deep northern side of Shaw Blvd. from a block deep from EDSA to Stanford St.

C. C-3 HIGH DENSITY COMMERCIAL ZONE

1) C-3A

a. The area bounded by Gen. Kalentong St., by the Mandaluyong-Manila boundary, by the San Juan River easement and by the Maytunas Creek easement.

b. The lot deep on the east side of Gen. Kalentong St. from the two lot deep north side of Shaw Blvd. to the Maytunas Creek easement.

c. The lot deep south side of Martinez St. (Bgy. Daang Bakal) from Gen. Kalentong St. to the area presently occupied by Jose Rizal University.

d. The lot deep east side of F. Roxas St. and Gen. Kalentong St. from F. Blumentritt St. to Martinez St.

e. The block bounded by Gen. Kalentong St., by F. Roxas St., by F. Blumentritt St. and by the Mandaluyong-Manila boundary, except for area occupied by the Liberation Marker.

f. The lot deep both sides of F. Blumentritt St. from Mandaluyong-Manila boundary to San Felipe Neri Church and Boni Avenue/F. Blumentritt St. junction except those areas occupied by institutional use.

g. The lot deep both sides of Boni Avenue from San Felipe Neri Parish Church and Boni Ave./F. Blumentritt St. junction to Maysilo Circle.
h. The exterior lot deep along Maysilo Circle

i. The lot deep both sides of Boni Avenue from Maysilo Circle to Pinatubo St. except those areas occupied by institutional use.

j. The lot deep both sides of D.M. Guevara St. from Arayat St. and 9 de Pebrero St. to Sierra Madre St.

k. The Block bounded by Pinatubo St., Lions Road and by Apo Street.

2) C-3B

a. The Two (2) lot deep north side of Shaw Blvd. from Kalentong St. to Lee St.

b. The Two (2) lot deep south side of Shaw Blvd. from A. Fabella St. to A. Martinez St. including the corner of Martinez and Pinagtipunan Sts.

c. The lot deep south side of Shaw Blvd. from A. Martinez St. to Maytunas creek easement.

d. The area bounded by Shaw Blvd., by 9 de Pebrero St., by Fabella Road and by Maytunas creek easement except for area owned by the City Government.

e. The block bounded Gen. Kalentong St., by Shaw Blvd., by J. Tiosejo St., and by Martinez St.

f. The block bounded by Shaw Blvd., by Jaime Cardinal Sin St., by E. Dela Paz St. and by 9 de Pebrero St.

g. The area bounded by Shaw Blvd., by Old Wack-Wack St., St., by 9 de Pebrero St., by R. Pascual St., and by Jaime Cardinal Sin St. except for area presently occupied by the Archbishop’s Palace (Institutional).

h. The lot deep south side of Shaw Blvd from Old WackWack Road to Governors Place property.

i. The area bounded by Shaw Blvd., by Samat St., by Kings Road and by the Governors Place property.

j. The area bounded by EDSA, Shaw Blvd. Samat St., by a lot deep north of Queens Road (PSD 8570), by Queens Road., by PSD 942 presently occupied by Highway Hills Elementary School, by PCS 2473 lots 4047 (8), 4048 (7), 4049 (6), and 4050 (5) as indicated in Mandaluyong Cadastre Mcadm 586 Case 013 approved 30 September 1980, by Mariveles St., by Sierra Madre St. and by Sultan St.

k. The area bounded by EDSA, Sultan St., Sierra Madre St. and Pinatubo St.
l. The area north side of Boni Avenue bounded by EDSA, Pinatubo St., and Boni Avenue

m. The area south side of Boni Avenue bounded by EDSA, Boni Avenue, Pinatubo St., and Apo St.

n. The area bounded by EDSA, Lion's Road, and Apo St.

o. The area bounded by EDSA, the ten-meter easement along Pasig River, by Pinatubo St. and Lions Road.

p. The lot deep north side of Shaw Blvd. from Princeton St. to Stanford St.

q. The block bounded by Shaw Blvd., by Wack-wack Road, by the gated community of Wack-wack Subdivision, and by Princeton St. except for area occupied by institution ( Barangay Hall).

D. MANDALUYONG-ORTIGAS CENTRAL BUSINESS DISTRICT ZONE

The area bounded by EDSA, Shaw Blvd., the Mandaluyong-Pasig-Quezon City Boundary except for areas presently occupied by institutions.

E. MANDALUYONG-PIONEER CENTRAL BUSINESS DISTRICT ZONE

The area bounded by Pioneer St., by Shaw Blvd., by EDSA, by the ten (10) meters easement of Pasig River and by the Mandaluyong-Pasig Boundary.

F. NEW CENTRAL BUSINESS DISTRICT ZONE

The area occupied by the National Center for Mental Health (NCMH) and Correctional Institution for Women (CIW).

3. MIXED DEVELOPMENT ZONE

The area bounded by a lot deep southwest side of F. Blumentritt St. from Mandaluyong-Manila boundary to Boni Avenue, by F. Blumentritt St., by Private Road, by Pantaleon St., by Malibato St., by the CDC Holdings, Inc. property, by Printwell property, by the New Road (proposed), by Lions Road, by Pinatubo St., by the ten meters easement along Pasig River and by the Mandaluyong-Manila boundary except for areas occupied by Acropolis Subdivision, cemetery, institutions, parks and recreation zone.

A. MD-1 Low Density Mixed Development Zone

a. The area bounded by a lot deep southwest side of F. Blumentritt St. from the Mandaluyong-Manila boundary to a lot deep of Coronado St., by a lot deep (15 m) along J. Rizal and Martinez Sts. and by the Mandaluyong-Manila boundary except for areas presently occupied by institutions, cemetery, Acropolis Subdivision and MD-3 Zone as declared in this Ordinance.
b. The area bounded by a lot deep (15 m) west side of J. Rizal St., by the ten (10) meters easement of Pasig River, and by the Mandaluyong-Manila boundary except for areas presently occupied by institutions and MD-3 Zone as declared in this ordinance.

c. The area bounded by Private Road from a lot deep of F. Blumentritt St to Pantaleon St., by Pantaleon St., by Malibato St., by CDC Holdings, Inc. property, by Printwell property, by the New Road (proposed), by Lions Road by a lot deep of Pinatubo St., by a lot deep from the ten (10) meters easement of Pasig River and Coronado St., and by a lot deep of F. Blumentritt St. up to Private Road except for areas presently occupied by institutions, MD2 and MD-3 Zone as declared in this ordinance.

B. MD-2 Medium Density Mixed Development Zone

a. The lot deep west side of F. Blumentritt St. from Boni Avenue to Coronado St.

b. The lot deep east side of F. Blumentritt St. from Private Road to Coronado St.

c. The lot deep (15 meters uniform depth) both sides of J. Rizal St. and Martinez St.

d. The lot deep north side of Coronado St. from F. Blumentritt St. to area presently occupied by Acqua Residences.

e. The lot deep both side of San Francisco St. from Private Road to Coronado St.

f. The lot deep from the ten (10) meter easement of Pasig River from Acqua Residences to Pinatubo St.

g. The lot deep west side of Pinatubo St. from Lions Road to the ten (10) meter easement of Pasig River.

C. MD-3 High Density Mixed Development Zone

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4. INSTITUTIONAL ZONE

A. The area occupied by the Mandaluyong City Hall Complex and other government offices;

B. The area occupied by the Archbishop’s Palace;

C. All areas occupied by hospitals, religious and educational institutions and other similar uses existing at the time of the adoption of this Ordinance.

5. PASIG RIVER WATER FRONT ZONE

The ten (10) meters easement along Pasig River.

6. GOVERNMENT INFRASTRUCTURE ZONE

All areas identified in the Site/Road Development Plan (Appendix B of this Ordinance) and other government infrastructure projects as defined in Article III of this Ordinance.

7. PARKS AND RECREATION ZONE

A. The area occupied by Wack–Wack Golf and Country Club bounded by Ortigas Avenue, by Notre Dame St., by Harvard St., by Wack–Wack Road, by Ermitanio Creek, and by Mandaluyong–San Juan Boundary.
B. The portion of Mandaluyong City Hall compound occupied by Amado T. Reyes Park.

C. The area fronting Renato Lopez Elementary School in Barangay Mabini–J. Rizal with PSU No. 25904 and formerly called Joriz Plaza.

D. The area occupied by Hardin ng Pag–asa located along C–3 Road, Welfareville Property.

E. All areas presently occupied by barangay plazas and government sports facilities at the time of the adoption of this ordinance.

8. LINEAR PARKS AND OTHER LANDSCAPED DEVELOPMENT ZONE

A. All center islands of streets and street sidewalks.

B. Vacant areas within public school grounds and compounds of other government institutions.

C. Minimum easement along San Juan River and Maysilo, Buhangin, Maytunas, Mayon, Buayang Bato and Ermitaño Creeks.

9. URBAN RENEWAL AREA NEW TOWN DEVELOPMENT

The area occupied by the Welfareville Property as indicated in the map except for the area presently occupied by DOH, PopCom, Coastguard, the National Center for Mental Health (NCMH) and Correctional Institution for Women (CIW).

10. UTILITY ZONE

A. The area along west of EDSA corner Cornell St. occupied by the MERALCO Substation (Mandaluyong).

B. The area occupied by the MERALCO Substation within SM–Shangrila Compound

11. CEMETERY

A. Area occupied by Garden of Life Park in Brgy. Vergara.

B. Area occupied by Mandaluyong City Memorial Park in Brgy. Old Zaniga.

C. Area occupied by San Felipe Roman Catholic Cemetery in Brgy. Poblacion.

D. Area occupied by Paradise Memorial Garden in Brgy. Old Zaniga.

12. WATER ZONES

A. Pasig River

B. San Juan River

C. Maysilo Creek

D. Maytunas Creek

E. Buhangin Creek
F. Ermitanio Creek  
G. Buayang Bato Creek  
H. Mayon Creek  

B. OVERLAY ZONE  

a. Flood Prone Area  
The area as indicated in the Flood Hazard Map *(See Appendix D)*.  

b. Fire Prone Area  
The area as indicated in the Fire Hazard Map *(See Appendix E)*.  

c. Ground Shaking Prone Area  
The area as indicated in the Ground Shaking Hazard Map *(See Appendix F)*.  

d. Tourism/Heritage Area  
1. The area occupied by San Felipe Neri Church  
2. The site occupied by Tatlong Bayani Mounument  
3. The site occupied by Liberation Monument  
4. Archbishop Palace  
5. Wack-wack Golf and Country Club (WWGCC) Golf Course  
6. Pasig River Water Front Zone  
7. Cultural and Heritage sites as may be identified in the Cultural Mapping of the city.  

e. Billboard Area  
The lot deep both sides of EDSA  

SECTION 8. INTERPRETATION OF ZONE BOUNDARIES.  

In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:  

A. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway right-of-way lines shall be construed to be the boundaries.  

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

C. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.  

D. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
E. Where the boundary of a zone follows a river or creek, said boundary line shall be deemed to be at the limit of the political jurisdiction of the barangay or city unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.

F. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.

G. Where zone boundary is indicated as one/two lot-deep, said depth shall be construed to be the average depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one/two lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot.

H. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the 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. In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restrictive zone.

J. THE TEXTUAL DESCRIPTION OF THE ZONE BOUNDARIES SHALL PREVAIL OVER THAT OF THE OFFICIAL ZONING MAPS.

ARTICLE V
ZONE REGULATIONS

SECTION 9. GENERAL PROVISION.

Allowable Uses

The uses enumerated in the succeeding sections are not exhaustive nor all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

Allowance for further uses shall be based on the intrinsic qualities of the land and the socio-economic potential of the locality with due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities of lesser density within a particular zone e.g. (R-1) may be allowed within the zone of higher density (R-2, R-3), or in another zone and its subdivisions (e.g. C-1, C-2), but not vice versa, except for uses expressly
allowed in said zones, such that the cumulative effect of zoning shall be intra-
zonal and not inter-\n\zonal. Provided, such lesser density use/activity locating within a zone of higher density use/activity shall maintain its character as specified in this Ordinance under the zoning regulations and permitted uses for such lesser density use/activity. Provided, further, that such lesser density use shall conform to the height regulation specified for the actual zoned use in the area.

Further, the following shall be considered:

A. Allowable land uses are specified according to Principal Uses and Accessory Uses. Principal Uses define the dominant use of a zone or lot while Accessory Uses support the principal uses.

B. An Accessory Use shall be allowed only with the presence of the Principal Use in the same lot.

Building Regulations

Building Density shall be controlled by a maximum Building Height Limit (BHL)/Floor Area Ratio (FAR). In zones where no BHL/FAR is prescribed, building density shall be limited in accordance with the National Building Code (NBC).

Building regulations specify whether buildings/structures may be allowed in specific zones/sub-zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone’s/sub-zone’s to ensure harmony with the desired character of the zone in consideration as well as with the relevant provisions of this Ordinance.

Projects within the coverage and applicability of Green Building Ordinance shall comply to the provisions of City Ordinance No. 535, S-2014 or its latest version.

Any project owner or developer who shall develop their property for residential subdivision and residential condominium building shall pursuant to Section 18 of RA 10884 develop an area for socialized housing equivalent to at least fifteen percent (15%) of the total subdivision area or total subdivision project cost and at least five percent (5%) of condominium area or project cost, respectively. Priority beneficiary shall come from the City of Mandaluyong.

SECTION 10. REGULATIONS IN BASE ZONES. Base Zones refer to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and building regulation.

SECTION 10.1 REGULATIONS IN RESIDENTIAL ZONES.

SECTION 10.1.1 USE REGULATIONS IN LOW DENSITY RESIDENTIAL (R-1) ZONES. In R-1 districts, no building, structure or land use shall be erected or altered in whole or in part except for one or more of the following:

ALLOWABLE USES

A. PRINCIPAL USES

1. Single Detached single family dwelling
2. Semi-detached family dwelling e.g. duplex
3. Customary accessory uses like
   a. Servant’s quarter
   b. Private garage
   c. Guardhouse
B. ACCESSORY USES

1. **Home occupation** for the practice of one’s profession or for engaging an in-house business such as dressmaking, tailoring, baking, convenience store, provided that:
   
a. The number of persons engaged in such business/industry shall not exceed 3, inclusive of the owner;
   
b. Not more than 25 sq. meters is devoted to such home occupation;
   
c. There shall be no change in the outside appearance of the building or premises;
   
d. No home occupation shall be conducted in any customary accessory uses cited above;
   
e. 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 a place other than in a required front yard;
   
f. 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 off the premises;

2. **Recreational facilities** for the exclusive use of the members of the family residing within the immediate residential community, such as:
   
a. Parks, sports field/court, garden
   
b. Swimming pools
   
c. Pelota court
   
d. Basketball/volleyball court
   
e. Multi-purpose/Barangay Hall
   
f. Children’s playground
   
g. Sports Club

3. Pre-school/Kindergarten School (maximum of 3 classrooms)
4. Place for Religious Worship
5. Medical Clinic, health center for the exclusive use of the members of the family residing within the premises
6. Plant nursery not engaged in any commercial activity
7. Community/Village Association Office
8. Neighborhood Disaster Risk Reduction and Command Centers
9. Neighborhood Materials Recovery Facility
10. Mailing Address of a business

**BUILDING REGULATIONS**

A. The number of allowable storeys/floors is three (3)
B. The Building Height Limit is ten (10) meters above highest grade.
SECTION 10.1.2 USE REGULATIONS IN MEDIUM DENSITY RESIDENTIAL (R-2) ZONES. In R-2 districts, only the following uses are permitted:

ALLOWABLE USES

A. PRINCIPAL USES

1. All uses permitted in R-1 zones.
2. Residential condominium, apartment hotels, hometels
3. Mixed-use occupancy having 70% of gross generated floor area for residential use and 30% GFA for customarily incidental services such as barber and beauty shops, tailoring and dress shops, neighborhood convenience stores, retail drugstores, steam/dry cleaning, laundry outlets, foodstore, audio-video rental
4. Apartment houses, townhouses
5. Multi-family dwellings, row houses
6. Dormitories
7. Family planning clinics
8. Community civic centers and community auditoriums, halls and exhibition areas, branch library and museum
9. Pre-school/Kindergarten School (maximum of 6 classrooms)

B. ACCESSORY USES

1. Home occupation for the practice of one’s profession or for engaging an in–house business such as dressmaking, tailoring, baking, catering services, events planning; provided that:
   a. The number of persons engaged in such business/industry shall not exceed 5, inclusive of the owner;
   b. Not more than 30 sq.m. of the total floor area of dwelling unit is devoted to such home occupation;
   c. There shall be no change in the outside appearance of the dwelling unit, building or premises;
   d. 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 a place other than in a required front yard;
   e. 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 off the premises;

2. Home industry provided that:
   a. Such home industry shall not occupy more than thirty (30) sq.m. of the total floor area of the dwelling unit with employees not to exceed five
(5) persons. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance;

b. Allotted capitalization of not more than three million pesos (₱3,000,000.00) for Micro-scale industries as set by the Department of Trade and Industry (DTI) – Small and Medium-Enterprise Development Council (SMEDC).

c. Shall consider same provisions as enumerated in items d and e of item 1, Home Occupation, this section;

3. Ballet, dance and voice studios provided that the classes or instructions are held in sound proofed and air-conditioned rooms;

4. Offices with no actual display, sale, transfer, or handling of the office commodities in the premises.

5. Water Refilling Stations upon presentation of DOH clearance and certificate of adequate water supply from water supply concessioner.

BUILDING REGULATIONS

A. The number of allowable storeys/floors is four (4).
B. The Building Height Limit is twelve (12) meters above highest grade.

SECTION 10.1.3 USE REGULATIONS IN HIGH DENSITY RESIDENTIAL (R–3A) ZONES

ALLOWABLE USES

In R–3A districts, only the following uses are permitted:

1. All uses permitted and as specified in R–1 and R–2 Zones.
2. Medium to high-rise residential buildings, mixed-use occupancy having 60% of gross generated floor area for residential use.
3. Elementary and High Schools

BUILDING REGULATIONS

A. The number of allowable storeys/floors is seven (7).
B. The Building Height Limit is twenty one (21) meters above highest grade.

SECTION 10.1.4 USE REGULATIONS IN VERY HIGH DENSITY RESIDENTIAL (R-3B) ZONES

ALLOWABLE USES

All uses permitted and specified in R-1, R-2 and R-3A zones.

BUILDING REGULATIONS

A. The number of allowable storeys/floors is eighteen (18).
B. The Building Height Limit is fifty four (54) meters above highest grade.
SECTION 10.1.5 USE REGULATIONS IN SOCIALIZED HOUSING ZONES (SHZ).

A SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in Republic Act 7279.

ACCESSORY USES

A. Parking space, pocket garden
B. Health/community clinic
C. Playground (children’s)
D. Cooperatives’ store
E. Community Hall/Clubhouse
F. Other customary uses as provided for in R.A. 7279

BUILDING REGULATIONS

Applicable provisions of BP 220

SECTION 10.1.6 USE REGULATIONS IN GOVERNMENT HOUSING ZONES (GHZ).

A GHZ zone shall be used principally for housing/dwelling purposes exclusively for employees of the City Government of Mandaluyong.

ACCESSORY USES

A. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
   1. Parks, sports field/court, garden
   2. Swimming pools
   3. Pelota court
   4. Basketball court/volleyball court
   5. Children’s playground
   6. Multi-purpose/barangay hall
   7. Sports Club

B. Place for Religious Worship
C. Medical Clinic, health center
D. Other customary accessories as provided in this Ordinance for R-2, R-3 and SHZ Zones for the exclusive use of the members of the family residing within the premises

BUILDING REGULATIONS

Applicable provisions of the NBC and PD 957.

SECTION 10.2 REGULATIONS IN COMMERCIAL ZONES.

SECTION 10.2.1 USE REGULATIONS IN LOW DENSITY COMMERCIAL (C-1) ZONES

In C-1 districts, only the following uses are permitted:

ALLOWABLE USES

A. PRINCIPAL USES

1. All uses permitted in residential zones
2. Office buildings, office condominiums, hotels.
3. Banks, savings/loan, money shops and other related financial institutions.
4. Pawnshops, photo and portraits studios, shoeshine/repair stands, retail drug stores, tailoring and dress shops, bakeshops and bakery goods store.
5. Personal service shops such as watch repair shops, key duplication shops, laundries and laundromats, repair of business machines, repair of household appliances and other small service establishments excluding those establishments using or storing paints, industrial gases and other flammable/ combustible materials.
6. Radio, television and electrical appliance repair shops.
7. Computerized printing and other small service establishments.
8. Sporting goods supplies, dry goods stores, haberdasheries, ready–made and knitted wear stores, apparel repair and other related repairs services, and footwear shops.
9. Messengers services, telephone and telegraphic exchanges.
10. Hardware and auto supply shops, auto sales, car rentals, automotive handicraft, retail shops, accessory and spare shops and equipment rentals and sales yards
11. Standard LPG Tanks Retailer
12. Betting Stations
13. Computer rental, internet shop and cafe

B. ACCESSORY USES

1. All accessory uses in residential zones with appropriate regulations.
2. Vulcanizing shops, Car wash
3. Auto and motorcycle repair and maintenance works requiring no open flames, welding, or use of flammable liquids
4. Materials Recovery Facilities in support of RA 9003
5. Carinderias, food stores, take–home kiosks, ice cream parlors, soda fountains, fruit stands, meat, fish and poultry stores, dairy products, candies and other related goods stores with enclosure and proper drainage/waste disposal facility
6. Customary uses and buildings incidental to any of the above permitted uses like storage rooms

BUILDING REGULATIONS

A. The number of allowable storeys/floors is five (5).
B. The Building Height Limit is fifteen (15) meters above highest grade.

SECTION 10.2.2 USE REGULATIONS IN MEDIUM DENSITY COMMERCIAL (C-2A) ZONES. In C-2A districts, only the following uses are permitted:

ALLOWABLE USES

A. PRINCIPAL USES

1. All uses permitted in Residential Zones and C–1 districts.
2. Amusement centers, theaters, dance halls, dance and voice studios.
3. Restaurants, canteens, delicatessen, confectionery shops and automats, soda fountain, groceries and supper clubs and discotheques.
4. Inns and pension houses, reducing saloon, health studios
5. General retail establishments such as curio or antique shops, pet shops and aquarium stores, bookstores, art supplies and novelties, jewelry shops, liquor/wine stores and flower shops.
6. Sign and billboard shops, engraving and photo-development shops, printing, blue-printing, and publishing shops.
7. Watch sales and services, locksmith and other related services.
8. Building material stores such as electrical and electronic stores, plumbing supply stores, ceramic, clay and cement.
9. Radio phonograph and records shop.
10. Musical instruments store.
12. Supermarkets
13. Machinery equipment supply and related wholesale trade; provided that the shops floor area shall not exceed 100 sq. meters.
14. Glassware and metal ware shops, household equipment and appliance shops, employment services, news syndicate services, branch offices, office equipment and repair shops
15. Radio and television broadcasting stations
16. Colleges and Universities

B. ACCESSORY USES

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

2. Warehouses and storage facilities in support of commercial establishments provided that no flammable/toxic materials shall be stored.

BUILDING REGULATIONS

A. The number of allowable storeys/floors is six (6).
B. The Building Height Limit is eighteen (18) meters above highest grade.

SECTION 10.2.3 USE REGULATIONS IN MEDIUM DENSITY COMMERCIAL (C-2B) ZONES. In C-2B districts, only the following uses are permitted:

ALLOWABLE USES

A. PRINCIPAL USES

All principal uses permitted and specified in C-2A Zones

B. ACCESSORY USES

All accessories uses specified in C-2A Zones

BUILDING REGULATIONS

A. The number of allowable storeys/floors is ten (10).
B. The Building Height Limit is thirty (30) meters above highest grade.
SECTION 10.2.4 USE REGULATIONS IN HIGH DENSITY COMMERCIAL (C-3A) ZONES.

ALLOWABLE USES

In C-3A districts, the following uses which are metropolitan in scale are permitted:

A. PRINCIPAL USES

1. Superstores, shopping and commercial centers
2. Commercial recreations such as boxing, wrestling, stadia, cinema
3. Gasoline service stations/filling stations

B. OPTIONAL USES

All permitted uses in R-1, R-2, R-3, C-1 and -C2 districts

BUILDING REGULATIONS

A. The number of allowable storeys/floors is sixteen (16).
B. The Building Height Limit is forty eight (48) meters above highest grade.

SECTION 10.2.5 USE REGULATIONS IN HIGH DENSITY COMMERCIAL (C-3B) ZONES.

ALLOWABLE USES

In C-3B districts, the following uses which are metropolitan in scale are permitted:

A. PRINCIPAL USES

All principal uses permitted and specified in C-3A Zones

B. OPTIONAL USES

All permitted uses in R-1, R-2, R-3, C-1 and -C2 districts

BUILDING REGULATIONS

A. The number of allowable storeys/floors is thirty (30).
B. The Building Height Limit is ninety (90) meters above highest grade.

SECTION 10.2.6 USE REGULATIONS IN MANDALUYONG-ORTIGAS CENTRAL BUSINESS DISTRICT ZONE.

ALLOWABLE USES

Only facilities, structures and infrastructures intended for office, commercial, business, financial, residential, and leisure industry shall be permitted.
BUILDING REGULATIONS

A. The number of allowable storeys/floors is sixty (60).
B. The Building Height Limit is one hundred eighty (180) meters above highest grade.

SECTION 10.2.7 USE REGULATIONS IN MANDALUYONG-PIONEER CENTRAL BUSINESS DISTRICT ZONE.

ALLOWABLE USES

Only facilities, structures and infrastructures intended for office, commercial, business, financial, residential, leisure industry shall be permitted.

BUILDING REGULATIONS

A FAR of 12.0 shall be the maximum density permitted on a lot by lot basis in all uses.

SECTION 10.2.8 USE REGULATIONS IN NEW CENTRAL BUSINESS DISTRICT ZONE.

ALLOWABLE USES

Only facilities, structures and infrastructures intended for office, commercial, business, financial, residential, leisure industry shall be permitted.

BUILDING REGULATIONS

A FAR of 10.0 shall be the maximum density permitted on a lot by lot basis in all uses.

SECTION 10.3 REGULATIONS IN MIXED DEVELOPMENT ZONE

SECTION 10.3.1 USE REGULATIONS IN LOW DENSITY MIXED DEVELOPMENT (MD-1) ZONES

ALLOWABLE USES

1. All uses permitted and as specified in Residential Zones.
2. Restaurants, canteens, delicatessen, confectionery shops and automat, soda fountain, groceries and supper clubs and discotheques.
3. Computer rental, internet shop and cafe

BUILDING REGULATIONS

A. The number of allowable storeys/floors for mixed use development is seven (7). Provided, only the first (1st) floor/storey is allowed for commercial use.
B. The Building Height Limit is twenty one (21) meters above highest grade.

SECTION 10.3.2 USE REGULATIONS IN MEDIUM DENSITY MIXED DEVELOPMENT (MD-2) ZONES
ALLOWABLE USES

1. All uses permitted and as specified in C-1 and MD-1 Zones.

BUILDING REGULATIONS

A. The number of allowable storeys/floors for mixed use development is five (5). Provided, only the first two (2) floors/storeys are allowed for commercial use.

B. The Building Height Limit is fifteen (15) meters above highest grade.

SECTION 10.3.3 USE REGULATIONS IN HIGH DENSITY MIXED DEVELOPMENT (MD-3) ZONES

ALLOWABLE USES

1. All uses permitted in MD-2 and C-2 Zones.
2. Superstores, shopping and commercial centers.
3. Leisure industry.

BUILDING REGULATIONS

A. The number of allowable storeys/floors for mixed use development is eighteen (18). Provided, only the first three (3) floors/storeys are allowed for commercial use.

B. The Building Height Limit is fifty four (54) meters above highest grade.

SECTION 10.4 USE REGULATIONS IN INSTITUTIONAL ZONES. In institutional zones, the following uses shall be permitted:

A. Government center to house national, regional or local offices in the area
B. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
C. General hospitals, medical centers, multi-purpose clinics
D. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
E. Religious structures e.g. church, and chapels
F. Museums
G. Welfare homes, orphanages, boys and girls town, home for the aged and the like
H. Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments
I. Penitentiary and corrections institutions

SECTION 10.5 USE REGULATIONS IN PASIG RIVER WATER FRONT ZONE. All uses permitted for parks and recreation zones that are applicable to areas devoted for linear parks and landscaped development to include the Walkable City Park Development and thematic designs concept.

SECTION 10.6 USE REGULATIONS IN PARKS AND RECREATION ZONES. The following uses shall be allowed in Parks and Recreation Zones:
A. Parks/gardens  
B. Resort areas including accessory uses  
C. Open air or outdoor sports activities and support facilities, including low-rise stadia, gyms, amphitheaters and swimming pools  
D. Golf courses, ball courts, race tracks and similar uses  
E. Memorial/Shrines monuments, kiosks and other park structures  
F. Sports club  
G. Underground parking structures/facilities

SECTION 10.7 USE REGULATIONS IN LINEAR PARKS AND OTHER LANDSCAPED DEVELOPMENT ZONES. All uses permitted for parks and recreation zones that are applicable to areas devoted for linear parks and landscaped development as identified in Section 7. Zone Boundaries of this Ordinance shall be allowed in these zones.

SECTION 10.8 USE REGULATIONS IN URBAN RENEWAL AREA NEW TOWN DEVELOPMENT (URAnTD).

ALLOWABLE USES

A URAnTD shall be used principally for socialized housing/dwelling purposes.

ACCESSORY USES

A. Parking space, pocket garden  
B. Hospital, Health/community clinic  
C. Playground (children’s)  
D. School  
E. Parks, sports field/court, garden  
F. Cooperatives’ store  
G. Community Hall/Clubhouse  
H. Multi-purpose/barangay hall  
I. Police/Fire Stations

BUILDING REGULATIONS

A. The number of allowable storeys/floors is three (3)  
B. The Building Height Limit is ten (10) meters above highest grade.

SECTION 10.9 USE REGULATIONS IN WATER ZONE (WZ). In water zone, the following uses are allowed, subject to the developmental regulations of the DENR, the provisions of the Water Code and the Revised Forestry Code of the Philippines as amended, and further subject to an Environmental Impact Assessment prior to approval:  
A. Domestic/industrial use e.g. water supply, power generation, etc.,  
B. Recreation  
C. Fishing and related activities  
D. Floatage/transportation

SECTION 11. REGULATIONS IN OVERLAY ZONES.

SECTION 11.1 REGULATIONS IN FLOOD PRONE AREA. The area that have been determined in the CLUP as flood-prone. The objective of the Flood Prone Area is to protect lives and properties from harmful effects of flood.
ALLOWABLE USES

Allowable uses specified in the respective base zone.

BUILDING REGULATIONS (Optional).

1. Provide roof decks that can be used for evacuation purposes.
2. Building utility connections such as those for electricity and potable water shall be located at elevation higher than the Flood Prone Elevation.
3. Utilizing the Flood Prone Level as a parking space.
4. Provide green measures on water efficiency.

SECTION 11.2 REGULATIONS IN FIRE PRONE AREA. The area that have been determined in the CLUP as fire-prone. The objective of the Fire Prone Area is to mitigate the effects on lives and properties.

ALLOWABLE USES

Allowable uses specified in the respective base zone.

REGULATIONS

1. Introduction of a new Road Network.
2. Provision of a Fire Hydrant in the area.

SECTION 11.3 REGULATIONS IN GROUND SHAKING PRONE AREA. The area that have been determined in the CLUP as ground shaking prone. The objective of these regulation is to minimize the possible harmful effects of fault movements to lives and properties.

ALLOWABLE USES

Allowable uses specified in the respective base zone.

BUILDING REGULATIONS

2. Strict compliance to the requirements of the National Building Code (PD 1096) including but not limited to structural analysis and geo technical investigation report.
3. The City shall intensify a regular audit/inspection of existing buildings/structures on their structural stability and integrity as specified in Rule II Section 207 Item No. 4 of the National Building Code (PD 1096) and its referral code, the National Structural Code of the Philippines (NSCP C101-15) and if necessary act accordingly.

SECTION 11.4 REGULATIONS IN TOURISM/HERITAGE AREA. The area that have been determined in the CLUP as tourism/heritage site. The objective is to preserve existing historic site and structure.

ALLOWABLE USES

Allowable uses specified in the respective base zone.
BUILDING REGULATIONS

1. Repair and renovation works, to include building and landscape, shall ensure that the original architectural design at the interior and exterior are maintained.
2. New structures shall be made similar to the period designs of the declared structure.

SECTION 11.5 REGULATIONS IN BILLBOARD AREA. The objectives of these regulations are:

1. To ensure that billboards do not obstruct the view of any scenic and architectural landscape.
2. To rationalize the location of billboards to minimize their potentials to create hazards to lives and properties.
3. To ensure that billboards would not constitute nuisance to adjoining property owners, distract motorists or constitute as hazard to public safety.
4. To ensure that billboards are in harmony with the intended character of the Base Zone.

DESIGN REGULATIONS

Shall conforms to applicable provisions of City Ordinance No. 483 S.-2011 and MMDA Memorandum Circular No. 10 Series of 2011.

ARTICLE VI
LOCATIONAL CLEARANCE
FOR UTILITIES, INNOVATIVE TECHNIQUES AND PROJECTS OF NATIONAL SIGNIFICANCE

SECTION 12. UTILITIES, INNOVATIVE TECHNIQUES OR DESIGNS. Applications for projects that promote urban renewal and restoration works, historical preservation and planned development or introduce flexibility and creativity in design or plan may be approved by the Office of the City Planning and Development, provided that:

A. The proposed land use/activity/utility will not alter the essential character of the zone
B. Necessary environmental clearances and other government approvals are obtained
C. Other plans/studies that may be required by the Office of the City Planning and Development are submitted
D. The application follows the process prescribed by the Office of the City Planning and Development
E. Innovations area in response to climate change adaptation and disaster risk management.

SECTION 13. PROJECTS OF NATIONAL SIGNIFICANCE. Projects may be declared by the NEDA Board as projects of national significance pursuant to Section 3 of EO 72. When a project is declared by the NEDA Board as a project of national significance, the Locational Clearance shall be issued by HLURB pursuant to EO 72 provided, however, that appropriate clearance from the City Council of Mandaluyong is presented.
ARTICLE VII
GENERAL DISTRICT REGULATIONS

SECTION 14. HEIGHT REGULATIONS. Structures within the Residential, Commercial and Mixed Development Zones must conform to the following:

<table>
<thead>
<tr>
<th>Zone Classification</th>
<th>Building Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Storeys</td>
</tr>
<tr>
<td>R1 Low Density Residential</td>
<td>3</td>
</tr>
<tr>
<td>R2 Medium Density Residential</td>
<td>4</td>
</tr>
<tr>
<td>R3-A High Density Residential</td>
<td>7</td>
</tr>
<tr>
<td>R3-B Very High Density Residential</td>
<td>18</td>
</tr>
<tr>
<td>C1 Low Density Commercial</td>
<td>5</td>
</tr>
<tr>
<td>C2-A Medium Density Commercial</td>
<td>6</td>
</tr>
<tr>
<td>C2-B Medium Density Commercial</td>
<td>10</td>
</tr>
<tr>
<td>C3-A High Density Commercial</td>
<td>16</td>
</tr>
<tr>
<td>C3-B High Density Commercial</td>
<td>30</td>
</tr>
<tr>
<td>MD1 Low Density Mixed Development</td>
<td>7</td>
</tr>
<tr>
<td>MD2 Medium Density Mixed Development</td>
<td>5</td>
</tr>
<tr>
<td>MD3 High Density Mixed Development</td>
<td>18</td>
</tr>
<tr>
<td>Mandaluyong-Ortigas CBD</td>
<td>60</td>
</tr>
<tr>
<td>Mandaluyong-Pioneer CBD</td>
<td>FAR 12</td>
</tr>
<tr>
<td>New-CBD</td>
<td>FAR 10</td>
</tr>
<tr>
<td>URA NTD</td>
<td>3</td>
</tr>
</tbody>
</table>

Structures in other zones must conform to the height restrictions and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code, the Structural Code as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

SECTION 15. EXEMPTIONS FROM HEIGHT REGULATIONS. Exempted from the imposition of height regulations are the following: towers, church steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code.

SECTION 16. AREA REGULATIONS. Area regulation in all zones shall conform to the minimum requirements of the following statutes and regulations or its latest version:

A. PD 957 – The “Subdivision and Condominium Buyers “Protective Law” and its revised implementing rules and regulations
B. BP 220 – “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations.
C. PD 1096 – National Building Code and its Implementing Rules and Regulations
D. Fire Code
E. Sanitation Code
F. Plumbing Code
G. Structural Code
H. Water Code
I. RA 7279 UDHA
SECTION 17. SETBACK REGULATIONS. For the purpose of this Ordinance, building setbacks shall be measured from the property line. The following setback regulations shall be applied:

<table>
<thead>
<tr>
<th>STREET/ROAD NAME</th>
<th>BUILDING SETBACK IN METERS (from the property line abutting road)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDSA</td>
<td>10.00</td>
</tr>
<tr>
<td>Ortigas Avenue</td>
<td></td>
</tr>
<tr>
<td>Connecticut St</td>
<td></td>
</tr>
<tr>
<td>Florida St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Wack-wack Road (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Shaw Blvd.</td>
<td></td>
</tr>
<tr>
<td>Boni Ave.</td>
<td></td>
</tr>
<tr>
<td>Gen. Kalentong St.</td>
<td></td>
</tr>
<tr>
<td>D. M. Guevara St.</td>
<td></td>
</tr>
<tr>
<td>Barangka Drive</td>
<td></td>
</tr>
<tr>
<td>San Francisco St.</td>
<td></td>
</tr>
<tr>
<td>Sgt. Bumatay St.</td>
<td></td>
</tr>
<tr>
<td>Pinatubo St.</td>
<td></td>
</tr>
<tr>
<td>9 de Febrero St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Fabella Road (Commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Old Wack-Wack Road</td>
<td></td>
</tr>
<tr>
<td>S. Laurel St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>R. Pascual St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Samat St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Sultan St.</td>
<td></td>
</tr>
<tr>
<td>Sierra Madre St.</td>
<td></td>
</tr>
<tr>
<td>Mariveles St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Lion’s Road (commercial zone)</td>
<td>5.00</td>
</tr>
<tr>
<td>Apo St.</td>
<td></td>
</tr>
<tr>
<td>F. Roxas St.</td>
<td></td>
</tr>
<tr>
<td>Romualdez St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Haig St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Martinez St. (Kalentong to JRU)</td>
<td></td>
</tr>
<tr>
<td>Martinez St. (Maysilo to C-3 Road)</td>
<td></td>
</tr>
<tr>
<td>Martinez St. (Acacia Lane/ commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Martinez St. (from J. Rizal St. to Manila-Mandaluyong Boundary)</td>
<td></td>
</tr>
<tr>
<td>Tiosejo St.</td>
<td></td>
</tr>
<tr>
<td>E. Dela Paz St.</td>
<td></td>
</tr>
<tr>
<td>Jaime Cardinal Sin St. (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>Kings Road (commercial zone)</td>
<td></td>
</tr>
<tr>
<td>F. Blumentritt St.</td>
<td></td>
</tr>
<tr>
<td>P. Cruz St.</td>
<td></td>
</tr>
<tr>
<td>J. Rizal St.</td>
<td></td>
</tr>
<tr>
<td>Coronado St.</td>
<td></td>
</tr>
<tr>
<td>All Roads within the CBD Zone</td>
<td></td>
</tr>
<tr>
<td>Others</td>
<td>In accordance with the Philippine National Building Code</td>
</tr>
</tbody>
</table>
SECTION 18. EASEMENT. Pursuant to Water Code and NBC PD 1096, a minimum easement from existing shorelines, banks or streams of Pasig River, San Juan River and existing creeks shall be maintained as linear parks or service road without prejudice to the city’s prerogative to impose more stringent easement provisions.

SECTION 19. BUFFER REGULATIONS. A buffer of four (4) meters shall be provided along entire boundary length between two or more conflicting zones allocating 2.0 meters from each side of the district boundary. In lieu of such a buffer strip, a permanent concrete perimeter wall, retaining wall or firewall may be constructed by the owners of lots with conflicting uses to preserve the privacy and well being of occupants enjoying rights covered by such conflicting uses.

SECTION 20. TRAFFIC GENERATORS. Based on Presidential Decree No. 1096, all traffic generating buildings and structures allowed in any of the districts must provide for adequate spaces for their employed clients and visitors, subject to the following provisions:

A. Multi-storey or high rise buildings for residential purposes having a floor area of:

1. Up to eighteen (18) square meters per residential unit shall provide one (1) parking space per six (6) units;

2. Nineteen (19) square meters up to thirty six (36) square meters per residential unit shall provide one (1) parking space per four (4) units;

3. Thirty seven (37) square meters up to fifty (50) square meters per residential unit shall provide one (1) parking space per two (2) units;

4. Fifty one (51) square meters up to seventy five (75) square meters per residential unit shall provide one (1) parking space per unit;

5. Seventy Six (76) square meter above per residential unit shall provide two (2) parking space per unit;

B. Apartments, townhouses, row houses, provide one (1) parking space per unit;

C. Hotels, inns, pension houses, dormitories, provide one (1) parking space per two (2) rooms for the first forty (40) rooms and one (1) parking space per four (4) rooms for the remaining rooms;

D. Shopping centers, provide one (1) parking space per fifty (50) square meters of rentable floor area;

E. Retail store, provide one (1) parking space per fifty (50) square meters of floor area;

F. Restaurants and supper clubs, provide one (1) parking space for every ten (10) customer seats or ten (10) square meters of customer area;

G. For buildings adjacent to mass transit station, provide one (1) parking for every seventy five (75) square meters rentable floor area or equivalent;
H. For office building and general business, provide one (1) parking space per fifty (50) square meters of occupied floor area;

I. For banks, other related financial institutions, and service shops, provide one (1) parking space per fifty (50) square meters of occupied floor area;

J. For public assembly buildings such as theatre, entertainment, auditoria, and stadia/studio, provide one (1) parking space per fifteen (15) fixed seats;

K. For movie houses, provide one (1) parking space per twenty (20) fixed seats;

L. For churches and other places of worship, provide one (1) parking space for every twenty five (25) square meters;

M. For warehouses, provide one (1) parking space per one hundred (100) square meters of gross floor area;

N. FOR SCHOOLS:
   Public Schools
      1) ELEMENTARY – one (1) parking space per five (5) classrooms,
      2) HIGH SCHOOL & TRADE SCHOOL – one (1) parking space per three (3) classrooms;

      Private Schools
      ELEMENTARY, HIGH SCHOOL & TRADE SCHOOL – one (1) parking space per classroom;

      Colleges (Public and Private) – two (2) parking spaces per classroom;

O. All other buildings/structures not mentioned in this section shall be subject to the provisions on minimum off-street requirements stipulated under Section 803 of the National Building Code (P.D.1096).

SECTION 21. FLOOR AREA RATIO. The gross floor area shall be the basis in determining the allowable F.A.R. of each property.

For properties within the MP-CBD and N-CBD affected by government infrastructure projects as defined under Article III of this Ordinance, the original lot area shall be the basis in determining the allowable F.A.R. of each property.

SECTION 22. GROSS FLOOR AREA REGULATIONS. Computation of the Gross Floor Area shall include all habitable floor space within a building, specifically:

A. Office areas
B. Residential areas
C. Commercial Areas
D. Corridors
E. Lobbies
F. Vertical penetrations which shall mean stairs, floors, pipe shafts, vertical ducts, and the like, and their enclosing walls.
G. Rest rooms or toilets  
H. Machine rooms, pump rooms, electrical rooms, utility rooms.  
I. Storage rooms and closets  
J. Balconies and terraces  
K. Interior walls and columns, and other interior features

**EXCLUSIONS:**

A. Floor areas that are uncovered and do not generate activities that would intensify the development.  
B. Floor area requirements imposed by government policies/standards such as covered footway/walkway.  
C. Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present, plant boxes and residual areas arising from the layout of parking lots.  
D. Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pool, whirlpools or Jacuzzis, gardens, courts or plazas.  
E. Building design features or use of modern construction techniques that do not give rise to additional floor space and intensity of development.  
F. Floor areas having limited height clearance (1.50 m or less) and are used for M & E purposes including crawl spaces for maintenance access and cable chamber.

**SECTION 23. ROADWAY DEVELOPMENT.** Existing roadways highlighted in the Road Development Plan (*Appendix B of this Ordinance*) shall be improved through widening, extension and/or realignment. New roadways shall likewise be introduced.

The roadway shall consist of the total width of the road, curb to curb, inclusive of any center island. Unless otherwise indicated, road widening shall refer to the centerline of the existing road as basis in determining the new roadway.

<table>
<thead>
<tr>
<th>NAME OF STREET</th>
<th>ROADWAY</th>
<th>SIDEWALKS</th>
<th>GUTTERS</th>
<th>TOTAL (ROW)</th>
<th>LENGTH _meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheridan St.</td>
<td>19.20</td>
<td>2.50</td>
<td>0.50</td>
<td>25.20</td>
<td>1,300.00</td>
</tr>
<tr>
<td>United St.</td>
<td>19.20</td>
<td>2.50</td>
<td>0.50</td>
<td>25.20</td>
<td>620.00</td>
</tr>
<tr>
<td>Pioneer St.</td>
<td>19.20</td>
<td>2.50</td>
<td>0.50</td>
<td>25.20</td>
<td>1,248.00</td>
</tr>
<tr>
<td>Reliance St.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>743.00</td>
</tr>
<tr>
<td>Williams St.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>702.00</td>
</tr>
<tr>
<td>Mayflower St.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>733.00</td>
</tr>
<tr>
<td>Madison</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>409.00</td>
</tr>
<tr>
<td>Union</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>120.00</td>
</tr>
<tr>
<td>Pines</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>376.00</td>
</tr>
<tr>
<td>Sto. Cristo</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>217.00</td>
</tr>
<tr>
<td>New Road 1</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>562.00</td>
</tr>
<tr>
<td>New Road 2</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>120.00</td>
</tr>
<tr>
<td>NW side of Pine St. toward Reliance St., approx. 48.90 m from Corner 1 of Lot 10-A (Cityland Property)</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>236.00</td>
</tr>
<tr>
<td>New Road 3</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>236.00</td>
</tr>
</tbody>
</table>
### ROAD TYPE 3

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Lane Width</th>
<th>Side Width</th>
<th>Opposite Lane Width</th>
<th>Opposite Side Width</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>PANTALEON RD. (from Coronado St. to P. Oliveros St.)</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>755.00</td>
</tr>
<tr>
<td>MALIBATO ST. (from Oliveros St. to S. Cruz St.)</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>315.00</td>
</tr>
<tr>
<td>NEW ROAD Proposed (from S. Cruz St. to Lions Road)</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>230.00</td>
</tr>
<tr>
<td>LIONS RD. Proposed (from New Road to EDSA)</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>150.00</td>
</tr>
<tr>
<td>9 DE PEBRERO ST. – Welfareville Side (from Barangka Drive to Martinez St.)</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>1,570.00</td>
</tr>
<tr>
<td>J. RIZAL ST. &amp; A. MARTINEZ ST. (from Coronado St. to Mandaluyong-Manila Boundary)</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>1,934.00</td>
</tr>
</tbody>
</table>

### ROAD TYPE 4

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Lane Width</th>
<th>Side Width</th>
<th>Opposite Lane Width</th>
<th>Opposite Side Width</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WACK-WACK RD. (from Shaw Blvd./Lee St. to Wack-Wack Village Gate)</td>
<td>12.80</td>
<td>1.20</td>
<td>0.30</td>
<td>15.80</td>
<td>250.00</td>
</tr>
</tbody>
</table>

**SECTION 24. SIDEWALKS.** The sidewalk shall be made available to the public at all times with walkways, landscaping, street furniture, street lights, cctv, traffic signs, pwd access, sidewalk markings and early warning devices for disaster management that will encourage pedestrian movement.

The design criteria for sidewalks shall be governed by the approved Site Development Plan (See Appendix C).

**SECTION 25. SETBACKS.** Every side and rear yard shall be subjected to the setback restrictions under Rule VIII of the National Building Code Implementing Rules and Regulations.

**ARTICLE VIII**

**DEVELOPMENT CHARGES**

**SECTION 26. DEVELOPMENT CEILING.** Development ceiling shall be the maximum development in terms of FAR or Building Height that may be allowed by the Local Zoning Board of Adjustment and Appeals subject to Section 27 of this Ordinance, provided that, the additional Gross Floor Area or Building Height generated shall not exceed 50% of the allowable FAR or Building Height specified under Sections 14 of this Ordinance.

**SECTION 27. COMPUTATION OF DEVELOPMENT CHARGES.** Any proposed land improvement or building expansion in excess of the allowable Floor Area Ratio or building height as provided in this Ordinance shall be subject to appropriate fees on top of the regulatory fees prescribed under Section 38 of this Ordinance. The amount of the development charge that shall be due from the proponent/owner shall be computed per 25% increment of the additional Building Area that may be allowed, and as follows:
DEVELOPMENT CHARGE, \( D_c = A \times (B - C) \),

Where:

\( A = \) The area assessment which shall be set at \( P\ 600.00 \), \( P\ 900.00 \), \( P\ 1,200.00 \) and \( P\ 1,500.00 \) for the first, second, third, and fourth 25% increments and its excess, respectively.

\( B = \) The Total Building Area of the completed or expanded building in square meters.

\( C = \) The estimated Total Building Area permitted under the original Floor Area Ratio/Building Height regulations.

SECTION 28. RECOMPUTATION. As the need arises, area assessment shall be reviewed and adjusted by the Local Zoning Review Committee to correspond to the accumulated increase in the construction cost indices during past years.

SECTION 29. PROCEEDS FROM DEVELOPMENT CHARGES. Proceeds from development charges shall be deposited into a city government trust fund, provided that;

A. 80% of the total annual proceeds shall be dedicated for infrastructure support projects of the city government of Mandaluyong such as roads, drainage, street lights and furniture; and traffic management facilities and utilities.

B. 20% of the total annual proceeds from such development charges distributed as follows:

a. 15% to fund requirements for regular updating, monitoring and evaluation of land use and zoning such as gasoline and transportation expenses, office supplies and equipments and personnel capacity enhancement activities of the City Planning and Development Office (CPDO).

b. 5% as productivity incentives for personnel actually involved in Zoning and Land Use policy formulation and implementation which shall include Office of the Mayor, members of the Local Zoning Board of Adjustment and Appeals, members of the Sangguniang Committee on Environmental Protection and Technology and Urban Planning, and the City Planning and Development Office (CPDO).

ARTICLE IX
INCENTIVES AND PENALTIES

SECTION 30. INCENTIVES.

A. ADDITIONAL OPEN SPACE. For properties who will provide additional open space on top of the minimum requirements of the National Building Code shall be given an additional Gross Floor Area.

1. For properties with Building Height Limit in no. of storeys/floors:

   The additional open space will be multiplied with the building height limit and the generated GFA shall be added to the original building height limit.
2. For properties with Floor Area Ratio:

The additional open space will be added to the original lot area and shall be the basis in determining the new GFA of each property.

B. ADDITIONAL FLOOR. For properties in Flood Prone Area who utilizes the entire flood prone level as parking spaces/utilities shall be given additional floor.

C. INCREASED BUILDING HEIGHT LIMIT (BHL) or FLOOR AREA RATIO (FAR). Any owner or developer who was issued a Green Building Pre-Compliance Certificate (GBPCC) shall be granted Building Height Limit or Floor Area Ratio as indicated below.

<table>
<thead>
<tr>
<th>Zone Classification</th>
<th>Building Height Limit/ Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Storeys</td>
</tr>
<tr>
<td>R3-A High Density Residential</td>
<td>8</td>
</tr>
<tr>
<td>R3-B Very High Density Residential</td>
<td>21</td>
</tr>
<tr>
<td>C1 Low Density Commercial</td>
<td>6</td>
</tr>
<tr>
<td>C2-A Medium Density Commercial</td>
<td>7</td>
</tr>
<tr>
<td>C2-B Medium Density Commercial</td>
<td>12</td>
</tr>
<tr>
<td>C3-A High Density Commercial</td>
<td>18</td>
</tr>
<tr>
<td>C3-B High Density Commercial</td>
<td>34</td>
</tr>
<tr>
<td>MD1 Low Density Mixed Development</td>
<td>8</td>
</tr>
<tr>
<td>MD2 Medium Density Mixed Development</td>
<td>6</td>
</tr>
<tr>
<td>MD3 High Density Mixed Development</td>
<td>21</td>
</tr>
<tr>
<td>MO-CBD</td>
<td>65</td>
</tr>
<tr>
<td>MP- CBD</td>
<td>14</td>
</tr>
<tr>
<td>N- CBD</td>
<td>12</td>
</tr>
</tbody>
</table>

SECTION 31. VIOLATION AND PENALTY. Any person who violates any of the provisions of this Ordinance, shall, upon conviction be punished by a fine not exceeding Five Thousand Pesos (P5,000.00) or an imprisonment for a period not exceeding one (1) year or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

ARTICLE X
MITIGATING DEVICES

SECTION 32. DEVIATION. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

A. VARIANCE

The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/s cannot obtain a reasonable return on the property.
This condition shall include at least three (3) of the following provisions:

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

2) The proposed variance is the minimum deviation necessary to permit a reasonable use of the property.

3) 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 the other properties in the same district or zone.

4) That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.

5) The variance will be in harmony with the spirit of this Ordinance.

B. EXCEPTIONS

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

2) The proposed projects shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse affect on the zone/community.

3) The exception will not adversely affect the appropriate use of adjoining property in the same district.

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

SECTION 33. PROCEDURES FOR GRANTING EXCEPTIONS AND VARIANCES. The procedures for the granting of exception and/or variance are as follows:

A. A written application for an exception or variance shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.

B. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.

C. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall conduct preliminary studies on the application.

D. A written affidavit of non-objection to the project by the owners of the properties adjacent to the project shall be filed by the applicant with the Local Zoning Board of Adjustment and Appeals (LZBAA) at least fifteen (15) days prior to the decision for exception/variance.

E. In case of objection, the LZBAA shall call upon the City Council to hold public hearing.

F. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.

G. The LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.
ARTICLE XI
MISCELLANEOUS PROVISIONS

SECTION 34. ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC). The requirements of ECC shall be complied with by Environmentally Critical Projects (ECPs) and projects located in Environmentally Critical Areas (ECAs) prior to the issuance of Locational Clearance under Section 36 of this Ordinance.

SECTION 35. SUBDIVISION PROJECTS. All owners and/or developers of subdivision projects shall in addition to securing a Locational Clearance under Section 36 of this ordinance be required to secure a development permit pursuant to Provisions of PD 957 and its implementing rules and regulations or BP220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedures laid down in EO 71, series of 1993.

ARTICLE XII
ADMINISTRATION AND ENFORCEMENT

SECTION 36. LOCATIONAL CLEARANCE. All owners/developers shall secure Locational Clearance from the City Planning and Development Office prior to conducting any activity business or otherwise or construction on their property/land.

SECTION 37. BASIC REQUIREMENTS. No application for Locational Clearance or its equivalent shall be approved unless applicable requirements listed hereunder are complied with:

A. Duly accomplished and notarized application form
B. Six (6) sets of architectural plan for buildings/structures duly signed by a licensed Architect or Civil Engineer
C. Six (6) sets of subdivision plan in case of subdivision project duly signed by a licensed Environmental Planner
D. One copy of lot plan with vicinity map
E. Transfer Certificate of Title (TCT) for land parcel
F. Condominium Certificate of Title (CCT) for condominium units
G. Duly notarized Deed of Sale
H. Duly notarized Contract of Lease
I. Barangay Clearance/Barangay Resolution (for construction, renovation and business permit)
J. Consent from immediate neighbors residing within the fifty (50) meters radius and duly verified by the barangay concerned.
K. Clearance from the Homeowners Association for exclusive and gated community.
L. MOA/SPA/Affidavit/Authorization
M. Height Clearance from CAAP
N. DOH Clearance
O. ECC or its equivalent from DENR
P. Previous Locational Clearance/Certificate of Non-conformance
Q. Barangay Certificate stating that the structure/activity is existing prior to approval of Zoning Ordinance No. 238, s-2000 and that the concerned Barangay Council interposes no objection
R. Interior and exterior photograph of the subject area/project
S. Tax Declaration for land and improvement thereat
T. School consent
U. Sangguniang Panglunsod Resolution for Cell Site located in Residential Zone
V. DepEd/CHED accreditation
W. Other documents deemed necessary

SECTION 38. **REGULATORY FEES.** The rate of filing, land use and processing fees for locational clearance shall be as follows:

<table>
<thead>
<tr>
<th>TYPE OF TRANSACTION</th>
<th>RATE OF FEES (pesos)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Filing/Application Fee</strong></td>
<td></td>
</tr>
<tr>
<td>1. Locational Clearance</td>
<td>200.25</td>
</tr>
<tr>
<td>2. Motion for Reconsideration</td>
<td>508.50</td>
</tr>
<tr>
<td>3. Petition/request for reclassification</td>
<td>3,000.00</td>
</tr>
<tr>
<td>4. Appeal</td>
<td>1,500.00</td>
</tr>
<tr>
<td>5. Complaint except those involving pauper litigant which shall be free of charge</td>
<td>200.25</td>
</tr>
<tr>
<td><strong>B. Land Use/Zoning Fee</strong></td>
<td></td>
</tr>
<tr>
<td>1. Residential</td>
<td>2.93 per sq.m. of total floor area</td>
</tr>
<tr>
<td>2. Commercial</td>
<td>6.75 per sq.m. of total floor area</td>
</tr>
<tr>
<td>3. Yards utilized for commercial purposes</td>
<td>2.93 per sq.m. of total area</td>
</tr>
<tr>
<td>4. Institutional</td>
<td>5.18 per sq.m. of total floor area</td>
</tr>
<tr>
<td>5. Yards utilized for institutional purposes</td>
<td>2.93 per sq.m. of total area</td>
</tr>
<tr>
<td>6. Cemetery/Memorial Park</td>
<td>0.90 per sq.m. of total land area</td>
</tr>
<tr>
<td>7. Telecommunications Tower</td>
<td>10.35 per sq.m. of total base area</td>
</tr>
<tr>
<td>8. Gas Stations</td>
<td>12.00 per sq.m. of total floor area</td>
</tr>
<tr>
<td>9. Billboards</td>
<td>9.68 per sq.m. of total display surface area</td>
</tr>
<tr>
<td>10. Renovation (for uses 1-9)</td>
<td>Corresponding prescribed rate for items 1-9 above</td>
</tr>
<tr>
<td><strong>C. Processing Fee</strong></td>
<td>25% of the corresponding prescribed land use fee</td>
</tr>
<tr>
<td><strong>D. Certificate Fee</strong></td>
<td>104.18</td>
</tr>
<tr>
<td><strong>E. Certificate of Non-conformance</strong></td>
<td></td>
</tr>
<tr>
<td>1. Manufacturing Industry</td>
<td>10.35 per sq.m. of total floor area</td>
</tr>
<tr>
<td>2. Non-manufacturing Industry</td>
<td>7.88 per sq.m. of total floor area</td>
</tr>
<tr>
<td>3. Yards utilized for industrial purposes</td>
<td>5.18 per sq.m. of total area</td>
</tr>
<tr>
<td>4. Renovation (for uses 1-3)</td>
<td>Corresponding prescribed rate for items 1-3 above</td>
</tr>
<tr>
<td><strong>F. Surcharges</strong></td>
<td></td>
</tr>
<tr>
<td>A surcharge of one hundred percent (100%) of the total locational clearance fees but not less than Two Thousand Pesos (₱2,000.00) whichever is higher shall be charged to any applicant, proponent, proprietor, owner or representative who commences or undertakes any project without having first secured a Locational Clearance and which shall be due upon securing of such clearance.</td>
<td></td>
</tr>
<tr>
<td><strong>G. Development Charges</strong></td>
<td>See Article VIII</td>
</tr>
</tbody>
</table>
SECTION 39. BUILDING PERMIT. No building permit shall be issued by the City Building Official without a valid Locational Clearance/ Certificate of Non-conformance in accordance with this ordinance.

SECTION 40. BILLBOARD PERMIT. No billboard permit shall be issued by the City without a valid Locational Clearance.

SECTION 41. BUSINESS AND LICENSE PERMIT. No business and license permit shall be issued by the Business Permit and License Office without a valid Locational Clearance/ Certificate of Non-conformance in accordance with this ordinance.

SECTION 42. NON-USE OF LOCATIONAL CLEARANCE. Upon issuance of 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 such clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

SECTION 43. CERTIFICATE OF NON-CONFORMANCE. Such certificate shall be applied for by the owner of the structure or operator of the activity involved from the Office of the City Planning and Development, City of Mandaluyong

For renovation/improvement of existing non-conforming activities, application for locational clearance shall be issued a Certificate of Non-conformance (CNC) instead of a locational clearance subject to Section 44 of this Ordinance.

Provided, such non-conforming activities are existing at the time of the adoption of this Ordinance and proof of existence as required under Section 37 of this Ordinance is/are presented.

Provided, further, that uses conforming to Ordinance 475, S-2011 but have been rendered non-conforming to this Ordinance shall be exempt from fees and charges due for a Certificate of Non-conformance.

The certificate shall be valid for a period of two (2) 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.

Failure on the part of the owner to register/apply for a certificate of Non-conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties as provided under Section 31 of the Ordinance.

SECTION 44. EXISTING NON–CONFORMING USES AND BUILDINGS. The lawful uses of any building, structure or land prior to the adoption of this Ordinance shall be declared as such, provided:

A. That no such non–conforming use shall be enlarged or increased or extended to occupy a greater area of land than that already occupied by such use or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists.

B. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as a non–conforming use.
C. An idle/vacant structure may not be used for a non-conforming activity.

D. That any non-conforming structure, or structure under one ownership, which has been damaged may be reconstructed and used as before provided that such construction is not more than one hundred percent (100%) of the replacement cost.

E. That should such non-conforming portion of structure be destroyed by any means, it shall not be reconstructed except in conformity with the provision of this Ordinance.

F. That such structure for non-conforming use may be enlarged or extended only if the entire building is thereafter devoted to conforming use.

G. That no such non-conforming use may be moved to displace any conforming use.

H. That no such non-conforming use shall be changed to another non-conforming use.

I. That no such non-conforming structure may be enlarged or altered in a way which will increase its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

J. That 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 or relocated.

SECTION 45. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This ordinance shall be enforced and administered by the Local Chief Executive through the City Planning and Development Coordinator (CPDC) being the automatic Zoning Administrator provided that the CPDC satisfies the requirements of Section 46 of this Ordinance.

SECTION 46. LIMITATION OF CPDC AS THE ZONING ADMINISTRATOR. The CPDC shall act as Local Zoning Administrator only if he/she possesses the following qualifications:

1. A Filipino citizen and of good moral character;
2. A duly registered Civil Engineer, Architect, or Environmental Planner;
3. A member of good standing of a duly accredited organization of his/her profession for not less than two (2) years;
4. Must have a planning background for at least five (5) years prior to his appointment.

SECTION 47. POWERS AND FUNCTIONS OF THE ZONING ADMINISTRATOR Pursuant to the provision of EO 72 implementing Republic Act 7160 in relation to Section 5, Paragraphs (a) and (d), and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following functions, duties and responsibilities.
A. Act on all applications for locational clearances for all projects, issue Locational Clearance, Zoning Certificate and Certificate of Non-conformance in accordance with this ordinance.

B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause orders to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, refer subsequent actions thereon to the appropriate agency.

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

D. Coordinate with the City Fiscal/ City Legal Officer for other legal actions/remedies relative to the foregoing.

SECTION 48. ACTION ON COMPLAINTS AND OPPOSITIONS. A complaint for violations of any provisions of the zoning ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

However, oppositions to application for clearance, variance or exception shall be treated as complaints and dealt with in accordance with the provision of this section.

SECTION 49. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. There is hereby created a LZBAA which shall perform the following functions and responsibilities:

A. Act on applications of the following nature:
   1) Variances
   2) Exceptions
   3) Non-Conforming Uses
   4) Complaints and oppositions to applications

B. Act on appeals on grant or denial of Locational Clearance by the Zoning Administrator.

SECTION 50. COMPOSITION OF THE LOCAL ZONING BOARD OF ADJUSTMENTS AND APPEALS (LZBAA). The City Development Council shall create a sub-committee which shall act as the LZBAA composed of the following members.

A. The City Mayor as Chairman
B. The City Legal Officer as Co-Chairman
C. The City Assessor
D. The City Engineer
E. The City Planning and Development Coordinator
F. The City Disaster Risk Reduction and Management Officer
G. Two (2) representatives of the private sector, nominated by their respective organizations.
H. Two (2) representatives from non-government organizations nominated by their respective organizations.
The City Legal Department Office shall serve as the Secretariat to the LZBAA.

The LZBAA may invite resource persons in support of the performance of its functions.

SECTION 51. REVIEW OF THE ZONING ORDINANCE. The City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, based on the following reasons/situations:

A. Updating/Revision of the CLUP
B. Introduction of projects of national and/or local significance
C. Force majeure events with City-wide land use implications
D. Petition for re-zoning/re-classification with City-wide implications
E. Increasing number of applications/issuances invoking Variances and Exceptions

SECTION 52. COMPOSITION OF THE LOCAL ZONING REVIEW COMMITTEE (LZRC). The Local Zoning Review Committee shall be composed of the following members:

A. Sangguniang Panlungsod Chairperson on Environmental Protection and Technology and Urban Planning Committee
B. City Planning and Development Coordinator
C. City Health Officer
D. President, Association of Barangay Captains
E. City Engineer
F. District School Supervisor
G. City Disaster Risk Reduction and Management Officer
H. Three (3) Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner’s Association)
I. Two (2) NGO Representatives.

The City Planning and Development Office shall serve as the Secretariat to the LZRC.

The LZRC may invite resource persons in support of the performance of its functions.

SECTION 53. FUNCTIONS OF THE LOCAL ZONING REVIEW COMMITTEE. The Local Zoning Review Committee shall have the following powers and functions:

A. Review the Zoning Ordinance for the following purposes:

1) Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.

2) Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
B. Recommend to the Sangguniang Panlungsod necessary legislative amendments on the needed changes in the Zoning Ordinance as a result of the review conducted.

C. Coordinate with HLURB of the recommended changes to the Zoning Ordinance as a result of its review.

SECTION 54. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Zoning Ordinance, as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Panlungsod.

SECTION 55. SUPPLETORY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the City.

SECTION 56. SEPARABILITY CLAUSE. Should any 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 57. REPEALING CLAUSE. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 58. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon approval by the City Council.

ADOPTED on this 25th day of May 2017 in the City of Mandaluyong.

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS ENACTED AND APPROVED BY THE SANGGUNINAG PANLUNGSOD OF MANDALUYONG IN SPECIAL SESSION HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.

MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED:  

ANTONIO DLS. SUVA  
Vice Mayor & Presiding Officer

APPROVED:

CARMELITA A. ABALOS  
City Mayor

Date: JUN 02 2017
Ordinance No. 664, S-2017
AN ORDINANCE ADOPTING THE ZONING REGULATIONS OF MANDALUYONG CITY
AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT
THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWIT
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MATERNITY LEAVE
CHARISSE MARIE A. VARGAS
Councilor

ALEXANDER C. STA. MARIA
Councilor

AYLA A. BALDUEZA
Councilor

FRANCISCO O. ESTEBAN
Councilor

ABSENT
GRACE MARIE V. ANTONIO
Councilor

SICK LEAVE
JESUS C. CRUZ
Councilor

LUISITO E. BOSNOSA
Councilor

ROEHL B. BACAR
Councilor

ABSENT
RODOLFO M. POSADAS
Councilor

CHERRY LYNN P. SANTOS
Councilor

BRANDO P. DOMINGUEZ
Councilor

FERNANDO B. OCAMPO
Councilor

MARLON R. MANALO
LnB President
ROAD DEVELOPMENT PLAN

PROPOSED ROAD TYPE 1

PROPOSED ROAD TYPE 2

PROPOSED ROAD TYPE 3

PROPOSED ROAD TYPE 4
RISK ANALYSIS PROJECT: GROUND SHAKING HAZARD MAP OF MANDALUYONG CITY
EVENT SCENARIO: MAGNITUDE 7.2 EARTHQUAKE ALONG THE WEST VALLEY FAULT.