



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PR23CC-041

25th Regular Session

RESOLUTION NO. SP- **10289**, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PRIMEWORLD LAND HOLDINGS, INC., AS REPRESENTED BY MICHAEL D. LOMIBAO, FOR THE CONSTRUCTION AND OPERATION OF AN AS-BUILT: FOUR (4)-STOREY OFFICE BUILDING WITH ROOF DECK WITH A TOTAL LOT AREA OF THREE HUNDRED FIFTY (350) SQUARE METERS LOCATED AT LOT 12-B, BLOCK 372, BONIFACIO AVENUE, BARANGAY SAN JOSE, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

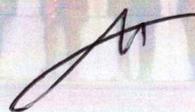
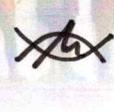
Introduced by Councilor TANY JOE "TJ" L. CALALAY

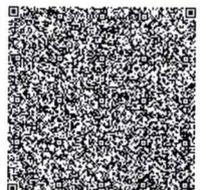
Co-Introduced by Councilors Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Geleen "Dok G" Lumbad, Atty. Christoffer Allan "Tope" Liguigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez and Jhon Angelli "Sami" C. Neri

WHEREAS, Primeworld Land Holdings, Inc., is applying for a Certificate of Exception for the construction and operation of an As-Built: Four (4)-Storey Office Building with Roof Deck with a total lot area of three hundred fifty (350) square meters located at Lot 12-B, Block 372, Bonifacio Avenue, Barangay San Jose, District I, Quezon City, allowing deviation from the restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, the Sangguniang Barangay concerned and the residents nearby the place of business therein interposed no objection to the operation of the said business establishment;

9



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

WHEREAS, pursuant to Section 55(2), Article VIII of Comprehensive Zoning Ordinance of 2016, a Certificate of Exception shall be required for the aforementioned Project subject to the authorization of the City Council through a Resolution;

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

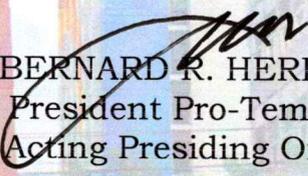
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to Primeworld Land Holdings, Inc., as represented by Michael D. Lomibao, for the construction and operation of an As-Built: Four (4)-Storey Office Building with Roof Deck with a total lot area of three hundred fifty (350) square meters located at Lot 12-B, Block 372, Bonifacio Avenue, Barangay San Jose, District I, Quezon City, allowing deviation from the restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

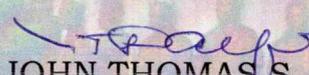
ADOPTED: November 19, 2025.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on November 19, 2025 and was CONFIRMED on November 26, 2025.


BERNARD R. HERRERA
President Pro-Tempore
Acting Presiding Officer

ATTESTED:


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

