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

PR23CC-903

60th Regular Session

RESOLUTION NO. SP-10658, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO MANUKA REALTY, INC., AS REPRESENTED BY SUSANA F. DELOS REYES, FOR THE CONSTRUCTION AND OPERATION OF AS-BUILT: ADDITIONAL FOURTH FLOOR AND UTILITY DECK TO EXISTING THREE (3)-STOREY COMMERCIAL BUILDING LOCATED AT LOT 20, BLOCK 90, MAGINHAWA STREET, BARANGAY SIKATUNA VILLAGE, DISTRICT IV, 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 RAM V. MEDALLA

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Atty. Christoffer Allan "Tope" Liquigan, 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, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

---

WHEREAS, Manuka Realty, Inc., as represented by Susana F. Delos Reyes, is applying for a Certificate of Exception for the construction and operation of As-Built: Additional Fourth Floor and Utility Deck to Existing Three (3)-Storey Commercial Building located at Lot 20, Block 90, Maginhawa Street, Barangay Sikatuna Village, District IV, Quezon City;

WHEREAS, the Barangay Council of Barangay Sikatuna Village and the residents nearby the place of business therein interposed no objection to the said business establishment;

THE QUEZON HERITAGE HOUSE
A PLACE OF REFUGE AND COMFORT

WHEREAS, in accordance with the provision of Sections 26 and 26.8.c, Article V; Sections 32 and 33, Article VI; Section 55.2, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, a Certificate of Exception (COE) shall be required for the aforementioned project which will be issued only upon authorization by the City Council through a Resolution;

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

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

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 Manuka Realty, Inc., as represented by Susana F. Delos Reyes, for the construction and operation of As-Built: Additional Fourth Floor and Utility Deck to existing Three (3)-Storey Commercial Building located at Lot 20, Block 90, Maginhawa Street, Barangay Sikatuna Village, District IV, 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: August 10, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on August 10, 2026 and was CONFIRMED on September 1, 2026.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

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