



MAKATI COMMERCIAL ESTATE ASSOCIATION, INC.

Washington SyCip Park, Legazpi St., Legazpi Village, Makati City
Tel. Nos.: 813-2446, 810-3054 • Fax: 810-3194 • E-mail: macea@info.com.ph

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MEMORANDUM CIRCULAR 2008 - 06

TO : ALL MACEA MEMBERS
RE : MAKATI CITY ORDINANCE NO. 2006-025

The Housing and Land Use Regulatory Board (HLURB) ratified last March 29, 2007 Makati City Ordinance No. 2006-025 (*Ordinance Amending Certain Provisions of the Makati City Zoning Regulations*), hereinafter referred to as the "Ordinance", which amends certain provisions of Makati City Ordinance No. 2000-078 pertaining to the Comprehensive Land Use Plan and Zoning Regulations of Makati City.

There are two types of amendments affecting the MACEA area: the first applies directly to specific lots within MACEA's jurisdiction; the second has citywide application. These amendments are summarized below. Table 1 compares the previous (Ordinance No. 2000-078) with the new (Ordinance No. 2006-025) provisions. Please note that the Ordinance designates each MACEA subdivision as a C-4 or an R-3 subzone:

C-4A: Ayala North
C-4B: Ayala South
C-4C: Ayala Triangle
C-4D: Roxas Triangle
C-4E: Legazpi Village
C-4F: Salcedo Village
C-4G: Buendia Extension
R-3A: Apartment Ridge
R-3B: Apartment Ridge Extension

A summary of the first type of amendment is as follows: (refer to Map A attached)

1. In R-3B, office/embassy shall be allowed as an additional Principal Use.
2. In both R-3A and R-3B, Convenience Retail shall be allowed as an additional Accessory Use provided the total retail Gross Floor Area (GFA) does not exceed three percent (3%) of the total GFA of the structure.
3. The amount of Retail Permit Fee for Convenience Retail in C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G is fixed at P3,000.00 per square meter beginning year 2007, until further amended.
4. Pawnshop/One-Stop Payment Shop shall be allowed as an additional Principal Use in C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G, except in certain subzones/lots identified in the Ordinance that are devoted only to specific Principal Uses [refer to Section 20 (2 and 3)].

5. Residential Condominium/Condotel/Apartment shall be allowed as an additional Principal Use in C-4A Ayala Avenue/Paseo de Roxas/Makati Avenue rear lots or lots fronting Valero Street [except Lots 1 and 2, (LRC) Pcs-13001] as shown in Map A.
6. Residential Condominium/Condotel/Apartment shall be allowed as an additional Principal Use in C-4B Ayala Avenue/Makati Avenue rear lots or lots fronting Dela Rosa Street [except Lot 2-A-1-A, (LRC) Psd 30865] as shown in Map A.
7. Lots may be consolidated and/or subdivided provided none of the lots resulting from subdivision or re-subdivision shall be smaller than
 - a. 1,200 square meters in R-3A, R-3B, C-4A, C-4B, C-4C, C-4D and C-4G;
 - b. 800 square meters in C-4E and C-4F.
8. The dominant (Principal) use in C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G shall be computed based on the total GFA occupied by dominant use/s in a lot (instead of the GFA occupied by the use with the highest revenue raising capacity).

A summary of the second type of amendments (city-wide application), those that are particularly relevant to MACEA, is as follows:

1. Accessory Use/s shall not occupy more than forty-five (45%) of the total GFA of the structure.
2. Subject to approval and the *Implementing Rules and Regulations (IRR) of the Makati City Zoning Ordinance, As Amended*, which the City is currently drafting, additional GFA beyond the prescribed maximum FAR may be allowed in the form of Transit-Based Development, Transfer of Development Rights (TDR) and Bonus Incentives.
3. Compliance with *Environmental Impact Assessment (EIA) System* and other additional studies as may be deemed necessary by the City such as but not limited to *Engineering Geological Geophysical Assessment Report (EGGAR)* are added as requirements for the approval of certain projects.
4. Approved building plan/s based on the issued Locational Clearance shall not be altered or modified without the prior approval of the Office of the Zoning Administrator (OZA).
5. Any person/firm applying for permit for signboards/billboards shall secure a Locational Clearance from the OZA prior to installation, construction or modification of the same. Application, installation, construction or modification of billboards and signages shall conform with the Billboard Masterplan to be approved by the City Council.
6. Any person or firm applying for a business and license permit shall secure a conforming Locational Clearance from the OZA and/or Certificate of Non-Conformance for non-conforming uses prior to the issuance of business and license permits.
7. A new schedule of zoning fees is prescribed.

Procedures and conditions to be complied with before some of the aforesaid amendments can take effect are spelled out in the Ordinance. Further, the City stipulates that all developments shall conform to the minimum requirements of the following additional statutes: *Clean Air Act*, *Ecological Solid Waste Management Act* and other applicable laws and regulations promulgated by the national agencies concerned.

Notwithstanding the approval of these amendments, note that some of the above-mentioned provisions are subject to the *Implementing Rules and Regulations (IRR) of the Makati City Zoning Ordinance, As Amended* which the City is currently drafting. Said IRR shall be used in conjunction with the Ordinance and other applicable national and local laws. Mechanisms, requirements and conditions in addition to those mentioned here shall apply when so specified in the Ordinance and the IRR.

Lastly, please note that the Ordinance continues to recognize the existence of lot owners' associations like MACEA and the performance of the powers and functions they are allowed to exercise under their respective charters. Thus, provisions of the *Consolidated and Revised MACEA Restrictions*, as well as all regulations and Memorandum Circulars issued by the MACEA pursuant thereto, which are not inconsistent with the Amended Zoning Ordinance shall continue to be valid and in effect, and shall continue to be implemented and enforced by MACEA. Members must therefore continue to comply with the aforesaid regulations, including but not limited to the submission of building plans for the prior approval and endorsement of MACEA and payment of relevant fees/charges, among others.

Please be guided accordingly.

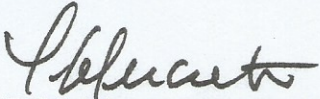

ADOLFO M. DUARTE
President

Table 1. Summary List of Amendments and Comparison of Corresponding Provisions, Makati City Ordinance No. 2000-078 and Ordinance No. 2006-025
(This table is only a summary reference. For the full listing of amendments, refer to Makati City Ordinance No. 2006-025.)

Amendments	Ordinance No. 2000-078	Ordinance No. 2006-025
1. In R-3B, office/embassy shall be allowed as an additional Principal Use.	Section 16. High Density Residential Zone 1. Principal Uses a. R-3A and R-3B: i. RESIDENTIAL INN/APARTMENT/ CONDOTEL/ CONDOMINIUM ii. HOTEL, where it shall be allowed as a Principal Use in the following lots only: R-3A Lot 2, (LRC) Pcs-17679; R-3B Lots 1-E and 1-F, (LRC) Psd-277514 iii. OFFICE/EMBASSY, where it shall be allowed as a Principal Use only in R-3B Lots 1-E and 1-F, (LRC) Psd-277514 iv. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN v. PARKING STRUCTURE	Section 16. High Density Residential Zone 1. Principal Uses a. R-3A and R-3B: i. RESIDENTIAL INN/APARTMENT/ CONDOTEL/ CONDOMINIUM ii. HOTEL, where it shall be allowed as a Principal Use in the following lots only: R-3A Lot 2, (LRC) Pcs-17679; R-3B Lots 1-E and 1-F, (LRC) Psd-277514 iii. OFFICE/EMBASSY, where it shall be allowed as a Principal Use in R-3B only iv. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN v. PARKING STRUCTURE
2. In both R-3A and R-3B, Convenience Retail shall be allowed as an additional Accessory Use provided the total retail Gross Floor Area (GFA) does not exceed three percent (3%) of the total GFA of the structure.	Not allowed	Section 16. High Density Residential Zone 2. Accessory Uses a. R-3A and R-3B: i. PLACE OF RELIGIOUS WORSHIP ii. HEALTH CENTER/CLINIC/CLUB, GYM iii. CLUB, MULTI-PURPOSE HALL/ROOM iv. SPORTS/RECREATION FACILITY v. RESTAURANT, CANTEEN OR FOOD-SERVING ESTABLISHMENT, provided that, except in hotels, such restaurant, canteen, or food-serving establishment is not located on the ground or basement floor vi. DAY CARE CENTER vii. PERSONAL SERVICE/REPAIR viii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS ix. CONVENIENCE RETAIL (neighborhood scale only), where total GFA shall not exceed three (3%) of the total GFA of the structure

3. The amount of Retail Permit Fee for Convenience Retail in C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G is fixed at P3,000.00 per square meter beginning year 2007, until further amended.	Section 20. Central Business District Zone 6. Additional Accessory Uses allowed in C-4 lots: CONVENIENCE/RETAIL STORE (neighborhood scale only), and RESTAURANT, CANTEN OR FOOD-SERVING ESTABLISHMENT a. xxx b. xxx c. Improvements in parking, pedestrian, service and other facilities for public use will be required as a condition for the establishment of the accessory uses listed in Article V, Section 20 (6) in C4 lots. d. For the purpose of creating a fund for the construction, installation and establishment of the necessary improvements in parking, pedestrian, service and other facilities for public use, a one-time retail permit fee is hereby imposed under the following conditions: i. xxx ii. xxx iii. xxx iv. xxx v. The retail permit fee to be paid in the year in which this Ordinance is approved shall be Pesos Two Thousand (P2,000.00) per square meter of the Gross Floor Area equivalent to one-fifth (0.20) FAR. The amount of the retail permit fee shall increase by ten percent (10%) annually, commencing in 2001; provided that, beginning year 2005 and at the end of every successive five-year period thereafter, the increase shall be subject to review and adjustment.	Section 20. Central Business District Zone 6. Additional Accessory Uses allowed in C-4 lots: CONVENIENCE/RETAIL STORE (neighborhood scale only), and RESTAURANT, CANTEN OR FOOD-SERVING ESTABLISHMENT a. xxx b. xxx c. Improvements in parking, pedestrian, service and other facilities for public use will be required as a condition for the establishment of the accessory uses listed in Article V, Section 20 (6) in C4 lots. For the purpose of creating a fund for the above-mentioned improvements, a one-time retail permit fee is hereby imposed under the following conditions: i. xxx ii. xxx iii. xxx iv. xxx v. Beginning year 2007, the amount of Retail Permit Fee shall be fixed at P3,000.00 per sq.m until the next amendments to this Ordinance.
4. Pawnshop/One-Stop Payment Shop shall be allowed as an additional Principal Use in C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G, except in certain subzones/lots identified in the Ordinance that are	Not allowed	Section 20. Central Business District Zone 1. Principal Uses allowed in C-4 zone, except that for certain subzones/lots, Section 20 (2 and 3) shall govern the Principal Uses to which such subzones/lots shall be devoted: a. OFFICE b. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE/PAWNSHOP/ONE-STOP PAYMENT SHOP c. COLLEGE/UNIVERSITY,

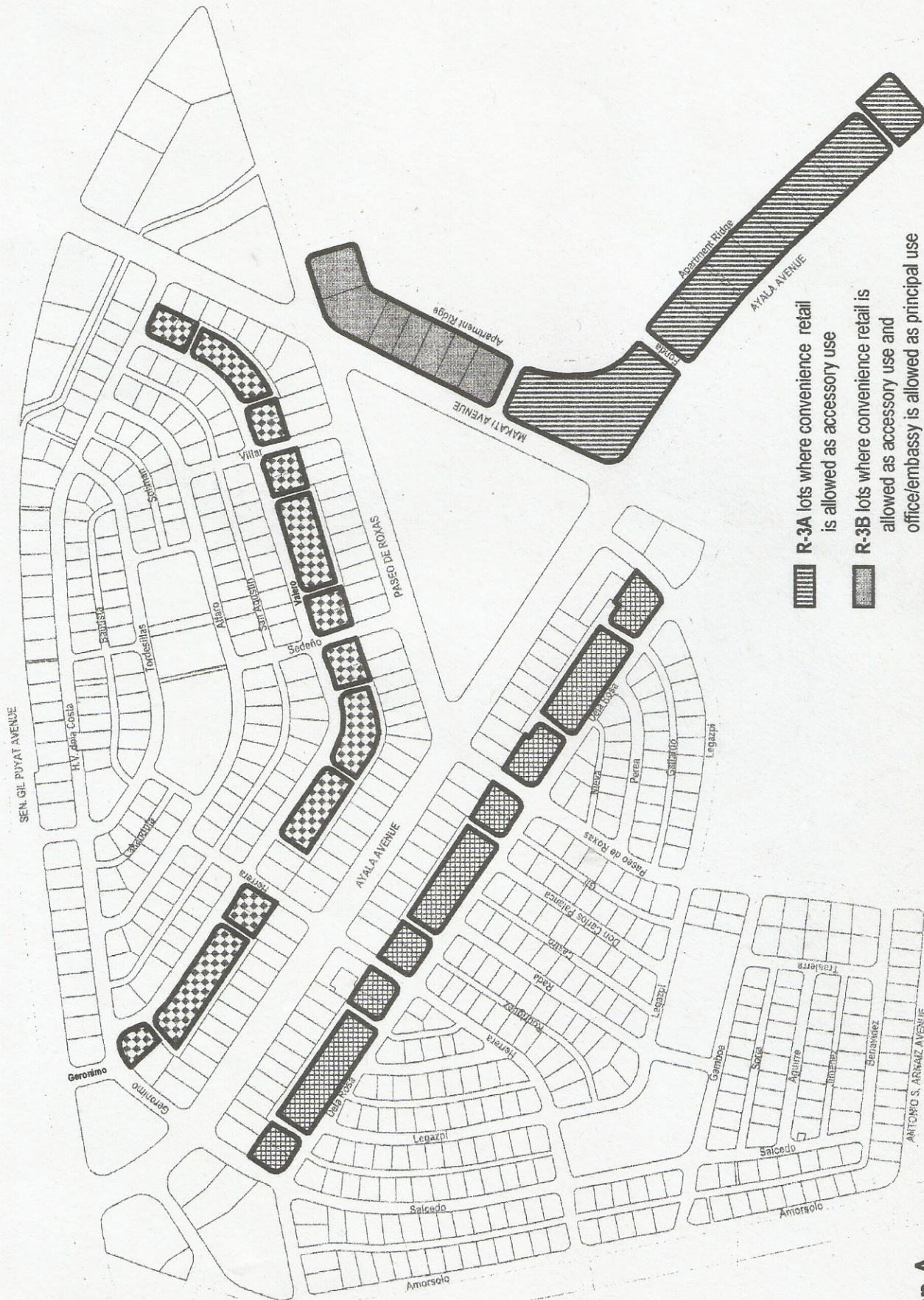
devoted only to specific Principal Uses [refer to Section 20 (2 and 3)].		d. CULTURAL/EDUCATIONAL CENTER e. SPECIALTY SCHOOL/TRAINING FACILITY f. PLACE OF RELIGIOUS WORSHIP g. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER h. AUDITORIUM/THEATER/PERFORMANCE CENTER (not commercial cinema) i. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY j. CONVENTION/MEETINGS FACILITY k. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN l. PARKING STRUCTURE m. COMPUTER/INFORMATION TECHNOLOGY-RELATED SERVICE ACTIVITY n. RADIO/TELEVISION STATION, MEDIA SERVICE o. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS p. PUBLIC UTILITY FACILITY
5. Residential Condominium/Condotel/Apartment shall be allowed as an additional Principal Use in C-4A Ayala Avenue/Paseo de Roxas/Makati Avenue rear lots or lots fronting Valero Street [except Lots 1 and 2, (LRC) Pcs-13001] as shown in Map A.	Not allowed	Section 20. Central Business District Zone 2. Additional Principal Uses allowed in specific C-4 subzones/lots: a. C-4A: i. HOTEL, where it shall be allowed as an additional Principal Use only in Lot 1, (LRC) Psd-293128 (Bel-Air) ii. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT, where it shall be allowed as an additional Principal Use only in Ayala Ave./Paseo De Roxas/Makati Ave. rear lots fronting Valero Street [except Lots 1 and 2, (LRC) Pcs-13001]
6. Residential Condominium/Condotel/Apartment shall be allowed as an additional Principal Use	Not allowed	Section 20. Central Business District Zone 2. Additional Principal Uses allowed in specific C-4 subzones/lots: b. C-4B: i. HOTEL, where it shall be allowed as an additional Principal Use only in Lots 2-A-2-A and

in C-4B Ayala Avenue/Makati Avenue rear lots or lots fronting Dela Rosa Street [except Lot 2-A-1-A, (LRC) Psd 30865] as shown in Map A.		2-A-2-B, (LRC) Psd-215710 and Lots 1 and 2, Pcs-00-007133 (San Lorenzo) ii. RESIDENTIAL CONDOMINIUM/ CONDOTEL/APARTMENT, where it shall be allowed as an additional Principal Use only in Ayala Ave. rear lots fronting Dela Rosa St.
7. Lots may be consolidated and/or subdivided provided none of the lots resulting from subdivision or re-subdivision shall be smaller than: • 1,200 square meters in R-3A, R-3B, C-4A, C-4B, C-4C, C-4D and C-4G. • 800 square meters in C-4E and C-4F.	Section 31. Lot Use. Two or more lots may be used for a single building. Two or more lots may be consolidated into a single lot, which may later be re-subdivided, except that in R-1, R-2B, R-3, C-3D, C-3E, C-3F, C-3G, C-3H and C-4 zones/subzones, a lot cannot be subdivided. But two or more lots in these zones/subzones may be consolidated into a single lot that the owner may later re-subdivide into the original number of lots or less, as follows: 1. In R-1 and R-2B zone/subzone, a consolidated lot may only be re-subdivided into their original lot boundaries, as defined in the approved subdivision plan where the lot is located; 2. In R-3, C-3D, C-3E, C-3F, C-3G, C-3H and C-4 zones/subzones, none of the lots resulting from re-subdivision shall be smaller in area than the smallest lot before consolidation, except that in R-3A, R-3B, and C-4 zone/subzones, re-subdivision into an area smaller than the smallest lot before consolidation is allowed provided that none of the lot areas resulting from re-subdivision shall be smaller than the following lot sizes: a. 1,200 square meters in C-4A, C-4B, C-4C, C-4D, C-4G, R-3A, R-3B subzones b. 800 square meters in C-4E, C-4F and C-4H subzones	Section 32. Lot Use. Lot use for different zones shall conform to the following regulations: 1. Two or more lots may be used for a single building. 2. Two or more lots may be consolidated into a single lot which may later be re-subdivided, provided that: a. In R-1 zone, a lot cannot be subdivided. But two or more lots in this zone may be consolidated into a single lot that the owner may later re-subdivide into their original lot boundaries, as defined in the approved subdivision plan where the lot is located; b. In R-3, C-3A, C-3B, C-3D and C-4 zones/subzones, lots may be consolidated and/or subdivided provided none of the lots resulting from subdivision or re-subdivision shall be smaller than the following lot sizes: i. 1,200 square meters in R-3, C-3B, C-3D, C-4A, C-4B, C-4C, C-4D, and C-4G zone/subzones; and ii. 800 square meters in C-3A, C-4E, C-4F and C-4H subzones
8. The dominant (Principal) use in C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G shall be computed based on the total GFA occupied by dominant use/s in a lot (instead of the GFA occupied by the use with	Section 11. General Provisions 2. A Principal Use/s shall be the dominant use/s in a lot. The dominant use of a lot shall be determined as follows: a. In Residential (R-1, R-2, R-3), Institutional (INS-1, INS-2), Government Center (GCZ), and Sports Club Recreational (REC-3) zones, the dominant use is the use that occupies the largest building Gross Floor Area in a lot, subject to exceptions stated in Section 11 (2-c); b. In Commercial (C-1, C-2, C-3, C-4) zones, the dominant use is the use that has the largest revenue	Section 11. General Provisions 2. A Principal Use/s shall be the dominant use/s in a lot. The dominant use of a lot shall be determined as follows: a. In Residential (R-1, R-2, R-3), Commercial (C-1, C-2, C-3, C-4), Institutional (INS-1, INS-2), Government Center (GCZ), and Sports Club Recreational (REC-3) zones, the dominant use is the use that occupies the largest building Gross Floor Area in a lot, subject to exceptions stated in herein item b. b. In lots in REC-1, REC-2, RDZ, OPN and in Residential

the highest revenue raising capacity).	raising capacity, regardless of the area of the lot that is occupied by such use, subject to exceptions stated in Section 11 (2-c) c. In lots in Residential and Commercial zones where Park, playground, sports field/court, garden is the only Principal Use allowed, the dominant use is the use that occupies the largest area of the lot. d. In all other zones, the dominant use is the use that occupies the largest area of the lot.	and Commercial zones/subzones where Park, playground, sports field/court, garden is the only Principal Use allowed, the dominant use is the use that occupies the largest area of the lot.
9. Accessory Use/s shall not occupy more than forty-five (45%) of the total GFA of the structure.	Section 11. General Provisions 3. An Accessory Use shall be allowed only with the presence of a Principal Use in the same lot.	Section 11. General Provisions 3. An Accessory Use shall be allowed only with the presence of a Principal Use in the same lot. In no case shall Accessory Use/s occupy more than forty-five (45%) of the Gross Floor Area of the structure located in the same lot including open yard if used for commercial purpose.
10. Subject to approval and the Implementing Rules and Regulations (IRR) of the Makati City Zoning Ordinance, As Amended, which the City is currently drafting, additional GFA beyond the prescribed maximum FAR may be allowed in the form of Transit-Based Development, Transfer of Development Rights (TDR) and Bonus Incentives.	Section 37. Transfer of Development Rights. The maximum allowable GFA for any building on a lot may be increased by transfer to such lot (hereinafter referred to as the Development Lot) of GFA that is allowed under Article V of this Ordinance but is not used by an adjacent lot (hereinafter referred to as the Transfer Lot), provided that: 1. The Development Lot and the Transfer Lot are located in the same R-3, C-1, C-2, C-3, C-4, GCZ zone or INS subzone. 2. The sum of the GFA in the Transfer Lot and the Development Lot does not exceed the sum of the allowable maximum GFA of the two lots, as defined in Article V of this Ordinance. 3. The maximum GFA available for transfer to a Development Lot is equal to the difference between the allowable maximum GFA of the Transfer Lot, as defined in Article V of this Ordinance, and the total GFA of the building/s on the Transfer Lot. 4. The owner/developer of the Development Lot provides sufficient technical basis, as determined by the Building Official, to show that the building/s resulting from the transfer will not cause substantial congestion or	Section 38. Additional FAR Provisions. Additional FAR beyond the prescribed allowable maximum FAR can be availed through the following development modes: 1. Transfer of Development Rights. The maximum allowable GFA for any building on a lot may be increased by transfer to such lot (hereinafter referred to as the Development Lot) of GFA that is allowed under Article V of City Ordinance No. 2000-078 but is not used by another lot (hereinafter referred to as the Transfer Lot), provided that: a. The Development Lot and the Transfer Lot are located in the same R-3, C-1A, C-2, C-3, C-4 subzone, GCZ or INS zone; b. The Transfer and Development Lots shall have the same type (FAR) of density restrictions; c. The sum of the GFA in the Transfer Lot and the Development Lot does not exceed the sum of the allowable maximum GFA of the two lots, as defined in Article V of City Ordinance No. 2000-078; d. The maximum GFA available for transfer to a Development Lot is equal to the difference between the allowable maximum GFA of the Transfer Lot, as defined in Article V of City Ordinance No. 2000-078, and the total GFA of the building/s on the Transfer Lot; e. The owner/developer of the Development Lot provides

inconvenience or disrupt access and delivery of services to adjacent properties and the vicinity. 5. Except for the maximum FAR prescribed in Article V of this Ordinance, the building/s resulting from the transfer complies with the land use and all other provisions of this Ordinance. 6. GFA that has been transferred to a Development Lot cannot be re-transferred except to the original Transfer Lot. Provided further that if the Transfer Lot contains a building or structure that has been certified by the City government and the National Historical Institute as a historical building, structure or landmark that should be preserved, then the Development Lot and the Transfer Lot need not be adjacent or be located in the same subzone/zone. In this case, the maximum amount of GFA that can be transferred from the Transfer Lot to the Development Lot shall be twenty-thousand (20,000) square meters. Transfer of GFA from a Transfer Lot reduces the amount of GFA that can be built in the Transfer Lot by the amount of GFA transferred; likewise, the transfer allows an increase in the allowable GFA in the Development Lot by the same amount. These conditions, including the preservation of the building or structure in the Transfer Lot if such building has been certified by the City government and the National Historical Institute as a historical building, structure or landmark that should be preserved, shall be annotated on the respective titles of the Transfer Lot and the Development Lot.	sufficient technical basis, acceptable to the Zoning Administrator, to show that the building/s resulting from the transfer will not cause substantial congestion or inconvenience or disrupt access and delivery of services to adjacent properties and the vicinity. Among others, the proponent of a TDR shall, at its cost, have a Traffic Impact Assessment (TIA) done by a reputable consulting firm/entity acceptable to the City. The TIA shall assess the impact of the TDR on the Development Lot and its vicinity, and identify measures to mitigate any potential adverse impacts/s. The City may require other impact assessments to be done by reputable consulting firms/entities acceptable to the City at the cost of the proponent; The proponent of the TDR shall commit to implement and shoulder the costs of the necessary mitigation measures identified by the TIA and other impact assessments accordingly; f. In any case, the total FAR at a Development Lot, resulting from the TDR from a Transfer Lot shall not exceed 125% of its original maximum FAR; g. A proposed TDR may not be approved or the total GFA allowed to be transferred may be less than the maximum defined in herein item g if there is insufficient basis, according to the assessment of the Zoning Administrator and based on the above-mentioned impact assessments and/or other related studies, accordingly; i. Except for the maximum FAR prescribed in Article V of the City Ordinance No. 2000-078, the building/s resulting from the transfer complies with the land use and all other provisions of the said Ordinance; j. GFA that has been transferred to a Development Lot cannot be re-transferred except to the original Transfer Lot; and k. The resulting increase in the total GFA of a Development Lot and the corresponding decrease in the total GFA of a Transfer Lot shall be annotated on the respective titles of the Transfer Lot and the Development Lot within sixty (60) working days after
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	Section 28. Additional FAR Provision for Transit-based Developments. In all commercial zones (C-1, C-2, C-3, C-4), a building or structure that is within a 200 meter walking distance from an existing LRT or commuter rail station will be allowed to build one (1) FAR higher than the maximum FAR specified in Article V of this Ordinance for the zone or subzone where the building or structure is located, provided that the building owner or developer builds and maintains, at his cost, a direct, sheltered pedestrian link from his building to the transit station as approved by the Building Official. As determined by the Building Official and in consultation with concerned transit authorities, this link must be of sufficient dimension to accommodate public pedestrian volumes and must be kept open, safe, and well-lighted for the use of the general public at least during a period that extends before and after regular working hours.	the TDR has been approved by the Zoning Administrator; 2. Transit-Based Developments. In all commercial zones (C-1, C-2, C-3, C-4), a building or structure that is within 200 meter walking distance from an existing commuter rail station will be allowed to build one (1) FAR higher than the maximum FAR specified in Article V of the City Ordinance No. 2000-078 for the zone/subzone where the building or structure is located, provided that the building owner or developer builds and maintains at his cost, a direct, sheltered pedestrian link from his building to the transit station subject to the Implementing Rules and Regulations of the Makati City Zoning Ordinance, As Amended. As determined by the Building Official and in consultation with concerned transit authorities, this link must be of sufficient dimension to accommodate public pedestrian volumes and must be kept open, safe and well-lighted for the use of the general public at least during a period that extends before and after regular working hours. 3. Bonus Incentives. Bonus incentives which may take the form of either additional increase in the allowable FAR or other incentives, may be made available to developments that provide facilities and amenities which are of public benefit and deemed desirable, subject to the applicable ordinance and <i>Implementing Rules and Regulations of the Makati City Zoning Ordinance, As Amended</i>. These amenities shall include, but are not limited to the following: a. network of green and open spaces, including roof gardens; b. development employing land readjustment scheme c. public art/heritage facilities
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- R-3A lots where convenience retail is allowed as accessory use
- R-3B lots where convenience retail is allowed as accessory use and office/embassy is allowed as principal use
- C-4A lots where residential condominium/condotel/apartment is allowed as principal use
- C-4B lots where residential condominium/condotel/apartment is allowed as principal use

Map A.
MACEA Lots/Areas affected by Selected Amendments in
Makati City Zoning Regulation (City Ordinance No. 2006-025)