



MAKATI COMMERCIAL ESTATE ASSOCIATION, INC.

Mini-Park, Legazpi Street, Legazpi Village, City of Makati • Tel. Nos.: 813-2446 • 813-2447 • 810-3054 • FAX 810-3194

October 22, 2001

MEMORANDUM CIRCULAR 2001 – 17(A)

TO : ALL MACEA MEMBERS
RE : **MAKATI CITY ZONING ORDINANCE NO. 2000 - 078**

Anent to MaCEA Memorandum Circular No. 2001-17 dated October 11, 2001, listed below are the additional Principal Uses in specific C4 subzones and correction on Paragraph 2.5 on Retail parking requirement. Attached also is the revised Summary Comparison of Existing MaCEA Restrictions and Makati City Zoning Ordinance.

1. - ADDITIONAL PRINCIPAL USES IN SPECIFIC C4 SUBZONES:

C-4A (Ayala North)

- a. HOTEL, where is shall be allowed as an additional Principal Use only in Lot 1, (LRC) Psd-293128.

C-4B (Ayala South)

- a. HOTEL, where it shall be allowed as an additional Principal Use only in Lots 2-A-2-A and 2-A-2-B, (LRC) Psd 215710 and Lots 1 and 2 Pcs-00-007133;
- b. MEDICAL CENTER, where it shall be the only Principal Use allowed in Lot 2-A-1-A, (LRC) Psd 30865.

C-4C (Ayala Triangle)

- a. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT/HOTEL.

C-4D (Roxas Triangle)

- a. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT, where it shall be allowed as an additional Principal Use only in: Lots 1 and 2, (LRC) Pcs-18131; and Lot 4-B-1, Psd-00-034959;
- b. HOTEL, where it shall be allowed as an additional Principal Use only in Lots 1 and 2, (LRC) Pcs-18131; and Lot 4-B-1, Psd-00-034959.

C-4E and C-4F (Legazpi Village and Salcedo Village)

- a. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT;
- b. PETROL FILLING/SERVICE STATION, where it shall be allowed as an additional Principal Use only in lots fronting Gil Puyat Avenue, Amorsolo Street, or Arnaiz Avenue;

- c. PLACE OF RELIGIOUS WORSHIP, where it shall be the only Principal Use allowed in: Lot 1 Pcs-00-007739; Lots 2 and 3, Block 2, (LRC) Pcs-6820; Lot 1, Block 13, (LRC) Pcs-8496; Lot 9, Block 15, (LRC) Pcs-6820; Lots 1,2,3 and 4, (LRC) Pcs-1282,
- d. CULTURAL AND EDUCATIONAL CENTER, where it shall be the only Principal Use allowed in Lot 1, Block 14, (LRC) Pcs-6254;
- e. COLLEGE/UNIVERSITY/EDUCATIONAL RESEARCH CENTER, where it shall be the only Principal Use allowed in: Lots 1-9, Block 17, (LRC) Pcs-8081; Lot 2 Pcs-00008307;
- f. PARKING/PARKING STRUCTURE, PLAYGROUND, SPORTS FIELD/COURT, GARDEN, UTILITY FACILITY, where it shall be the only Principal Use allowed in the following lots:
 - Lot 1, Psd-007602-029408-D
 - Lot 2, Psd-007602-029408-D
 - Lot 1, (LRC) Psd-209535
 - Lot 3-A, Psd-13-012797

2. - ERRATUM - Paragraph 2.5 on Retail parking requirement should read as follows:

Retail parking requirement: 1.25 parking slot per 100 sqm. retail gross floor area.


CESAR V. CAMPOS
President

Summary Comparison of Existing MaCEA Restrictions and Makati City Zoning Ordinance

(Note: This table is only a summary reference. Refer to the MaCEA Consolidated and Revised Deed Restrictions and Makati City Ordinance No. 2000-078 for the specific and full listing of restrictions and requirements applicable to the MaCEA area.)

	MaCEA Revised Restrictions	Makati City Zoning Ordinance
1. Lot subdivision/ consolidation	▪ Lot cannot be subdivided; two or more may be used for single bldg. ▪ Two or more lots may be consolidated. ▪ Resubdivision allowed but not smaller than smallest lot before consolidation or specific standard lots (1,200/300 sqm).	▪ Same
2. Land use	▪ Allowed uses defined by subdivision and by specific lots: - office - residential - residential-penthouse - hotel	▪ Allowed uses defined by principal and accessory uses for subzones. In addition to uses allowed in the Revised Restrictions, various institutional, recreational, and service uses are allowed. (Refer to numbers 1, 2, and 3 above.
	▪ Predetermined uses allowed in selected lots.	▪ Some uses defined for specific lots: e.g. hotel, hospital, school, gas station.
	▪ Industrial plants, retail stores (except in hotel) not allowed.	▪ Convenience/food retail allowed in commercial subzones (C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G) subject to the following: - Maximum retail gfa per lot is 0.20 FAR, excluding gfa of restaurants and other food-serving establishments at 2nd flr and up. (Note: gfa of restaurants at ground flr and below are included in 0.20 FAR maximum retail gfa restriction.) - Service access to retail limited to specific streets/roads. - Improvements in parking (see #11 below), pedestrian, other facilities. - Payment of one-time retail permit fee by lot owner/developer of existing and new convenience/food retail establishment to local government, to be used exclusively for improving pedestrian, parking, other service facilities. (Hotel retail exempted from payment of retail permit fee).
	▪ Restaurants, food-serving establishments allowed at 2nd flr and up only.	▪ Same in residential subzones (R-3A and R-3B).

3. Density (Maximum FAR)	Maximum FAR defined for each subdivision.	Same
	Some lots may opt for site coverage requirements as per original deed restrictions instead of maximum FAR restriction.	All lots subject to FAR limit.
		- Exempted from maximum FAR computation: - Covered ground-level, elevated, underground walkway that is part of the planned pedestrian network; - Theater (non-commercial cinema), museum, art gallery, provided that total gfa exempted for such uses does not exceed 0.50 FAR.
4. Development charge	Applied if building exceeds specific limits.	Allowed as per lot owners' association.
5. Building height	No building height limit other than specified by government, except in Apartment Ridge Ext where 8-floor limit remains until 2008 provided Urdaneta Village restrictions remain in present form.	No building height limit other than specified by government.
6. Setback	Defined by subdivision.	Same (by corresponding subzone)
7. Foundations	Defined by subdivision.	Same
8. Eaves, canopies, casings	Not allowed to project beyond property line, except as porte cochere or covered walks.	Same, as per national building code
9. Porte Cochere or Covered Walks	Allowed but not permanent.	Same
10. Public utilities easement	Building shall be subject to permanent easement in favor of duly authorized public utility entities.	Same
11. Parking	Office/Residential: 1/100 sqm gfa	Same
		Retail: 1.25/100 sqm gfa
		Other uses: as per national building code
12. Vehicular entry/exit	Defined by subdivision.	Same (by corresponding subzone).
13. Service Entrance	All service entrances shall be by underground conduits; direct water pump from main not allowed.	Same
14. Signs	Signs attached to side of building shall not project outside property line.	Same