



MAKATI CENTRAL ESTATE ASSOCIATION, INC.

MaCEA Building, Legazpi cor. V.A. Rufino Sts., Legazpi Village, Makati City
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February 18, 2022

MEMORANDUM CIRCULAR 2022-02

TO : ALL MACEA MEMBERS
RE : APPLICATION FOR ADDITIONAL FAR (FLOOR AREA RATIO)

Dearest Members,

In view of various applications for increase in the allowable Floor Area Ratio ("FAR") following the grant of increased FAR by the Makati City Special Body on Land Use and Zoning, please be reminded that the zoning rules, regulations, and exemptions implemented by the Makati City Local Government applies concurrently with, and in addition to, the contractual restrictions imposed on properties located within the MaCEA Area pursuant to the Amended Consolidated and Revised Deed of Restrictions ("DoR") dated 10 May 2011. Thus, to implement an increase in the FAR in any of the properties within the MaCEA Area, Owners are required to fully comply with the requirements of both the Makati City's ordinances and the DoR.

In relation to the requirements of the DoR, if the prescribed FAR is lower than the FAR granted by the Makati City Local Government, there is a need to amend the DoR pursuant to Section (L) of the DoR which provides that *"[t]he restrictions, easements, and reservations of the lots located in [the MaCEA Area] * * * shall continue to run effective and enforceable unless otherwise earlier modified or changed at any time by [Ayala Land, Inc. ("ALI")] or its corporate successors, with the concurrence of MACEA."*

Accordingly, any application for additional FAR over and above the current maximum allowable limits for properties within the MaCEA Area must first be approved by the Declarant, Ayala Land, Inc. ("ALI"). Upon approval by ALI, Owners should then secure the concurrence of MaCEA to the amendment by obtaining the majority vote of its Board of Governors and General Membership. Prior thereto, MaCEA shall be constrained to deny any such requests for increase in FAR.

Please be guided accordingly.

Sincerely,


PAUL GETTY E. GRANADA
General Manager