NATIONAL ADMINISTRATIVE REGISTER · MAY 20, 2014

AN ORDINANCE ADOPTING THE BILLBOARD AND SIGNAGE REGULATIONS FOR THE CITY OF MAKATI AND PROVIDING FOR ITS ADMINISTRATION AND ENFORCEMENT THEREOF

MAKATI CITY ORDINANCE NO. 2013-A-044, May 20, 2014

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REPUBLIC OF THE PHILIPPINES
SANGGUNIANG PANLUNGSOD

PRESENT:

Councilor NELSON S. PASIA - Temporary Presiding Officer

Councilor MARIE ALETHEA S.J. CASAL-UY

Councilor ISRAELS. CRUZADO

Councilor MARIA THERESA N. DE LARA

Councilor HENRY A. JACOME

Councilor LEONARDO M. MAGPANTAY

Councilor ROMEO C. MEDINA

Councilor TOSCA CAMILLE T. PUNO-RAMOS

Councilor MARY RUTH C. TOLENTINO

Councilor MA. CONCEPCION M. YABUT

Councilor NEMESIO S. YABUT, JR.

LnB President MA. ARLENE M. ORTEGA

ABSENT:

Vice Mayor ROMULO V. PEÑA, JR.

Councilor MANUEL MONSOUR T. DEL ROSARIO III - Vacation Leave

Councilor FERDINAND T. EUSEBIO - Vacation Leave

Councilor VIRGILIO V. HILARIO - On Official Business

Councilor ARNOLD C. MAGPANTAY - Vacation Leave

Councilor VINCENT T. SESE

By unanimous vote of the Sangguniang Panlungsod members who are present, the following City Ordinance was enacted on third and final reading:

> Authors:
>
> Councilors A.C. Magpantay, N.S. Yabut, Jr., N.S. Pasia, V.T. Sese, I.S. Cruzado, M.A. S.J. Casal-Uy, M.T.N. de Lara, V.V. Hilario, H.A. Jacome, R.C. Medina, L.M. Magpantay, T.C.T. Puno-Ramos, M.R.C. Tolentino, M.C.M.Yabut, and M.A.M. Ortega

WHEREAS, it is the thrust of the City of Makati to continuously improve its urban quality and make the neighborhoods safer and secured place to live in while maintaining its competitive edge as the center of financial and commercial activities in the country;

WHEREAS, the City enacted City Ordinance No. 2004-028 on December 14, 2005 which is An Ordinance Imposing Moratorium on the Construction and Installation of Billboards in Makati City and Providing Penalty for Violation Thereof;

WHEREAS, such moratorium will continue to be in effect until such time a master plan for such purpose has been adopted and the corresponding regulations approved;

WHEREAS, the Billboard and Signage Regulations will guide the implementation of reguiatory measures for the construction and installation of billboards and signage within the territorial jurisdiction of the City of Makati;

WHEREAS, the City enacted City Ordinance No. 2012-102 on December 14, 2012 which is the Makati City Zoning Ordinance (MCZO) of which Section 71 Provides Penalty for Violation thereof;

WHEREAS, the Billboard and Signage Regulations (BSR), is part of the Implementing Rules and Regulations (IRR) of the MCZO; the BSR shall also serve as a Referral Ordinance of the MCZO, whereby it shall be the special ordinance and the MCZO shall be the general ordinance;

NOW THEREFORE, BE IT ENACTED, AS IT IS HEREBY ENACTED BY THE SANGGUNIANG PANLUNGSOD OF MAKATI, METRO MANILA, BY VIRTUE OF THE POWERS VESTED IN IT BY LAW, IN SESSION ASSEMBLED, THAT:

Article I
TITLE AND COVERAGE

SECTION 1. Title of the Ordinance. This Ordinance shall be known as the Billboard and Signage Regulations of the City of Makati and shall be referred to as the Ordinance.

SECTION 2. Coverage. This Ordinance covers regulations for billboards and signage to be located in the City of Makati. The term billboard, as used in this Ordinance, would refer to non-mobile billboards only.

Article II
POLICY AND PURPOSE

SECTION 3. Declaration of Policy. It is the declared policy of the City Government of Makati to ensure an improved quality of life for its constituents through continuing efforts to improve the natural/built and physical/non-physical environments. It is also the policy of the City to preserve public spaces as public domain and not to allow the use of such spaces for private enjoyment nor benefit.

SECTION 4. Purposes. This ordinance is enacted to achieve the following purposes:

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- Address the proliferation of billboards and signage in the interest of public policy, public safety, public order and general welfare.

- Address community aesthetic concerns about visual clutter and visual blight in the environment.

- Identify the areas where billboards and signage will be allowed and the corresponding control parameters for each area identified including but not limited to dimensions, height, illumination, fees, content, etc.

- Internally regulate billboard content to preserve moral and social values, especially of the young generation.

- Identify transition mechanisms for the smooth implementation of the Billboard and Signage Regulations.

SECTION 5. General Billboard and Signage Principle. This Ordinance is based on the approved "Billboard and Signage Master Plan" as per City Ordinance No. 2013-A-058 dated April 01, 2014.

Article III
DEFINITION OF TERMS

SECTIONS. Definition of Terms. As used in this Ordinance, the terms

- "CBO" or City Building Official is the official designation of the Department of Public Works and Highways (DPWH) for its local government unit (LGU) appointees under Section 477 of the Local Government Code (LGC), and who are tasked with the implementation and enforcement of the National Building Code of the Philippines (NBCP) and its derivative regulations.

- "Alignments" are the surface areas/spaces traversed by a right-of-ways (ROWs), legal easements or similar public spaces within the LGU, which form part of the public domain and are therefore disallowed sites.

- "Barangay" means the basic government unit distinct from the LGU.

- "Billboard and Electronic Display" means an attention-getting device in the form of notices/signage/graphics/images visible to public view, that are designed to promote, entice, sell, offer, for commercial purposes, a product or service, and consisting of a support structure, a display or message area, a lighting system and related components. The term also refers to all types of identification, description, illustration, images, pictures, display or device which is affixed to or represented directly or indirectly upon a portion of a building/structure, support structure or land and which directs attention to a product, place, activity, person, institution, business, idea or belief. The term shall be generic and shall collectively refer to but not be limited to multi-media or tri-vision billboards, neon, electronic displays or other illuminated signs, painted signs and the like.

- "Billboard or Electronic Display Unit" or "BEDU" shall refer to one (1) free standing or building-mounted billboard or electronic display, including border and trim but excluding supports.

- "Building Height Limit or BHL" means the maximum height to be allowed for a building/structure based on their proposed use/ occupancy. As defined under the NBCP, the BHL is generally measured from the established grade line to the topmost portion of such a building/structure, inclusive of a non-mobile billboard mounted on top of such a building/structure. Under this Ordinance, BHL shall also mean Billboard Height Limit.

- "Cantilevered Support Structure" means a support structure that is not directly planted on the ground or any portion of the road right-of-ways (RROWs) or legal easement within the LGU; such a structure may rest on a portion of a building or another support structure not originally planned/designed to support a billboard; a cantilevered structure is necessary so that the effective width of the sidewalk or similar components of the RROW are neither compromised nor lessened.

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- "Carriageway" or "Roadway" means the portion or component of an RROW within the LGU, on which land-based transportation conveyances such as motor vehicles are allowed to pass or park.

- "Content" means the message and image components of a billboard or electronic display which may be advertising, commercial, directional or general public information in intent.

- "DILG" means the Department of the Interior and Local Government.

- "DOTC" means the Department of Transportation and Communications which maintains exclusive control over the operations of mobile conveyances that may serve as platforms for small billboards or signage display.

- "DPWH" means the Department of Public Works and Highways which maintains exclusive control over National RROWs within the LGU and which is the primary implementor and enforcer of the National Building Code Philippines (NBCP), its 2004 or latest IRR, its applicable referral codes (RC) and its applicable derivative regulations (DRs including other valid and subsisting laws, National Executive Orders (EOs), National Administrative Orders (AOs), DPWH Department Orders/ DOs, DPWH Department Administrative Orders/DAOs and DPWH Memoranda Circulars/MCs).

- "Electronic Display" means a device that can carry/display a message that is either assembled as an integrated unit requiring sturdy structural support or arrayed as a series of parallel elements that do not require a frame nor a sturdy structural support.

- "FCP" means the 2008 Fire Code of the Philippines, otherwise known as R.A. No. 9514 or its future iterations, duly supported by its 2009 and/or latest IRR and/or related executive issuances by the DILG, the agency tasked with its full implementation and enforcement.

- "Firewall" means a reinforced masonry or reinforced concrete separator with the appropriate fire-resistive rating and which shall be positioned between buildings/structures to maintain the fire integrity of each building/structure. Firewalls that are erected along and/or above property lines utilize a substantial portion of the maximum development potential of a property and shall therefore have no openings except for the permitted vent wells specified under P.D, No. 1096, the 1977 NBCP and its 2004 and/or latest IRR. Firewalls are not envisioned as a mounting surface for billboards and other types of display under the NBCP and its IRR as such billboards/displays also constitute a fire and safety hazard to an adjoining property.

- "Free Standing Billboard" is a billboard mounted on top of a rigid support frame that is firmly anchored to the ground by way of a concrete foundation; said frame is independently constructed to serve solely as support to the billboard. This type of billboard is also referred to as an "independent mounted billboard".

- "IRR" means the Implementing Rules and Regulations of this Ordinance.

- "Indoor Billboards/Signs" are devices located within a building's exterior walls that are intended to be seen from the RROW or from a large public access way or assembly area within the building.

- "Intersections" are common surface areas or spaces shared by two (2) or more RROWs, similar ROWs or legal easements within the LGU, or a mix of such public spaces, which form part of the public domain and are therefore disallowed sites for billboards.

- "LGC" refers to the 1990 Local Government Code, otherwise known as R.A. No. 7160 and its derivative regulations as implemented and enforced by the DILG.

- "LGU" refers to the Local Government Unit of Makati City, as defined under the LGC.

- "Legal Easement" means a public open space mandated under law that must be absolutely free of all forms of

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physical obstructions that can negatively affect natural light and ventilation within such a space or that can impede access to or the full recreational use of such a space by the general public. Legal easements also refer to the public area within the LGU that may lie between the legally usable portions of a private/public property and natural or built bodies of water or waterways.

- "Lighting System"means the luminaries/complete lighting, units, power source and connections, controls and all support structures/ devices that ensure the continuous illumination of a display/electronic display.

- "MMDA" means the Metropolitan Manila Development Authority.

- "Medium" means the type of material or assembly of materials used to carry and deliver a message.

- "NBCP" means the 1977 National Building Code of the Philippines, otherwise known as Presidential Decree or P.D. No. 1096 or its future iterations, duly supported by its 2004 and/or latest IRR and/or related executive issuances by the DPWH, the agency tasked with its full implementation and enforcement.

- "NBO" or National Building Official is the official designation of the DPWH Secretary as per the NBCP.

- "Non-Conforming Billboard/Electronic Display Unit (BEDU)" means any billboard or electronic display lawfully constructed prior to the enactment of this Ordinance, but which thereafter fails to conform to its provisions.

- "Official Signs" mean directional or information-conveying signs, in whatever form allowed under the IRR of this Ordinance, which are officially issued and erected by or through the national government or by the LGU for the purpose of public service.

- "Offsite" means a billboard or sign located away from the establishment selling, advertising, assembling, or manufacturing/producing a product.

- "Onsite" means a billboard or sign located on the very site where the establishment selling, advertising, assembling, manufacturing/ producing a product is located.

- "Painted Billboards" are billboards that are painted directly onto the external wall of a building without a frame or backing for lighting and a support structure.

- "Painted signs" are signs that are painted directly onto the external wall of a building without a frame, backing or housing for lighting and a support structure.

- "PEE" means a registered and licensed Professional Electrical Engineer.

- "PCE" means a registered and licensed Professional Communications Engineer.

- "Property Line" means the imaginary or defined line or a set of such interconnected lines and denoting the limits of a property.

- "RLAr" means a Registered and Licensed Architect.

- "RLCE" means a Registered and Licensed Civil Engineer.

- "RLEnP" means a Registered and Licensed Environmental Planner.

- "ROW" means a Right-of-Way, including the airspace and the leasable air rights above such an ROW within the LGU.

- "RROW" or "Road-Right-of-Way" or "Street" means a public open space within the LGU, for the continuous

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flow of pedestrian and vehicular traffic, including the air space above such RROW that must be free of all forms of prohibited physical obstructions. The RROW or street within the LGU is the surface area lying between two (2) or more parallel properties and its width is horizontally measured from opposite property lines.

- "RRROW" means a Railroad-Right-of-Way within the LGU, consisting of the railway/tramway/tracks on which the trains actually pass, the buffer areas on either side of the railway for operational safety and fixed facilities for passenger exchanges, inclusive of the airspace above such an RRROW.

- "Scenic Vista" shall refer to a naturally occurring or a good combination of natural and artificial/man-made features in the viewable landscape and which offers the viewer a refreshing visual experience or respite.

- "Setback" means a one (1)-dimensional quantity denoting the level horizontal distance measured at a 90[o]angle from the line formed by the outermost face of a building/structure or billboard/electronic display support structure to a property line, whereby both lines run parallel to each other.

- "Sidewalk" means the portion on each side of the RROW within the LGU, for the exclusive use of pedestrians and the disabled who are in transit.

- "Signage" are devices limited to identifying location/addresses and names of establishments whose actual location shall be the same as the address in the signage. Unlike billboards/electronic displays, signage does not offer goods/services to consumers. However, they are exposed to public view and therefore come under "public safety, public welfare, and public domain" as per local/national enabling laws (e.g., R.A. No. 7160, the 1991 LGCP and its latest IRR). Therefore, signage are subject to the permitting processes, regulations, and the imposition of taxes, fees and charges by the LGU, as provided for in this Ordinance.

- "Signage Pylons" are structures used to support onsite signage, signs and the like and located within property lines in compliance with applicable law and regulations.

- "Single Pole Sign" means an onsite sign that carries a single electronic and/or non-electronic message mounted atop a single pole column.

- "Support Structure" means the rigid framework on which the display/electronic display or attention-catching device of a billboard/ electronic display shall be mounted. The foundation and the rigid frame form part of the support structure.

- "Sticker" means a medium for carrying/displaying a message that is attached to either the exterior or interior of a building but can be viewed by the public from the outside. It may be of the opaque type, usually attached to a firewall or a translucent type with perforations normally attached to windows that allow natural light to pass through unimpeded.

- "Temporary Sign" means a sign with or without frame, i.e., streamers, bills, posters and the like, that are installed within or outside an ROW within the LGU for display/public viewing for a limited period of time. These signs should be made of non-combustible and environment friendly material and shall be subject to the issuance of the required permit/s.

- "Temporary Billboard" is a billboard with or without frame, i.e., streamers, bills, posters and the like, that advertise a product or place and can only be installed outside an ROW within the LGU for display/public viewing for a limited period of time. These billboards should be made of non-combustible and environment-friendly material and shall be subject to the issuance of the required permit/s.

- "Triangle Method" is the imaginary line created by connecting the sidewalk/road surface level to the top of the billboard/signage and projecting this same distance or height horizontally towards the front of the billboard and

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along the plane of the ground surface to serve as base of the triangle. The edge of the horizontal line is then connected to the top of the billboard to form the hypotenuse of the triangle.

- "UDD-ZAD" means the Zoning Administration Division under the Urban Development Department of the Makati LGU.

SECTION 7. Construction and Interpretation of Terms. The words and terms employed in this Ordinance shall be interpreted as follows:

- Generic terms, such as others, and the like, etc. shall be construed to meanas including all specific terms similar to or compatible with those enumerated;

- The singular includes the plural;

- The present tense includes the future tense;

- The word "person" includes both natural and juridical persons; and

- The term "shall" is always mandatory.

Article IV
BILLBOARD AND SIGNAGE ZONE CLASSIFICATIONS
AND BOUNDARIES

SECTION 8. Division into Billboard and Signage Zones and Sub-areas. To effectively carry out the objectives of this Billboard and Signage Regulations, the City is hereby divided into billboard zones and signage zones and sub-zones as shown in the Official Billboard and Signage Map.

SECTION 9. Official Billboard Map. It is hereby adopted as an integral part of this Ordinance, the Official Billboard Map of Makati City, wherein the designation, location, and boundaries of the zones herein established are shown.and indicated. Such Official Billboard Map shall be signed by the City Urban Development Officer, approved by the City Mayor and duly authenticated by the Sangguniang Panlungsod. The Official Billboard Map has three (3) components:

- Billboard Zones Map

- Billboard Sub-Areas Map

- Billboard Location Map

SECTION 10. Billboard Zone Boundaries. The location and boundaries of the sub-areas reflected in the Billboard Sub-Areas Map are hereby defined in the Billboard Sub-Areas Boundaries, which is herewith attached as Annex A and made an integral part of this Ordinance.

SECTION 11. Official Signage Map. It is hereby adopted as an integral part of this Ordinance, the Official Signage Map for Makati City, wherein the designation, location, and boundaries of the zones and subzones herein established are shown and indicated. Such Official Signage Map shall be signed by the City Urban Development Officer, approved by the City Mayor and duly authenticated by the Sangguniang Panlungsod.

SECTION 12. Signage Zone Boundaries. The location and boundaries of the signage sub-zones are hereby defined in the list of Signage Sub-zones Boundaries, which is herewith attached as Annex B and made an integral part of this Ordinance.

SECTION 13. Interpretation of Zone Boundaries. Unless otherwise stated in this Ordinance, if there is any

discrepancy between the sub-zone boundaries indicated in Annex A and B and the sub-zone boundaries indicated on the Official Billboard and Signage Map, the latter shall govern.

Article V
BILLBOARD AND SIGNAGE REGULATIONS

SECTION 14. Area Regulations. Area regulation in all zones shall conform to the minimum requirements of the following statutes and regulations:

- PD 1096-NBCP and its IRR;

- Fire Code; Sanitation Code; Structural Code;

- Chapter XX of P.D. 1096, the 1977 NBCP, implemented and enforced by the DPWH and Rule XX of the 2004 Revised IRR of the NBCP;

- Pertinent provisions under R.A. 7160 (GGC of 1991), R.A. 7394 (Consumer Act) and R.A. 9646 (Real Estate Services Act), etc.;

- AO Nos. 160 and 160-Aof President Gloria Macapagal Arroyo;

- DPWH Department Order (DO) No. 37, series of 2010; DPWH National Building Code Development Office (NBCDO) Memorandum Circular (MC) No. 01, series of 2008, as promulgated 31 October 2007; DPWH MC No. 4, series of 2011;

- DPWH NBCDO MC Nos. 2, 3 and 5, series of 2007 and various other pertinent DOs by the DILG and DENR;

- MMDA MC Nos. 10, 11 and 12 providing for the Implementing Guidelines of MMDA Regulation No. 04-2004; Memorandum of Agreement (MoA), dated 01 August 2011, between DPWH and MMDA concerning clearances and permits for billboards and advertising signs along major and secondary thoroughfares, etc.; and

- The pertinent Supreme Court (SC) decisions i.e. jurisprudence on specific instances wherein billboards may be considered lawfully constructed, operated and maintained.

SECTION 15. Billboards/Electronic Displays Regulations. Any billboard or electronic billboard erected, modified, retrofitted, rehabilitated or otherwise altered and thereafter exhibited after the effective date of this Ordinance shall comply with the following requirements:

- Position along RROWs, ROWs and Legal Easements within the LGU.

- No billboard/electronic display shall be located in a position that obstructs or obscures the view of vehicular or pedestrian traffic in such a manner as to endanger their safe movement thereof. Billboards shall not be erected in a manner that can confuse or obstruct the view or interpretation of any official traffic sign, signal or device.

- Billboards/electronic displays shall not be erected on any structure or portion thereof found within ROWs, legal easement and the like. The air rights over such ROWs and legal easements shall not be availed of for the purpose of erecting billboards. As such, no part of a billboard shall extend over any part of the ROW at grade or above grade.

- Temporary billboards shall only be made of environment-friendly, non-combustible materials. These billboards which may be In the form of hangings such as buntings, banners or posters mounted on existing posts shall not be strung or installed over and across ROWs, legal easement and the like.

Temporary billboards have a life of seven (7) calendar days, renewable for a maximum three (3) times only. The

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OBO, assisted by the Department of Environmental Services (DES), is hereby tasked to remove said temporary billboards/s after its due date.

- No billboard/electronic display shall be located within 50 meters of the outermost portion of all interchanges or of the outermost portion of ROW of all underpasses, overpasses, bridges, tunnels, station/terminal/inter-modal/multi-modal structures and the like or from the center of an intersection.

- No part of a billboard/electronic display including its support structure shall be placed upon natural features such as trees, rocks and the like.

- Billboards/electronic displays shall not be erected at residual areas at or along intersections of national ROWs and legal easements or along intersections of such public spaces.

- Billboards/electronic displays that may obscure or obstruct the view of vehicular or pedestrian traffic or that may interfere, imitate, resemble or be confused with official traffic signs, signals or devices shall not be permitted. No billboard/ electronic display that prevents a clear and unobstructed view of official traffic signs in approaching or merging traffic shall be permitted.

- No billboard/electronic display that may impair any scenic vista or view corridor from the ROW/legal easement or from a building/structure along such ROW/legal easement shall be permitted.

- Billboards/electronic displays may only be single-faced or double-faced. In the case of a double-faced billboards/ electronic displays, the maximum allowable display surface area/BEDU on each face shall not exceed the maximum size allowed in its zone, provided that applicable setback, yard and building height limit (BHL) requirements of the NBCP and its IRR are satisfied.

- Triple, quadruple or higher multi-faced billboards/electronic displays shall not be allowed as these are already configured as buildings or solid structures that unnecessarily block natural light and ventilation and pose public safety problems.

- Billboards/electronic displays shall not be placed at the sides, below or on top of the exterior of public structures such as elevated expressways and transit alignments/stations/ terminals and the like which occupy the ROWs, including the airspace/air rights above such ROWs. However, they shall be allowed at the enclosed sides of loading platforms and pedestrian access ways of such public structures.

- Building-mounted billboard along ROWs and any other legal easement with its display area parallel to the said right-of-way/ easement shall be positioned such that no part of the imaginary triangle created in the triangle method should extend beyond the edge of the ROW.

- Position within Private Property or Public Property Outside ROWs/ Legal Easements within the LGU (including those mounted on building facades and firewalls)

- All billboards/electronic displays shall be erected in conformity with the front, side and rear setback and yard requirements prescribed in the latest pertinent executive issuance pertaining to and/or the latest IRR of the NBCP and in the applicable LGU zoning regulations. In case of conflict between such laws/regulations, the provisions of the NBCP shall generally prevail. However, if the provisions under the LGU ordinances are more stringent than the NBCP, then such LGU ordinance shall prevail.

- Billboards/electronic signs mounted on facades of buildings along an RROW/street shall be sized in accordance with the zoning classification, the applicable setbacks, BHL, the openings/fenestrations for mandated natural light and ventilation, outermost face of buildings/ billboards (OFBs) and limits on architectural projections and related provisions under the NBCP as well as the various safety provisions under the FCP, duly determined by an RLAr.

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- No part of a billboard/electronic display shall be placed on, in or over any private/public property without the written consent of the property owner or lawful possessor and without the necessary permit issued by the City. This particularly applies to billboards/electronic displays and their outdoor lighting provisions, as applicable, mounted on firewalls and deliberately intruding into the air rights of adjoining properties.

- A billboard/electronic display mounted on a firewalled property shall not utilize the air rights of a private/public property adjoining such firewalled property without the written consent of the property owner or lawful possessor of the affected property and without the necessary permit issued by the City.

- No billboard/electronic display shall be erected or maintained upon or above the roof of any building/structure.

- No billboard/electronic display shall be constructed on a property where the same can obscure or shade the prescribed openings, windows or doors of adjacent buildings/structures. Billboards/ electronic display shall not be made of reflective material that can redirect unwanted light towards adjacent buildings/structures, particularly at residential structures at nighttime.

- No freestanding or building mounted billboard along an RROW shall be positioned in such a way that should it topple face down into the ground, no portion of it shall extend over and beyond the edge of the adjacent property.

- Stickers or painted-type billboards shall not obstruct the lighting and ventilation of a building. Both shall not prevent windows and doors from being opened. In the case of stickers, only perforated-type stickers that allow natural lighting to penetrate are allowable. Stickers and painted-type billboards shall use only environment-friendly materials. Both stickers and painted billboards shall be governed by the same regulations as any other type of billboard.

- Indoor billboards/signs are allowed as long as they do not obscure or block natural lighting and prevent windows and doors from opening. For curtain walls, indoor billboards are allowed up to 0.85 centimeters from the finished floor line of a building floor.

- Billboard/Electronic Display Spacing/Density and Allowable Dimensions within the LGU

- All billboards/electronic displays shall be erected in conformity with the BHL, limits on architectural projections and the outermost face of buildings/billboards, duly prescribed in the 2004 and/or latest IRR of the NBCP and in the applicable MCZO and related development-oriented national and local laws and regulations.

- Billboard shall only be allowed at designated locations identified in the Billboard Location Map.

- All billboards shall conform to the following dimensions and spacing. The suggested spacing shall refer to the distance measured along a straight line between the two (2) nearest points of the billboards/electronic displays viewed from different directions but which share a common support structure.

- For Area 1 (Along Major RROWs)

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A billboard/BEDU shall have the following maximum surface or display area depending on the width of the existing/proposed RROWs.

RROW Surface Area
(sg. meters)

Greater than 45 meters

162

20 to 45 meters

81

Less than 20 meters

40

-

No freestanding billboard/electronic display shall exceed 22.5 meters in height, measured from the average elevation of the surface of the natural ground or existing sidewalk or carriageway level (whichever is higher) up to the highest point of the billboard or any of Its components. For building-mounted billboards, this maximum height is contingent on the prior satisfaction of the applicable setback, building height limit (BHL), non-obstruction of doors and windows, maximum architectural projection and/or OFB requirements of the NBCP and its 2004 and/or latest IRR and the MCZO.

- Billboard spacing for each side of the street shall depend upon the width of the roadway, as follows:

RROW Spacing (meters)

Greater than 45 meters

150

20 to 45 meters

100

Less than 20 meters

50

- For Area 2 (Along Secondary RROWs)

-

A billboard/BEDU shall have a maximum surface or display area of 81 square meters for existing/proposed RROWs/ ROWs.

-

No freestanding billboard/electronic display shall exceed 15 meters in height, measured from the average elevation of the surface of the natural ground or existing sidewalk or carriageway level (whichever is higher) up to

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the highest point of the non-mobile billboard or any of its components. For building-mounted billboards, this maximum height is contingent on the prior satisfaction of the applicable setback, BHL, door openings and windows, maximum architectural projection and/or OFB requirements of the NBCP and its 2004 and/or latest IRR and the MCZO.

-

Billboards shall be spaced at least 50 meters apart.

- For Area 3 (At Special Development Zones/SDZs)

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Placement of billboards for all areas under this zone shall depend upon its approved master plan. However, it should still be compliant with the general guidelines for billboards.

- Indoor billboards shall be allowed a maximum height of 0.85 meters from finish floor line of interior portion of building. Indoor billboards are allowed in any floor provided that the total display area does not exceed the maximum allowable prescribed for its area.

- Painted billboards shall be subject to the same spacing/density and allowable dimensions per area; however, painted billboards will not be allowed in High-density Residential (R3) and Central Business District (C4).

- Display Content and Lighting for Billboards/Electronic Displays within the LGU

- All display content for billboards/electronic displays and temporary signs must conform to the standards set by the Advertising Board of the Philippines and/or the government body tasked or to be tasked with reviewing and approving the display.

- All display content exhibited in a foreign language shall similarly exhibit the corresponding translation in either English or Filipino.

- No billboard/electronic display with any commercial content shall be permitted within all properties zoned as residential nor within residential subdivisions. In the case of new residential subdivision/ condominiums/apartments, only commercial billboards/ electronic displays containing information on the residential subdivision shall be allowed.

- No billboard/electronic display with any commercial content shall be erected within a 50 meters distance of the nearest property line of declared historic or cultural sites or of institutional sites such as schools, churches, hospitals, government buildings, public parks/playgrounds/recreation areas, convention centers, cemeteries or any other area which must be free of billboards/ electronic displays with commercial content.

- Lighting: Billboards shall be illuminated only by luminaries exuding a fixed/non-osciliating/non-fluctuating amount of light that shall not produce glare or unwanted reflectance when directed at a display.

SECTION 16. Placement of Billboards/Electronic Displays with respect to Emergency Exits, Doors and Windows. No billboard/electronic display shall be erected in such a manner that any portion of its display or support will interfere in any way with the free use or operation of any fire escape, emergency exit, door, window, standpipe and the like. A billboard/electronic display shall not be erected, constructed and maintained so as to obstruct any emergency exit or other openings or to prevent free passage from one part of a roof to any part thereof. A billboard/electronic display in any form or shape shall not, in any manner, be attached to a fire escape

or be so placed as to interfere with an opening required for introducing natural light and ventilation into a building/structure. This provision apply to all buildings within the City.

Billboards/electronic displays shall not also be used to wrap buildings to deprive occupants of natural light, ventilation and view. This particularly applies to all types of residential and office buildings as well as above-grade parking buildings, where exhaust venting shall be severely compromised by such billboards/electronic displays, even if perforations are introduced.

SECTION 17. General Regulations of Signage. Any signage installed, modified, rehabilitated or otherwise altered and thereafter exhibited after the effective date of this Ordinance shall comply with the following requirements:

- Zone C-4 shall allow the highest number of signage at a maximum of six (6) signs for each facade of building or structure facing a road for certain building types. The majority of zones shall allow for a maximum of five (5) signs for certain uses i.e. R-2, R-3, C-1, C-2, C-3, INS, GCZ, and RDZ. A maximum of four (4) signs shall be allowed for certain uses in the following zones: R-1, REC, and CEM. UTL Zone shall allow for a maximum of three (3) signs.

- Temporary Signs shall be limited to hangings such as buntings, banners and posters mounted on existing posts, fences or buildings. Election-related signs or signs showing the names and/or likeness of elective/appointed officials fall under this category and will not be allowed in any part of the RROWs. Temporary signs shall have a life of thirty (30) calendar days, renewable, with the date of expiry printed on the sign, shall be removed by the City, removal cost shall be charged accordingly to the signage owner; temporary signs on construction fences shall be allowed only for the duration of the construction work, and should be maintained at original quality at all times; events signs are considered temporary signs.

- Temporary Signs that inform the public of government projects, programs, activities, events, etc. are the only signs allowed within the ROWs and other legal easements. However, said signs will only be allowed at the edges of road carriageway, within sidewalks, etc. In no case shall the signs be allowed to be strewn or hung over and above the ROWs.

- Dimensions of signage and illumination. There is no prescribed minimum for signage dimensions but for ground and monument signs along major roads, the maximum display area allowable is 9.0 square meters. For building wall mounted signs, the maximum height allowable is 3.0 meters. Illumination shall be allowed at all zones except for R-1 and OPN.

- Other Building Signs. Certain uses shall be allowed special signs. Places that serve as congregation areas for large crowds (e.g. places of worship, sports stadiums, racetracks, etc.) shall be allowed event signs to announce details of the occasion. Structures that have multiple tenants shall be allowed a building directory sign. Projecting signs shall be allowed for fire/security stations and general/specialized hospitals, medical centers. Petrol identification signs (pole signs) shall be specific to petrol filling kiosks/service stations.

- For certain types of uses, signage regulations shall be consistent no matter the zone these are located in. These allowed uses include fire/security stations; general/specialized hospitals, medical centers; hotels; multi-family dwellings; parking structures; parks/playgrounds/ gardens; petrol filling kiosks/service centers; residential Inns, condominiums/condotels/apartments; single-detached dwellings; supermarkets/food stores; transit stations/terminal; wet/dry markets; and zoos, other nature centers.

- Detailed Regulations at Sub-zones. UDD shall keep in its archives, for reference during signage application, the detailed provisions for each sub-zone (e.g. principal uses, accessory uses) as to number allowed, illumination, dimensions, and height from ground level.

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- Following are the allowed signs:

- Address & occupant signs for buildings or structures shall be allowed a maximum area of 0.135 square meters (0.3 m x 0.45 m) and a height of between 1.2 -1.6 meters from sidewalk level, regardless of whether it is mounted beside or on gate of property wall or on the facade of building beside the main entrance. For fire/security stations, there shall be no limit to the dimensions for the maximum area. For signage locations and Illumination, the allowed use and/or specific regulations by zone shall be as shown hereafter.

- Building Identification signs and/or logo signs

-

Top of Building - Building identification sign and/or logo sign whether halo-lighted, internally lighted or externally lighted and at top of building, shall not extend beyond above the roof parapet at its top and shall not extend below the to of Window, of the floor below at its bottom. In case, there is no immediate window below or the distance between top of parapet and top of window below is greater than 3.0 meters, the height of signage shall not exceed 3.0 meters.

-

At Top of Ground Floor - Building identification sign and/ or logo sign, address sign (illuminated or not-illuminated) shall be allowed over the ground floor window and/or door but the top of the sign shall not extend beyond the bottom of the window of the floor above. In case there is no window directly above, the height of said sign shall not exceed 3.0 meters.

-

At Entrance Canopy - Building identification sign and/ or logo sign (canopy sign) shall be allowed at entrance canopy. Height of sign shall not exceed an imaginary line projected from the bottom of the window on the building facade to the canopy where sign is positioned. Height shall not exceed 3.0 meters if there is no window above on the mezzanine or second floor.

-

At Roof Parapet - Building identification sign and/or logo sign shall be allowed at roof parapet.

- Canopy/Awning signs shall be allowed as long as the canopy is within the property; canopies that extend into and over the sidewalk will not be allowed to install a sign. Canopy signs may be made of fabric, metal sheets or acrylic sheets. Awning signs may be retractable. For signage illumination, maximum areas, and locations, refer to the allowed use and/or specific regulations by zone hereafter.

- Events signs may be placed in any location within the building facade as long as it does not cover any window, door and fire escape and does not extend above the bottom of the window at the second floor. For signage illumination and maximum areas, refer to the allowed use and/or specific regulations by zone hereafter.

- Free-standing ground signs (e.g. building directory) that are mounted perpendicular to the RROW shall not be higher than 4.0 meters (if along secondary road) and 6.0 meters (if along major road) and must be located within the property line. Maximum allowable height of ground sign shall be 6.0 meters from finished sidewalk level; for

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buildings, perpendicular ground signs shall be positioned a maximum allowable width of ground sign is 1.50 meters for buildings with setbacks of 3.0 meters or greater; for setbacks less than 3.0 meters, maximum allowable width shall not exceed 50% of setback. Certain building types (petrol stations, fastfood establishments, etc.) are allowed ground signs at edge of property line. For ground signs mounted parallel to the RROW, maximum allowable height is 6.0 meters along major roads and 4.0 meters along secondary roads. The maximum allowable width for both is 1.50 meters; parallel ground signs maybe reduced in height so that width may be increased as long as the total area is not exceeded: 9.0 square meters for signs along major road and 6.0 square meters for signs along secondary road.

- Monument signs shall be allowed a maximum area of 9.0 square meters (along major road) and 6.0 square meters (along secondary road) including the base material that is attached to the ground and shall be located at the entrance area, except for petrol filling kiosks/service stations. For monument signs located at petrol filling kiosks/service stations, the signs shall be allowed a maximum area of 3.0 square meters and shall be mounted on the ground.

- Projecting signs may or may not be illuminated, and shall not extend beyond the property line and into the RROW; maximum allowable width is 1.20 meters and minimum height from the finished sidewalk level to the bottom of the sign shall be 3.0 meters; maximum height of projecting sign must not exceed the roof eaves above the second floor or the finish floor line of the third floor.

- Wall signs may be placed in any location within the building facade as long as it does not cover any window, door and fire escape and does not extend above the bottom of the second floor window. Wall signs that have depth or thickness (maximum allowable depth of 300 mm) must be placed not lower than 3.0 meters above sidewalk level. Only recessed and flush signs will be allowed at heights below 3.0 meters. In all cases, top of sign must not extend above the bottom of the window of the floor above; if there is no window above, the height of the sign shall not exceed 3.0 meters. For parking structures and transit stations/terminals, wall signs shall be allowed a minimum height of 2.4 meters measured from the bottom of sign to crown of RROW carriageway. For petrol filling kiosks/service stations, the wall sign shall be at the edge of the roof/parapet. For signage illumination, maximum areas and similar locations, refer to the allowed use and/or specific regulations by zone as shown hereafter.

- Marquee signs are placed on or above a projecting roof or canopy over the main entrance to a building. Signs may be placed on all three (3) sides of the canopy. Lighted, flashing, animated, variable electronic signs, etc. are allowed. Top of marquee sign shall not be higher than the bottom of window of the floor above. Marque signs will only be allowed if it is within the property line.

- Indoor Signs shall not obstruct natural lighting and ventilation. For curtain walls, indoor signs can only be mounted up to a height of 0.85 m from finished floor line.

- Perforated stickers are the only form of sticker signs allowed since said stickers allow natural lighting to penetrate. However, stickers shall not impede the operability of doors and windows.

- Painted Signs are allowed and governed by the same set of regulations as wall signs; painted signs are not allowed in areas zoned as R3 and C4.

SECTION 18. Official Signs. The following official signs are exempt from the restrictions of this Ordinance that may also apply to signs:

- Official highway route number signs, street name signs, directional, or other official government signs;

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- Directional, information or public service signs, such as those advertising availability of restrooms, telephone or similar public conveniences;

- Official traffic signs, signals, devices and the like; and

- Official signs for memorial or historical places.

SECTION 19. State Regulation of Billboard/Electronic Display Content. Since the content of billboards/electronic displays have an undenlable effect on its viewers, particularly the young, the state must perforce regulate such billboard/electronic billboard content such that public morals are preserved in general and such that undue attacks on beliefs, customs and traditions, lawful practices and on the exploited and/or marginalized sectors of society are likewise prevented, with the proper presentation of the content and of the display's context without directly venturing into censorship. Only limited self-regulation among industry players may be allowed, such that the LGU shall continue to exercise overall supervision on all matters pertaining to regulation of billboards/electronic displays within its jurisdiction. In such a manner, liabilities and violations can be clearly established by the LGU and subsequently addressed by the proper authorities.

SECTION 20. Sustainability or Billboard/Electronic Displays. As shall be prescribed in the IRR of this Ordinance, all of the construction and finishing materials, related to the erection, operation and maintenance of billboards/BEDUs, particularly including the mode of disposal, reuse, recycling, etc. of such materials such as used paints, stickers, tarpaulin, plastic, metals, glass, expended luminaires, and the like, shall conform with the pertinent environmental laws and regulations, Including those related to professional practices in the fields of environmental planning, environmental investigation and environmental design (in which architecture and urban design are included), as well as accepted and/or prescribed international sustainabllty practices such as international agreements and protocols in which the Republic of the Philippines is a signatory.

Of particular importance is the determination of embodied energy levels In such materials, which is part of the carbon (footprint) reduction effort worldwide. The embodied energy used in the sourcing, manufacture, transportation/ handling/ delivery, installation, use and operation/ maintenance of such materials must require the least consumption and production of carbon and must thereby promote health and general well-being (Including nuisance avoidance) of all affected by the Introduction of the pertinent billboard/BEDU.

Article VI
ADMINISTRATION AND ENFORCEMENT

SECTION 21. Billboard/Electronic Display and Signage Clearance Required. Except otherwise provided in this Ordinance, no billboard/ electronic display shall hereinafter be erected, constructed, maintained or altered until a billboard/electronic display permit has been issued by the City after payment of the required fees. An application for a billboard/electronic display shall be made in writing by a duly licensed outdoor advertising company and/or by legitimate entities with in-house outdoor advertising services, on the permit forms furnished by the authorities concerned and shall include such information as may be required for a complete understanding of the proposed work. The forms to be used for this purpose shall be designed by the implementing department/office concerned. To have a basis for calculating the pen nit feas, a copy of the notarized contract of lease and/or bill permit applications.

SECTION 22. Billboard/Signage Clearance Prior to Building Permit. For new billboards or billboard that will undergo alteration in the design of the support structure and/or display area, a Billboard Clearance from UDD-Zoning will have to be secured first prior to the application for a Building Permit. For existing billboard structures or newly constructed billboard structures/display area, a Billboard Clearance for content must be

applied for at UDD-Zoning, which will elevate the application to the Billboard and Signage (BBS) Board created under Section 31 of this Ordinance.

SECTION 23. Business Permit. The Owner (or Lessor) of the billboard structure/display area must first secure a locational clearance prior to applying for a Business Permit from BPLO to engage in the use/rental of advertisement spaces.

SECTION 24. Billboard Clearance for Billboard Content. The Advertiser (or Lessee) shall apply for a Billboard Clearance from UDD-Zoning for the advertisement to be displayed. The application shall be endorsed to the BBS Board created under Section 31 of this Ordinance. UDD-Zoning shall act as secretariat to the BBS Board.

SECTION 25. Responsible States-regulated Professionals for Billboards/ Electronic Displays and Signage Design. As of the effective date of this Ordinance, the permit documents for the erection and maintenance of all Billboards/Electronic Displays and Signage within Makati City shall be signed and sealed by the following professionals:

- Registered and licensed Architect (RLAr) for the Architectural and Urban Design Analyses;

- Registered and licensed Environmental Planner (RLEnP) for the Environmental Analyses;

- Registered and licensed Civil Engineer (RLCE) with specialization in structural design for the Structural Design and Analyses;

- Registered and licensed Professional Electrical Engineer (PEE) for the Electrical Design and Analyses for Non-Mobile Billboards; and

- Registered and licensed Professional Communications Engineer (PCE) for the Electronic Design and Analyses for Electronic Displays.

SECTION 26. Non-Use of Billboard/Signage Clearance. Upon issuance of a billboard clearance, the grantee thereof shall have six (6) months within which to commence or undertake the use of such clearance on his property. Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

SECTION 27. Billboard Fees. Any fees related to billboards shall be paid to the City Treasurer by the owners, contractors and advertisers before any billboard construction/alteration, installation and operationalization can begin. Fees shall be in accordance with the following schedule:

A. Schedule of Fees for Billboards

Billboard Inventory Fee

3,000.00

Annual Inspection Fee

7,600.00

Application/Filing Fee

200.00

Application Inspection Fee

300.00

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Billboard Clearance Fee for New Construction/ Modification/Alteration (per square meter multiplied by designated factor by type of billboard display; refer to table below)

10,000.00 plus any one of the following below

- Billboards Along Major RROWs with road width greater than 45 meters

1,000.00 per square meter

- Billboards Along Major RROWs with road width between 20 to 45 meters

750.00 per square meter

- Billboards Along Major RROWs with road width less than 20 meters

500.00 per square meters

- Billboards Along Secondary RROWs with road width 20 meters and above

750.00 per square meter

- Billboards Along Secondary RROWs with road width below 20 meters

500.00 per square meter

Billboard Clearance Fee for Content (per square meter multiplied by designated factor by type of billboard display; refer to table beiow)

5,000.00 plus 1,000.00
per square meter

Temporary Billboards (good for 7 days; renewable up to three times only)

5,000.00 plus 1,000.00
per square meter plus 15% of
the sub-total

Motion for Reconsideration

1,000.00

Appeal

1,000.00

Filing of Complaint

1,500.00

Type of Billboard Display

Factor

Non-lighted Black and White

100%

Colored

150%

Lighted Fixed

150%

Moving

200%

Electronic Fixed Single Message

225%

Multiple Messages

250%

Animated Moving Video

300%

SECTION 28. Signage Fees. Any fees related to signage shall be paid to the City Treasurer by the owners, contractors and advertisers before any signage construction/alteration, installation and operationalization can begin. Address and Occupant signs will not be charged fees. The following Schedule of Fees for Signage shall apply:

B. Schedule of Fees for Signage

Application/Filing Fee

200.00

Application Inspection Fee

300.00

Signage Inventory Fee (one-time) Sari-Sari stores

100.00 per signage

Residential Zone

200.00 per signage

Commercial Zone

500.00 per signage

Signage Clearance Fee for New Construction/ Modification/ Alteration (per square meters multiplied by designated factor below by type of signage construction and signage display; refer to table below. Rates are also the minimum amount to be charged if less than one (1) sq. meter)

Sari-Sari Stores

200.00 flat fee (provided only one signage)

Residential Zone

500.00 plus 200.00 per square meter

Commercial Zone

1,000.00 plus 500.00 per square meter

Signage Clearance Fee for Annual Renewal (applicable to existing signage. Rates are also the minimum amount to be charged if less than one (1) sq. meter) Sari-Sari Stores

100.00 flat fee (one signage only)

Residential Zone

200.00 per square meter

Commercial Zone

500.00 per square meter

Temporary Signs (life of 30 days; renewable).

2,000.00 plus 500.00/
square meter plus 15%
of sub-total

Motion for Reconsideration

1,000.00

Appeal

1,000.00

Filing of Complaint

1,500.00

Type of Signage Construction Factor

Wall Signs

100%

Canopy/Awning Signs

150%

Event Signs

100%

Ground Signs

300%

Monument Signs

200%

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Projecting Signs

300%

Marquee Signs

500%

Indoor Signs

80%

Sticker Signs

50%

Type of Signage Display

Factor

Plain Black and White

50%

Colored

75%

Lighted Fixed

75%

Moving

100%

Electronic Fixed Single Message

110%

Multiple Messages

30%

Animated Moving Video

150%

SECTION 29. Escalation Clause. The City Council may increase by not more than fifty percent (50%) and not often than once a year, rates prescribed in this Ordinance.

SECTION 30. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the Mayor through the UDD-ZAD

SECTION 31. Creation of BBS Board. A Billboard and Signage Board will be created through an Executive Order of the Mayor. Said Board will be headed by a Chairperson with a maximum of four (4) other members. The Board will meet regularly to decide on billboard content applications.

SECTION 32. Additional Functions of MCZBAA. The Makati City Zoning Board of Adjustments and Appeals

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(MCZBAA) shall be given additional tasks with regards to the implementation of this BBS Ordinance. Said Board shall be tasked with handling appeals, complaints and new technologies pertaining to billboards and signage.

SECTION 33. Non-Conforming Billboards and Signage. The Implementing offices, UDD and OBO, shall make an inventory of all billboards and signage in Makati City, within six (6) months of the approval/enactment of the Ordinance/ IRR for billboards and within 18 months for signage; non-conforming billboards shall be identified and given notice to conform to the new Ordinance within six (6) months or up to the end-of-contract between the billboard frame lessor and lessee, whichever is shorter.

For signage, non-conforming signage are given a period of three (3) months after the Notice of Non-Conformance is received by the Owner. Failure to conform will subject the billboards and signage to censure and condemnation resulting in the removal, at the expense of the Owner, and a fine equivalent to the basic charges imposed by the BBS Ordinance, (see Schedule of Fees), to the Owner.

SECTION 34. Action on Complaints and Opposition. Complaints, opposition and appeals regarding billboards and signage shall be handled by the MCZBAA.

SECTION 35. Review of Ordinance. This Billboard and Signage Ordinance shall be subject for review every five (5) years.

SECTION 36. Effectivity Clause. This Ordinance shall take effect 15 days after its publication in a newspaper of general circulation.

ENACTED BY THE SANGGUNIANG PANLUNGSOD OF MAKATI, METRO MANILA, in its regular session held on May 20, 2014.

Certified true and correct by:

(Sgd.) ATTY. RODEL R. NAYVE
Sanggunian Secretary

Attested by:

(Sgd.) COUNCILOR NELSON S. PASIA
Temporary Presiding Officer

Approved by:

(Sgd.) JEJOMAR ERWIN S. BINAY, JR.
City Mayot

ANNEX A
BILLBOARD SUB-AREAS BOUNDARIES

Area l

Bounded on the NE Pres. S. Osmena Highway

SE EDSA

SW Natividad/Area 2/He. Lucban Street/Rodriguez Avenue/Area 2/Hen. Mascardo Street/Apolinario Street

NW Dallas Street

Lot deep on the north-western side of EDSA from Hen. P. Santos Street to Natividad Street.

Area 2

Lot deep on both sides of Evangelista Street from Dallas Street to Area 1.

Bounded on the N Dallas Street

NE Apolinario Street

S Hen. Mojica Street

W NBZ

Bounded on the N Hen. Mascardo Street

NE Area 1

S Hen. Estrella Street

W NBZ/Malvar Street/Apolinario Street

Bounded on the N Hen. Lucban Street

NE/SE
Area 1

W/SW NBA/Rodriguez Avenue

Area 3

Bounded on the NW Don Bosco Street

NE NBZ

SE EDSA

SW PNR

BEL-AIR

Area 1

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Bounded on the N Malugay Avenue/Area 2/Metropolitan Avenue/Jupiter Street/Alley beside NBZ

SE EDSA

S Sen. Gil Puyat Avenue

NW Ayala Avenue Extension

Area 2

Bounded on the N/E Metropolitan Avenue

S Area 1/Malugay Avenue

W Ayala Avenue Extension

Bounded on the N Alley beside NBA

E Nicanor Garcia Avenue

S Metropolitan Avenue

W NBA (Manila South Cemetery)

Lot deep of the northern side of Jupiter Street from Nicanor Garcia Avenue to Zodiac Street.

Lot deep on both sides of Makati Avenue from Jupiter Street to Juno Street.

Lot deep on the western side of Makati Avenue.

Lot deep on the south eastern side of Polaris Street from Jupiter Street to Orion Street.

Area 3

Bounded on the N Sen. Gil Puyat Avenue

E Makati Avenue

SW Ayala Avenue

CARMONA

Area 3

Bounded on the NW/N/NE/SE NBZ

S Hippodromo Street

W A. P. Reyes Avenue

LAPAZ

Area 1

Lot deep on the northern side of Pablo Ocampo Sr. Avenue (Vito Cruz Extension) from Zobel Roxas Avenue to Onyx Street.

Lot deep on the northern side of Onyx Street from Godet Street to Pablo Ocampo Sr. Avenue (Vito Cruz Extension).

Bounded on the N Soriano Street

E Metropolitan Avenue

S Pablo Ocampo Sr. Avenue (Vito Cruz Extension)

W Cabanillas Street

Lot deep on the western side of Don Chino Roces Avenue from corner Metropolitan Avenue to Davila Street.

Bounded on the N Lot deep from Finlandia Street/C-1 A Lots

E/NE Lot deep from Arthur Street/Hounduras Street/Lot deep from P. Binay Street

S Lot deep from Rockefeller Street

W Lot deep from Batangas Street

PIO DEL PILAR-BANGKAL

Bounded on the N Lot deep from Arguellles Street/C-1 A lots

E Lot deep from Apolinario Street/C-1 Lots

S Lot deep from the Hen.S. Estrella Street

W Lot deep from Evangelista Street/C-1 A Lots

(Except INS)

Bounded on the N Balderama Street

E Lot deep from M.Reyes Street/C-1 B Lots

S Makati-Pasay City Boundary

W Estero de Tripa de Gallina

Bounded on the N Balderama Street

E Lot deep from Evangelista Street/Hen. P. Santos Street/C-1 A Lots

S Hen. Belarmino Street

W Lot deep from M. Reyes Street/C-1 B Lots

Bounded on the N/NE OPN/Amorsolo Street

SE EDSA

SW SMU/INS

PIO DEL PILAR

Bounded on the NW Lot deep from De La Rosa Street/C-1 A Lots

E C-3C Lots/Lot deep from Don Chino Roces Avenue

S Lot deep from Antonio Arnaiz Avenue

SW M. Medina Street

(Except INS)

MAGALLANES

Bounded on the NE Amorsolo Street

SE Maricaban Creek

SW SMU/Don Chino Roces Extension/SMU

NW EDSA

GUADALUPENUEVO-PINAGKAISAHAN-PITOGO

Bounded on the N Orense Street

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W Del Carmen Street/Lot deep from Sta. Rita Street/ Noble Street/Luzon Street/Lot deep from EDSA/ Pinos Creek

S/SE Iran Street/Harvard Street/ Lot deep from Kalayaan Avenue/C-1A Lots

E Lot deep from F.Yabut Street

(Except INS)

GUADALUPE NUEVO

Bounded on the NW Lot deep from Sta. Rita Street/C-1A Lots

SW Escuela Street

E PUD/INS

Bounded on the N J.P. Rizal Avenue

W Cloverleaf Park/C-3C Lots/ UTL/ P. Burgos Street/ Reposo Street/ Manggahan Street/ Lot deep from Sgt. F. Yabut Street/ C-1A Lots

SE Lot deep from Kalayaan Avenue/C-1 A lots

E San Jose Creek

(Except INS)

PINAGKAISAHAN

Bounded on the N Garcia Street/Limbo Street/Lot deep from Kalayaan Avenue/ Pinos Creek

SE C-1A/R-2 Lots

S SMU/Quingua Street

NW Lot deep from EDSA/C-1A Lots

GUADALUPE NUEVO-SOUTH CEMBO

Bounded on the NE Gomez Street

NW C-1 A Lots/C-1B Lots/ Bataan Street/Lot deep from Kalayaan Avenue

S/SW Luzon Street/SMU

SE SMU/Santos Street

(Except INS)

EAST REMBO

Bounded on the NE RDZ

NW J.P. Rizal Extension

SW Kalayaan Avenue

SE Taguig-Pateros Creek

WEST REMBO-EAST REMBO

Bounded on the NE/SE Lot deep from J.P. Rizal Avenue / C-1A lots

SW Kalayaan Avenue

NW Lot deep from C5 Road

(Except OPN and INS)

PITOGO

Bounded on the N Lot deep from Kalayaan Avenue/C-1 A

NE Kalayaan Flyover

S Quingua Street /SMU

W R-2 Lots

WEST REMBO-POST PROPER NORTHSIDE-EAST REMBO

Bounded on the NE Lot deep from J.P. Rizal Extension/C-1 A lots

SE Lot deep from C-5 Road

SW Kalayaan Avenue

NW SPUR/INS Lots

EAST REMBO-COMEMBO

Bounded on the NE Kalayaan Avenue

SE/E Taguig-Pateros Creek

W Lot deep from J.P. Rizal Avenue/C-1 A Lots

(Except INS)

PEMBO

Bounded on the N C-1A lots

E Taguig-Pateros Creek

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S Xyris Street

W Lot deep from Satnpaguita Street/C-1 A Lots

EAST REMBO-COMEMBO-PEMBO-RIZAL

Bounded on the NE/N Kalayaan Avenue
NW C-5 Road/ Cadena de Amor Street/Road 1 Calachuchi/ SPUR Lots/C-5 Road/ DRIVE Lots

SW Target Range Extension/DRIVE lots/ Lot deep from Commando Street/DRIVE Lots/Batu-Bato Street/ DRIVE Lots/Owl Street/Creek/Penguin Street

S Saracen Street

E Taguig-Pateros Creek/Xyris Street

(Except OPN, INS and PUD)

COMEMBO-PEMBO

Bounded on the N/NW Lot deep from Sampaguita Street/PUD/Lot deep from Sampaguita Street

S Taguig-Pateros Creek

NE Lot deep from J.P. Rizal Extension/Lanzones Street/ INS lots/Balimbing Street/ Lot deep from J.P. Rizal Extension/C-1A Lots

(Except INS)

CEMBO-POST PROPER NORTHSIDE

Bounded on the N PUD/SPUR

E Lawton Avenue

S Narra Street/lpil Street/Santol Street

SW San Jose Creek

(Except INS)

R-3 High Density Residential / Mixed-Use

R-3A

URDANETA

Bounded on the NE Sto. Tomas Street/Real Street

E/SE Real Street

S Recoletos Street

SW Ayala Avenue

NW Makati Avenue

R-3B

URDANETA

Bounded on the NE Sta. Potenciana Street

SE Real Street

SW Sto. Tomas Street

NW Makati Avenue/Paseo de Roxas

R-3C

GUADALUPE VIEJO

Bounded on the NE Camia Street/INS lot

SE Amapola Street

SW Estrella Street

NW Gumamela Street

COMMERCIAL / MIXED-USE

C-1 Low Density Commercial / Mixed-Use

C-1A

PALANAN

- Lot deep on both sides of Bautista Street from Zobel Roxas Avenue up to Emilia Street.

- Lot deep on both sides of Dian Street from Zobel Roxas Avenue up to Emilia Street.

- Lot deep on west side of Filmore Street from Zobel Roxas Avenue up to Emilia Street.

- Lot deep on south-eastern side of Zobel Roxas Avenue from Makati-Pasay City Boundary up to Filmore Street.

- Lot deep on northwestern side of Emilia Street from Makati-Pasay City Boundary up to Filmore Street.

SAN ISIDRO

- Lot deep on both sides of Edison Street from Finlandia Street up to Antonio Arnaiz Avenue.

- Lot deep on both sides of Bautista Street from Finlandia Street up to Edison Street.

ANNEX B
SIGNAGE SUB-ZONES BOUNDARIES

RESIDENTIAL

R-1 Low Density Residential

BEL-AIR

Bounded on the N

Amapola Street/Kalayaan Avenue/Mercedes Street
Lot deep from Orion Street/Polaris Street/ Lot deep from Polaris Street

SW

Lot deep from Jupiter Street/Zodiac Street/Lot deep from Sen. Gil Puyat Avenue /C-4H Subzone

SE

EDSA

NE

Lot deep from Estrella Street

(Except REC)

Bounded on the NE

Kalayaan Avenue/Lot deep from Neptune Street

E

Lot deep from Makati Avenue

S

Lot deep from Jupiter Street

NW

Lot deep from Nicanor Garcia Avenue/INS

(Except REC)

DASMARIÑAS

Bounded on the NE

Lot deep from Pili Avenue/Palm Avenue/INS/ McKinley Road/Service Road

NW

EDSA

SW

Amorsolo Street

SE

Maricaban Creek

(Except INS, C-1A and REC)

FORBES PARK

Bounded on the N/NE

Quingua Street/REC/McKinley Road/SMU

S/SE

Maricaban Creek

SW

Pili Avenue/Tamarind Road/Lot deep from Acacia Road

NW

Palm Avenue/McKinley Road/Service Road/EDSA

(Except REC)

MAGALLANES

Bounded on the NE

Lapu-Lapu Avenue/ Magallanes Avenue/Humabon Street

S

Maricaban Creek

W

UTL/Makati-Pasay Boundary

NW

C-1A/Victoria Street

(Except REC)

POBLACION

Bounded on the NE

Lot deep from J.P. Rizal Avenue

NW

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Lot deep from Nicanor Garcia Avenue

SW

Kalayaan Avenue

SE

A. Spring Street/C-3A/Lot deep from E.Zobel Street

(Except REC)

SAN LORENZO

Bounded on the NE

Lot deep from Antonio Arnaiz Avenue

W/SW

Amorsolo Street

SE

EDSA

(Except INS and OPN)

URDANETA

Bounded on the NE

Sen. Gil Puyat Avenue

SE

EDSA

SW

Ayala Avenue/ Recoletos Street/Real Street/Sta. Potenciana Street

NW

Paseo de Roxas

(Except UTL and REC)

R-2 Medium Density Residential / Mixed-Use

GUADALUPE VIEJO

Bounded on the N

Gumamela Street

E

Balisampan Creek

SE

C-3D/Zodiac Street

SW

Camia Street

Bounded on the N

C-1A Lots

NE

Camia Street

SE

Gumamela Street

SW

Estrella Street

KASILAWAN-TEJEROS

Bounded on the NE

E. Pascua Street

NW

Lot deep from Delpan Street

SW

C-1A Lots/Lot deep from J.P.Rizal Avenue

E

A.P. Reyes Avenue/P. Gomez Street/DRIVE/Sta. Clara Creek

(Except INS and PUD)

SINGKAMAS-TEJEROS

Bounded on the NE

Lot deep from J.P. Rizal Avenue/C-1 A Lots

W

H. Santos Street

SW

Lot deep from Kalayaan Avenue/C-1 A Lots Barasoain Street

SE

Lot deep from Don Chino Roces Avenue/C-1 A Lots

(Except INS)

SINGKAMAS-TEJEROS-LA PAZ

Bounded on the NE

Lot deep from Kalayaan Avenue/Solchuaga Street/C-1A Lots

NW

Lot deep from Zobel Roxas Avenue

W

ABCD Street/ABC Street

S

Lot deep from P. Ocampo Sr. Avenue/Onyx Street/ Cabanillas Street/Soriano Street/C-1A Lots

SE

Lot deep from Don Chino Roces Avenue/C-1 A Lots

(Except INS)

OLYMPIA

Bounded on the NE

Lot deep from J.P. Rizal Avenue/C-1A Lots

NW

Lot deep from Don Chino Roces Avenue/C-1 A Lots

SW

Barasoain Street/ Lot deep from Kalayaan Avenue/ Biak na Bato Street/Kawit Stree/Lot deep from Kalayaan Avenue/C-1 A Lots

SE

Lot deep from South Avenue/C-1 A Lots

OLYMPIA-VALENZUELA

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Bounded on the NE

Osmena Street

NW

Trabajo Street

SW

Lot deep from J.P. Rizal Avenue/C-1 A/Pililia Street/Obrero Street

SE

Lot deep from Antipolo Street/C-1B Lots

(Except INS and REC)

Bounded on the NE

Lot deep from J.P. Rizal Avenue/C-1 A Lots

NW

Lot deep from South Avenue/C-1 A Lots

SW

Lot deep from Kalayaan Avenue/C-1 A Lots

SE

Lot deep from Nicanor Garcia Avenue/C-1 A Lots

(Except INS and REC)

STA. CRUZ

Bounded on the NE

Montojo Street

NW

Lot deep from Don Chino Roces Avenue

S/SW

Davila Street/Zapote Street/ Lot deep from P. Ocampo Sr. Avenue/C-1 A Lots

SE

Lot deep from South Avenue/C-1A Lots

(Except INS)

Bounded on the N

Lot deep from P. Ocampo Sr. Avenue/P. Ocampo Sr. Avenue

NW

Zapote Street

SW

Lot deep from Metropolitan Avenue/C-1 A Lots/Metropolitan Avenue

SE

South Avenue

SAN ANTONIO

Bounded on the N

Lot deep from Kamagong Street/C-1 A Lots

NW

Akle Street/Mayapis Street/Zobel Roxas Avenue

SW

Philippine National RailwayRight-of way/PNR Creek/ Mayapis Street

SE

Drainage Canal/ Alley/ Lumbayao Street/Sampaloc Street/ Estrella Avenue/Lot deep from Don Chino Roces Avenue

Bounded on the NE

Lot deep from Kamagong Street

S

Lot deep from Bagtikan Street

NW

Lot deep from Don Chino Roces Avenue

PALANAN

Bounded on the NE

Lot deep from Bautista Street

SE

Lot deep from Emilia Street/C-1 A Lots

W

Estero de Tripa de Gallina

NW

Lot deep from Zobel Roxas Avenue

Bounded on the NE

Lot deep from Filmore Street/C-1 A Lots

S

Calatagan Street

W/SW

Lot deep from Dian Street/C-1 A Lots

NW

Lot deep from Zobel Roxas Avenue/C-1 A Lots

Bounded on the NE

Lot deep from Dian Street/C-1 A Lots

SE

Lot deep from Emilia Street

W/SW

Lot deep from Bautista Street/C-1 A Lots

NW

Lot deep from Zobel Roxas Avenue

(Except INS)

SAN ISIDRO

Bounded on the N

Lot deep from Finlandia Street

NE

Lot deep from Edison Street/Lot deep from Dian Street/Grandeur Street/Lot deep from Edison Street/ C-1ALots

S

Lot deep from Antonio Arnaiz Avenue/C-1 A Lot

SW/W

Estero de Tripa de Gallina

Bounded on the N

Lot deep from Finlandia Street/C-1 A Lots

E

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Lot deep from Batangas Street

SW

Lot deep from Edison Street/Copernico Street/Rockefeller Street

W

Lot deep from Dian Street /C-1A Lots

Bounded on the N

Lot deep from Finlandia Street

E

Lot deep from Dian Street

SW/W

Lot deep from Edison Street/Lot deep from Bautista Street

Lot deep on both sides of Dian Street from Finlandia Street to Edison Street.

Lot deep on both sides of Edison Street from Antonio Arnaiz Avenue/Batangas Street to Finlandia Street.

Lot deep on both sides of Finlandia Street from Batangas Street to P. Binay Street/Area 1.

Lot deep on the southern side of Finlandia Street from Estero de Tripa de Galina to Batangas Street (except NBA).

Bounded on the NE

Edison Street

SE

Grandeur Street

SW

Dian Street

SAN LORENZO

Area 1

Bounded on the NE

Ayala Avenue

SE

EDSA

SW

NBZ/Hernandez Stree/A. Arnaiz Avenue

W/NW

Area 2

Area 2

Lot deep on the southern side of Antonio Arnaiz Avenue from Amorsolo Street to Hernandez Street.

Area 3

Bounded on the N

Sen. Gil Puyat Avenue

NE

Ayala Avenue

SE

Area 1

SW

Antonio Arnaiz Avenue

W/NW

Amorsolo Street/Creek

SINGKAMAS

Area 1

Lot deep on the south-western side of J.P. Rizal Avenue from H. Santos Street to F. Nazario Street.

Lot deep on both sides of Kalayaan Avenue from H. Santos Street to F. Nazario Street/Solchuaga Street.

Bounded on the NE

J.P. Rizal Avenue

SE

H. Santos Street

SW

NBA

NW

Zobel Roxas Avenue

STA. CRUZ

Area 1

Lot deep on the eastern side of Don Chino Roces Avenue from Pablo Ocampo Sr. Avenue (Vito Cruz Extension) to Kalayaan Avenue.

One block between Kalayaan Avenue and Montojo Street from Don Chino Roces Avenue to South Avenue.

Lot deep on both sides of Pablo Ocampo Sr. Avenue (Vito Cruz Extension) from Don Chino Roces Avenue to South Avenue (except NBA).

Area 2

Lot deep o the western side of Jordan Street from Davila Street to Area 1

Bounded on the N

Area 1

E/SE

Zapote Street/NBZ

SW

Metropolitan Avenue

TEJEROS

Area 1

Lot deep on the northern side both sides of J.P. Rizal Avenue from H. Santos Street to Don Chino Roces Avenue.

Lot deep on the southern side of J.P. Rizal Avenue from from F. Nazario Street to Don Chino Roces Avenue (except NBZ)

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Lot deep on both sides of Kalayaan Avenue/Solchuaga from F. Nazario Street to Don Chino Roces Avenue.

Lot deep on the north-western seide of Don Chino Roces Avenue from Kalayaan Avenue to Davila Street.

Bounded on the NE

NBZ beside Sta. Clara Creek

E/SE

NBZ

S

H. Santos Street

SW

J.P. Rizal Avenue

NW

Delpan Street

Area 2

Lot on the western side of Don Chino Roces Avenue from Area 1 to Barasoain Street.

URDANETA

Area 3

Bounded on the NE

Sen. Gil Puyat Avenue

E/SE

Paseo de Roxas/Sta. Potenciana Street/Real Street/Recoletos Street

SW

Ayala Avenue

W

Makati Avenue

VALENZUELA

Areal 1

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Lot deep on both sides of J.P. Rizal Avenue from Pateros Street/Legaspi Street to Antipolo Street/Nicanor Garcia Avenue.

Lot deep on the northern side of Candelaria Street from Pililia Street to Nicanor Garcia Avenue.

Arsa 2

Lot deep on the western side of Nicanor Garcia from Area 1 (J.P. Rizal Avenue) to Area 1 (Candelaria Street).

CEMBO

Area 1

Lot deep on the southern side of Kalayaan Avenue from San Jose Creek to NBA.

GUADALUPE NUEVO

Area 1

Bounded on the N Cloverleaf

E NBZ

S P. Burgos Street

W EDSA

Lot deep on both sides of Kalayaan Avenue from San Jose Creek to Luzon Street.

Lot deep on the eastern side of EDSA from P. Burgos Street to Area 1 of Barangay Pinagkaisahan.

Area 2

Lot deep on both sides of F. Yabut Street from Antipolo Street to Area 1/Kalayaan Avenue.

Lot deep on the eastern side of Magsaysay Avenue from Antipolo Street to Orense Street.

Bounded on the N Manggahan Street

E/SE Sra. De Guadalupe Street/Urdaneta Street

SW Antipolo Street

NW Magsaysay Avenue

Bounded on the N P. Burgos Street

E P. Victor Street/Manggahan Street/NB

S Antipolo Street

W Sra. de Guadalupe Street/Manggahan Street/Magsaysay Avenue

GUADALUPE VIEJO

Area 1

Bounded on the N Bernardino Street

E/SE EDSA

SW Estrella Street

W Zodiac Street/NBZ

Bounded on the N NBA/Guadalupe Interchange

E EDSA

S Bernardino Street

W/NW NBZ

PINAGKAISAHAN

Areal 1

Lot deep on the south- eastern side of EDSA from Agutaya Street to Gracia Street.

Lot deep on both sides of Kalayaan Avenue from EDSA to Pinos Street

PITOGO

Areal 1

Lot deep on both sides of Kalayaan Avenue from Pinos Creek to Luzon Street.

Area 3

Bounded on the N/NE NBA

E/SE 34th Street/Area 3 of Post Proper Northside

S 32nd Street

W NBA/Romblon Street

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SOUTH CEMBO

Area 1

Lot deep on the south-eastern side of Kalayaan Avenue from Lorenzo Ruiz Street to San Jose Creek.

POST PROPER NORTHSIDE

Area 3

Bounded on the N

NBA of South Cembo/Cembo/Kalayaan Avenue/ NBA of Barangay West Rembo

E NBA of Barangay East Rembo/C-5 Road

S McKinley Parkway/Area 3 of Post Proper Southside

W NBA of Barangay Forbes Park

NW Area 3 of Barangay Pitogo

POST PROPER SOUTHSIDE

Area 3

Bounded on the N Area 3 of Post Proper Northside

NE C-5 Road

S Makati-Taguig Boundary

SW/W Maricaban Creek/NBA of Barangay Forbes Park

Bounded on the NE 15th Street

SE Pateros Creek

SW 17th Street

NW JP Rizal Extension

PEMBO

Bounded on the N Dahlia Street

W Cadena de Amor Street

S Jasmin Street

E Escuela Street

COMEMBO

Bounded on the N Apitong Street/R-2 zone

SW Aguho Street

SE Anahaw Street

NE Alagao Street

Bounded on the N C-1A zone

W/S C-1Azone

E JP Rizal Extension

Bounded on the NW Balimbing Street

SW R-2 zone

SE Lanzones Street

NE C-1Azone

RIZAL

Bounded on the NE J.P. Rizal Avenue

NW/SW/SE R-2 Zones

REC Recreational

REC-1

DASMARIÑAS

Bounded on the NE R-1

SE Mahogany Road

SW R-1

NW Kamias Street

REC-2

PALANAN

Bounded on the NE Pres. Sergio Osmeña Highway

SW Creek Filmore Street

NW Casino Street

LAPAZ

Bounded on the N/E/W Onyx Street

S P. Ocampo Sr. Avenue

REC-3

FORBES PARK

- Manila Polo Club: bounded on all side by R-1 Zone (Forbes Park).

Manila Golf Club bounded on the

N Quingua Street

NW R1 zone (Forbes Park)

S/SW R-1 zone (Forbes Park) McKinley Road

NE SMU

BEL-AIR

Bounded on the N Tordesillas Street

NW Gallardo Street

SW L.P. Leviste Street

NE C-4F zone

CARMONA

Bounded on the N/NE SPUR/RDZ

NW SPUR/A.P. Reyes Avenue

SW Hippodromo Street

SE SPUR/Lot deep from Fortuna Street

RCR Residential/Commercial Recreational

BEL-AIR

Bounded on the NW Tordesillas Street

SW Velasquez Street

SE L.P.Leviste Street

NE Tolentino Street

Bounded on the NE Hercules Street

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SE R-1

SW Juno Street

NW R-1

Bounded on the N Hydra Street

SE Aquarius Street

SW Solar Street

SAN LORENZO

Bounded on the NW V.A. Rufino Street

SW Salcedo Street/ Gamboa Street

SE C-4E zone

NE Legaspi Street

URDANETA

Bounded on the N R-1 W Creek

SE Urdaneta Avenue

NE Cruzada Street

DASMARIÑAS

Bounded on the NE Campanilla Street

SE R-1

SW Calumpang Street

NW R-1

MAGALLANES

Bounded on the N San Geronimo Street

E R-1

S R-1

W San Antonio Street

Bounded on the N Sta. Rosa Street

E R-1

S Trinidad Street

W R-1

Bounded on the NE
Magallanes Drive

W/SE Magallanes Drive

FORBES PARK

Bounded on the NW Cambridge Circle

SW Pandan Rd.

NE Kawayan Rd.

POBLACION

Bounded on the NE R-1

SE M. Layug Street

SW R-1

NW F. Zobel Street

Bounded on the NE Hercules Street

SE R-1

SW Juno Street

NW R-1

VALENZUELA

Bounded on the NE R-2

SE Tanay Street

SW Hormiga Street

NW Pililia Street

Bounded on the NE Milagros Street

SE R-2

SW Baler Street

NW R-2

GUADALUPE VIEJO

Bounded on the NW Zodiac Street

SW C-3D

SE EDSA

NE C-3D

OPN Open Space

GUADALUPE NUEVO-GUADALUPE VIEJO

- Area bounded by the Guadalupe Interchange

SAN LORENZO

Bounded on the N Sen. Gil Puyat Avenue

NW Export Bank Drive/Tindalo Street

SE San Lorenzo Creek

Bounded on the NE San Lorenzo Creek

SE Ponce Street

SW INS zone

NW San Lorenzo Drive

SAN ANTONIO

Bounded on the NW Amorsolo Canal

S Sen. Gil Puyat Avenue

N/E Ayala Avenue Extension

PIO DEL PILAR

Bounded on the NE A. Arnaiz Avenue

E Creek

S R-2

W INS

Lots Transected by the Faultline

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- Lots located within 5 meter buffer on both sides of the West Valley Fault (WVF) transecting barangay West Rembo, East Rembo, Comembo, Pembo and Rizal.

Lots on the Creek Easements

- Lots located within the 3 meter easements on both sides of a creek in all barangays.

UTL Utility

SAN ANTONIO-PIO DEL PILAR-BANGKAL

- Philippine National Railways' riqht of way, from Makati-Manila City Boundary in the North to EDSA.

MAGALLANES

Bounded on the N R-1 zone

W Makati-Pasay City boundary

S Maricaban Creek

E R-1 zone/Victoria Street

GUADALUPE NUEVO

Bounded on the N/W C-3C zone

S P. Burgos Street

E R-2 zone

URDANETA

Bounded on the NW Recoletos Street

W Creek

SE EDSA

E Recoletos Circle

CEM Cemetery

STA. CRUZ-VALENZUELA AREA

Bounded on the NE Kalayaan Avenue

NW South Avenue

SW Metropolitan Avenue

SE C-1B Zone/Nicanor Garcia Avenue

POST PROPER SOUTHSIDE

- Manila American Cemetery: bounded on all side by SMU (Post Proper Northside and Post Proper Southside).

BANGKAL

Bounded on the NW Hen. Mascardo Street

SW R-2

SE Hen. Malvar Street

NE R-2

Bounded on the NW Hen. Malvar Street

SW Apolinario Street

SE/NE C-2B

Bounded on the NW Bangkal Creek

SW C-1A

SE Hen. Lim Street/Hen. P. Santos Street

PIO DEL PILAR

- Rotunda at the junction of Washington Street/Wilson Street/S. Javier Street/ A. Santuico Street.

- Rotunda at the junction of Washington Street/Hoover Street/E. Ramos Street/M. Antonio Street/Hoover Street

Bounded on the N R-2

E M.Ocampo Street

S Facundo Street

W Wilson Street

Bounded on the NW A. Arnaiz Avenue

SW P. Binay Street

SE Balderama Street

NE C-1A Zone

PALANAN

Bounded on the N Arellano Street

NE Puerto Rico Street

SE R-2

SW Quirinal Street

SAN ANTONIO

Bounded on the N Yakal Street

W C-4I/C-4J zone

S Sen. Gil Puyat Avenue

E REC-1 zone/Ayala Avenue Extension

LAPAZ

Bounded on the N ABCD Street

NW Zobel Roxas Avenue

S P. Ocampo Sr. Avenue

E ABC Street

Bounded on the NE Eureka Street

NW Zobel Roxas Avenue

S/SE R-2

Bounded on the NW/SW R-2

SE Archimedes Street

NE Dumas Street

SINGKAMAS

Bounded on the NW R-2 zone

SW Davila Street

SE R-2 zone

NE Mascardo Street

Bounded on the NW Zobel Roxas Avenue

S C-1A/R-2

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E R-2

POBLACION

Bounded on the NW D.M. Rivera Street

SW/SE HPZ

NE Gabaldon Street

Bounded on the NE Manalac Street/SPUR

SE SPUR

SW Hen. Luna Street

NW SPUR

STA. CRUZ

Bounded on the NE R-2 zone/C-1A

SE South Avenue

SW Yague Street

NW Kakarong Street

OLYMPIA

Bounded on the NE Anselmo Street

S/E San Maximo Street

NW R-2 zone

Bounded on the NE San Jose Street

SE J.B. Roxas Street

SW Bernardino Street

NW R-2

Bounded on the N SPUR

W REC

S SPUR

E Fortune Street

Bounded on the NE R-2

SE Constancia Street

SW/NW R-2

TEJEROS

Bounded on the NE JP Rizal Avenue

SE R-2 zone

SW C-1Azone

NW R-2 zone

Bounded on the NW H. Santos Street

S/SW/E R-2

CARMONA

Bounded on the NE Villena Street

SE SPUR

SW Magsaysay Street

NW SPUR

GUADALUPE VIEJO

Bounded on the N Cloverleaf/Lot deep from Coronado Street

W Gonzales Street/Bernardino Street/Progreso 2 Street/ SPUR/Balisampan Creek

S/SE C-3D zone/EDSA/C-3D zone/EDSA

(Except C-3D Zone)

Bounded on the NW Amapola Street

SW Estrella Street

SE Zodiac Street

NE Camia Street

Bounded on the NW/S/W Balisampan Creek

E SPUR

Bounded on the NW Gumamela Street

SW/SE R-3C

NE Camia Street

GUADALUPE NUEVO

Bounded on the N PUD zone

W R-2 zone

SW Escuela Street

E Gov. Noble Street

Bounded on the N Orense Street

W Antipolo Street

S R-2

E La Consolacion Street

Bounded on the NE/NW/SW R-2

SE Felipe Street

PITOGO

Bounded on the NW Cebu Street

SW Negros Street

SE SPUR

NE SPUR/Luzon Street

PINAGKAISAHAN

Bounded on the NE Pinos Creek

W Tolentino Street

S Danllg Street

CEMBO

Bounded on the N Narra Street

W SPUR

S Kalayaan Avenue

E SPUR

Bounded on the N Camia Street

W Jasmin Street

S Acacia Street

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E R-2 zone

SOUTH CEMBO

Bounded on the NE R-2/Hen.Luna St/R-2

SE Hen. Ricarte Street

SW R-2/Hen. Luna Street/R-2

NW Hen. del Pilar Street

WEST REMBO

Bounded on the NE/SE R-2

SW R-2/Road Lot

NW R-2/A. Mabinl Street

WEST REMBO-POST PROPER NORTHSIDE

Bounded on the N J.P Rizal Extension

W Lawton Avenue

S SPUR/R-2 zone

E R-2/C-1A zones

EAST REMBO

Bounded on the NE 5th Avenue

SE OPN

SW C-1A/R-2 zones

NW Carlos P. Garcia Avenue (C-5)

Bounded on the NE 19th Street

SE J.P. Rizal Extension

SW 20th Street

NW R-2 zone

MAGALLANES

Area 1

Bounded on the N/NW EDSA

N/NE Pres. S. Osmeña Highway

SE NBZ

SW Humabon Place/Lapu-Lapu/Magallanes Avenue/ San Gregorio Street/Avenue/Santiago Street

S Area 2/Victoria Street/NBZ

W Makati-Pasay boundary

Area 2

Bounded on the NW Area 1/Santiago Street

NE Santiago Street

SE San Gregorio Street

SW Lapu-Lapu Avenue (except NBZ)

Area 3

Bounded on the NW EDSA

NE NBA

SE Maricaban Creek

SW PNR

OLYMPIA

Area 1

Lot deep on both sides of J.P Rizal Avenue from Legaspi Street/Pateros Street to Chino Roces Avenue/A.P. Reyes Avenue.

Lot deep on the northern side of Kalayaan Avenue from Pililia Street to Don Chino Roces Avenue (except NBZ).

Area 2

Lot deep on the eastern side of Don Chino Roces Avenue from Area 1 to Barasoain Street.

PALANAN

Area 1

Bounded on the NW Zobel Roxas Avenue

NE Pres. S. Osmena Highway

S Sen. Gil Puyat Avenue

W Filmore Street/Area 2

NW NW Area 2/Emilia Street/Area 2

NE Pres. S. Osmena Highway

SE Sen. Gil Puyat Avenue

SW Maricaban Creek

Area 2

Bounded on the NW Zobel Roxas Avenue

NE Area 1/inca Street/Area 1

S Makati Diversion Channel

W Filmore Street

Lot deep on the western side of Filmore Street from Emilia Street to Zobel Roxas Avenue.

Lot deep on both sides of Dian Street from Emilia Street to Zobel Roxas Avenue.

Lot deep on both sides of Bautista Street from Emilia Street to Zobel Roxas Avenue.

Lot deep on the south-eastern side of Emilia Street from Estero de Tripa de Galina to Area 1.

Lot deep on the northern side of Emilia Street from Dian Street to Guernica Street and from Matanzas Street to Area 1.

PIO DEL PILAR

Area 1

Bounded on the NW Sen. Gil Puyat Avenue

E/NE Creek/Amorsolo Street

S A. Arnaiz Avenue

W/SW NBA/Dela Rosa Street/P. Medina Steet

Bounded on the N A. Arnaiz Avenue

E NBA/Don Chino Roces Avenue

S/SE Don Bosco Street

W Estacion Street

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Bounded on the N Area 1 of Barangay San Isidro

NE Pres. S. Osmena Highway S Dallas Street

W/SW Apolinario Street/Arguelles Street/Area 2 /Tenco Street

Area 2

Lot deep on the eastern side of Batangas Street from S. Antonio Street to Zansibar Creek.

Bounded on the NW Area 1

N/NE Area 1/Tenco Street

S Antonio Arnaiz Avenue

W Batangas Street/Antonio Street/Capt. Reynalo Street

Bounded on the N Antonio Arnaiz Avenue

E Area 1/Apolinario Street

S Dallas Street

W NBA/Valderama/Makati-Pasay Boundary (except NBA lots)

POBLACION

Area 1

Lot deep on both sides of J.P. Rizal Avenue from Antipolo Street/Nicanor Garcia Avenue to P. Burgos Street (except Area 3).

Area 2

Bounded on the NW P. Burgos Street

NE Kalayaan Avenue

E/SE Orion Street

S Polaris Street

SW Anza Street/Makati Avenue

Bounded on the N San Juan Street

NE Area 3/Gabaldon Street/NBA

E NBZ/Don Pedro Street

S/SW Kalayaan Avenue

W Burgos Street

Lot deep on the north-western side of P. Burgos Street from Makati Avenue to Makati Avenue

Lot deep on both sides of Makati Avenue from P. Burgos Street/Neptune Street to P. Burgos Street/J.P. Rizal Street.

Lot deep on the north-eastern side of Kalayaan Avenue from Don Pedro Street to Amapola Street.

Lot deep in the eastern side of N. Garcia Street from Kalayaan Avenue to Area 1.

Area 3

Bounded on the N/NE Osmeña Street

E/SE E. Zobel Street

S NBZ

W Areal 1/NBZ

Bounded on the N Valdez Street

E Salamanca Street

S Kalayaan Avenue

W A. Spring Street

Bounded on the N NBZ/Zamora Street

NE Mabini Street

SE Maya Street

S Area 2

SW/W P. Burgos Street

Bounded on the N Amorsolo Drive

E Estrella Street

S Amapola Street

W NBZ

SAN ANTONIO

Areal 1

Lot deep on the southern side of Pablo Ocampo Sr. Avenue (Vito Cruz Extension) from Balagtas Street to Don Chino Roces Avenue.

Lot deep on both sides of Don Chino Roces Avenue from Yakal Street to Pablo Ocampo Sr. Avenue (Vito

Cruz Extension).

One block between Malugay Steet and Sen. Gil Puyat Avenue from Mayapis Street to Ayala Avenue Etxention.

Bounded on the N Pablo Ocampo Sr. Avenue (Vito Cruz Extension)

E Balagtas Street

S Kamagong Street

SE Akle Street/NBA

NW Zobel Roxas Avenue

Area 2

Lot deep on the northern side of Kamagong Street from Balagtas Street to Area 1.

Bounded on the NE Area 2

SE Malugay Street

SW Mayapis Street

NW Yakal Street

NE Metropolitan Avenue

E/SE Ayala Avenue Extension/Malugay Street

SW Area 1/Yakal Street

W Area 1/NBZ

SAN ISIDRO

Area 1

Bounded on the NE Pres S. Osmeña Highway

S Area 1/Area 2/NBZ of Pio del Pilar

W NBZ/Arthur Street/Rockefeller Street/P. Binay Street/Area 2

NW Batangas Street

Lot deep on the southern side of Sen. Gil Puyat Avenue from Estero de Tripa de Galina to Batangas Street.

Area 2

Lot deep on both sides of Batangas Street from Area 1 to Batangas Street corner Edison Street.

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- Lot deep on both aides of Dian Street from Finlandia Street up to Marconi Street.

- Lot deep on the south-western side of Finlandia Street from R-2 Zone near Makati-Pasay City Boundary to Arthur Street.

- Lot deep on the north-western side of Grandeur Street from Marconi Street up to Edison Street.

- Lot deep on the north-western side of Antonio Arnaiz Avenue from Makati-Pasay City Boundary to Marconi Street.

- Lot deep on the south-western side of Arthur Street from Finlandia Street to Honduras Street.

- Lot deep on the southwest of P. Binay Street from Honduras Street to Rockefeller Street.

- Lot deep on the northwest side of Rockefeller Street from Batangas Street to P. Binay Street.

SAN ISIDRO-PIO DEL PILAR

- Lot deep on both sides uf Batangas Street from Finlandia Street up to Antonio Arnaiz Avenue.

PIO DEL PILAR

- Lot deep on the northern side of Antonio Arnaiz Avenue from lot deep of Don Chino Roces Avenue to M Medina Street.

- Lot deep on the southeastern side of De La Rosa Street from lot deep of Don Chino Roces Avenue to M Medina Street.

- One block on the Northern side of Antonio Arnaiz Avenue from Batangas Street to Capt. Reynaldo Street.

- One block on the southeast of Antonio Arnaiz Avenue from Makati City-Pasay City Boundary to Evangelista Street (Except INS).

Bounded on the N Cuangco Street

W Lot deep from Evangelista Street/C-1A lots/Evangelista Street

S R-2 Lots

E C-2B

PIO DEL PILAR-BANGKAL

- Lot deep on the western side of Evangelista Street from Balderama Street to EDSA.

- Lot deep on the eastern side of Evangelista Street from Arguelles Street up to Hen. Belarmino Street

- Lot deep on the western side of Apolinario Street from Argueiies Street up to Hen. Estrella Street.

SAN ANTONIO

Bounded on the NE P. Ocampo Sr. Avenue/Metropolitan Avenue

SE Ayala Avenue Extension/Creek/Yakal Street

SW Mayapis StreetyCreek/R-2/Lumbayao Street

NW Sampaloc Street/Estrella Avenue/Lot deep from St. Paul Road/Lot deep from Kamagong Street/ Akle Street/Mayapis Street/Zobel Roxas Avenue

(Except R-2)

BANGKAL

Bounded on the N Hen. Belarmino Street

E Lot deep from Evangelista Street

S EDSA

W Makati-Pasay City Boundary/C-1 B Lot

- Lot deep on the northern side of Hen. Estrella Street from lot deep of Evangelista Street up to lot deep of Apolinario Street.

MAGALLANES

Bounded on the NE South Super Highway

SE INS

SW Humabon Street/Magallanes Avenue/Lapu-Lapu Avenue/Victoria StreeVR-1/Makatl-Pasay City Boundary

NW EDSA

(Except INS)

LAPAZ

Bounded on the NE Caton Street

SE R-2

S ABCD Street

NW Zobel Roxas Avenue

- Lot deep on the northern side of P. Ocampo Sr. Avenue from Onyx Street to Cabanillas Street.

Bounded on the N Soriano Street

NE Metropolitan Avenue

S P. Ocampo Sr. Avenue

NW Cabanillas Street

LA PAZ-SINGKAMAS

Bounded on the NE INS

SE R-2

SW R-2/Eureka Street

NW Zobel Roxas Avenue

LA PAZ-TEJEROS-STA. CRUZ

Bounded on the NE Montojo Street

SE R-2/ Davila Street/ Zapote Street

SW Metropolitan Avenue

NW R-2

SINGKAMAS-TEJEROS-STA. CRUZ

- Lot deep on the southwest of Solchuaga Street from Zobel Roxas Avenue to Don Chino Roces Avenue.

- Lot deep from Don Chino Roces Avenue/ One block from Kalayaan Avenue between Don Chino Roces Avenue and South Avenue.

SINGKAMAS-KASILAWAN-TEJEROS-OLYMPIA-VALENZUELA

- Lot deep on both sides of J.P, Rizal Avenue from H. Santos Street to Nloanor Garcia Avenue

TEJEROS-OLYMPIA

- Lot deep on both sides of Don Chino Roces Avenue from J.P. Rlzal Avenue to Barasoain Street.

SINGKAMAS-TEJEROS

Bounded on the NE R-2/Creek

SE H. Santos Street

SW Kalayaan Avenue

NW Zobel Roxas Avenue

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SINGKAMAS-TEJEROS-OLYMPIA-VALENZUELA

- Lot deep on the northwest of Kalayaan Avenue from H. Santos Street to Nicanor Garcia Avenue.

STA. CRUZ

- Lot deep on both sides of P. Ocampo Sr. Avenue from Zapote Street to M. Unldos Street/ R-2.

Bounded on the NE Yague Street

SE South Avenue

S P. Ocampo Sr. Avenue

NW M. Unldos Street/R-2

Bounded on the NE R-2

SE R-2

SW Metropolitan Avenue

NW Zapote Street

Bounded on the NE Montojo Street

SE South Avenue

SW INS

NW R-2

OLYMPIA

- Lot deep on both sides of South Avenue from J.P. Rlzal Avenue to Kalayaan Avenue.

VALENZUELA-POBLACION

- Lot deep on both sides of Nicanor Garcia Avenue from J.P. Rlzal Avenue to Kalayaan Avenue.

POBLACION

- Lot deep on northern side of J.P. Rizal Avenue from Antipolo Street to Cardona Street.

- Lot deep on the south-western side of J.P. Rlzal Avenue from Nlcanor Garcia Avenue to Salamanca Street.

- Lot deep on north-eastern part of J.P. Rlzal Avenue from E. Zobel Street to lot deep from P. Gomez Street.

- Lot deep on the north-eastern side of Kalayaan Avenue from Dona Carmen Street to Amapola Street.

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Bounded on the NE J.P. Rizal Avenue

SE C-2B

SW Valdez Street

NW Salamanca Street

Bounded on the NE J.P. Rizal Avenue

E Lot deep from P. Gomez Street

SW P. Burgos Street

Bounded on the N San Juan Street

E SPUR/Hen. Luna Street/Doña Carmen Street

SW Kalayaan Avenue

W P. Burgos Street

Bounded on the NE Kalayaan Avenue/Mercedes Street

SE Orion Street

SW Polaris Street

NW Felipe Street

GUADALUPE VIEJO

- Lot deep on the southern side of J.P. Rlzal Avenue from Creek to Cloverleaf.

Bounded on the N J.P. Rizal Avenue

E Camia Street

S R-2

W Estrella Street

Bounded on the N J.P. Rizal Avenue

E/SE Creek

S Azucena Street

W Camia Street

GUADALUPE NUEVO

Bounded on the N P. Burgos Street

E/NE Reposo Street/Manggahan Street/Lot deep from Victor Street

S/SW Antipolo Street

NW Magsaysay Street

- Lot deep on the eastern side of Magsaysay Street from Antipolo Street to Estrella Street.

- Lot deep on both sides of F. Yabut Street from Antipolo Street to Kalayaan Avenue.

- Lot deep on the southwest side of Escuela Street from EDSA to Gov. Noble Street.

PINAGKAISAHAN-PITOGO-NUEVO-CEMBO

- Lot deep on the northwest side of Kalayaan Avenue from EDSA to Narra Street (Except INS).

- Lot deep on the southeast of Kalayaan Avenue from Limbo Street to Lawton Avenue.

PINAGKAISAHAN

Bounded on the N Kalayaan Avenue

E/SE Limbo Street/Gracia Street/R-2

SW Quingua Street

NW EDSA

- Lot deep on the southeast of EDSA from Kalayaan Avenue to Pinagkaisahan-Guadalupe Nuevo Boundary.

WEST REMBO

- Lot deep on the southwest of J.P. Rizal Ext. from INS to West Rembo-East Rembo Boundary.

WEST REMBO-EAST REMBO

- Lot deep on both sides of C-5 road from J.P. Rizal Extension to Kalayaan Avenue (Except INS).

EAST REMBO-COMEMBO

- Lot deep on the western side of J.P. Rizal Extension from West Rembo-East Rembo boundary to Taguig-Pateros Creek (Except INS).

- Lot deep on the eastern side of J.P. Rizal Extension from Kalayaan Avenue to Taguig-Pateros River (Except INS).

COMEMBO

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Bounded on the NW R-2/31st Avenue

SW Comembo-Pembo Boundary/Chico Street

SE R-2

NE J.P. Rizal Ext.

(Except INS)

PEMBO

- Lot deep on the northwest of Sampaguita Street from Comembo-Pembo boundary to Lower Azucena Street (Except OPN).

- Lot deep on the southeast of Sampaguita Street from Pembo-Comembo boundary to Jasmin Ext. (Except PUD).

Bounded on the NE Jasmin Ext.

S/SE R-2/Taguig-Pateros Creek/R-2

SW Rosal Street

NW Sampaguita Street

- Lot deep on the eastern side of Sampaguita Street from Rosal Street to Xyris Street.

FORBES-DASMARIÑAS

Bounded on the NW EDSA

SW/S Service Road

E Creek

DASMARIÑAS

Bounded on the NW EDSA

SW A. Arnaiz Avenue

SE Paraiso Street.

NE R-1

FORBES PARK

Bounded on the N McKinley Road

W INS

SE Palm Avenue

C-1B

BEL-AIR

- Lot deep on the southern side of Polaris Street from Jupiter Street up to Orion Street alignment.
- Lot deep on the south-eastern side of Orion Street from Kalayaan Avenue up to Polaris Street.
- Lot deep on the northern side of Jupiter Street from Nicanor Garcia Avenue up to Zodiac Street.
- Lot deep on the south-western side of Estrella Street from Amapola Street up to EDSA.
- Lot on the both sides of Nicanor Garcia Avenue from Jupiter Street up to Constellation Street/CEM zone.

POBLACION - BEL-AIR

Bounded on the N Kalayaan Avenue

NW/SW R-1 zone/Lot deep from Makati Avenue

S Lot deep from Jupiter Street

E Polaris Street/Anza Street/Makati Avenue

VALENZUELA-POBLACION

- Lot deep on both sides of Antipolo Street from Osmena Street, to Obrero Street/C-1A lots.

VALENZUELA

- Lot deep from south-western side of Obrero Street from Pililia Street to Antipolo Street.

BANGKAL

- Lot deep on both sides of M. Reyes Street from Valderama Street up to Makati-Pasay Boundary.

SAN LORENZO

- Lot deep on the southern side of Arnaiz Avenue from Amorsolo Street up to EDSA.

POBLACION

Bounded on the NE SPUR/Alfonso Street/SPUR

SE Alger Street

SW C-1 A

NW Doña Carmen Street

PINAGKAISAHAN

- Lot deep on the southern side of Iran Street from lot deep of EDSA to C-1 A.

GUADALUPE NUEVO

- Lot deep on the northwest side of Bataan Street from C-1A to C-1A.

C-2 Medium Density Commercial / Mixed-Use

C-2A

PIO DEL PILAR

Bounded on the N Antonio Arnaiz Avenue

NE/E Don Chino Roces Avenue/INS

SW Estacion Street

SE Don Bosco Street

C-2B

PALANAN

Bounded on the NW Zobel Roxas Street

SW Filmore Street

S Casino Street

NE Sergio Osmena Highway

Bounded on the NW Zobel Roxas Street

SW Filmore Street

S Casino Street

NE Sergio Osmena Highway

PALANAN-SAN ISIDRO

Bounded on the NW Emilia Street

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W Makati-Pasay City Boundary

SE Finlandia Street

NE Batangas Street/Filmore Street

SAN ISIDRO - PIO DEL PILAR

Bounded on the NW Finlandia Street

SW Arthur Street /Honduras Street/P. Binay Street/ Rockefeller Street/ Zanzibar Street/ SPUR/Creek/ Reynaldo Street

S Antonio Arnaiz Avenue

NE Sergio Osmeña Highway

PIO DEL PILAR - BANGKAL

Bounded on the NW Antonio Arnaiz Avenue

SW Evangelista Street/Cuangco Street/C-1A zone/ Arguelles Street/A, Apollnario Street/Hen. S. Estrella Street/Rodriguez Street

S EDSA

NE Wallace Street/Belarmlno Street/Sergio Osmena Highway

(Except INS)

BANGKAL

Bounded on the NE Rodriguez Street

SE EDSA

SW Evangelista Street

NW Hen. Belarmino Street

POBLACION

- Lot deep on the western side of Makati Avenue from lot deep of J.P. Rizal Avenue to Valdez Street

Bounded on the NW Lot deep from P. Burgos Street

NE Kalayaan Avenue

SE Felipe Street/Polaris Street

SW Anza Street

C-3 High Density Commarcial/Mixed-use

C-3A

POBLACION

Bounded on the NE Valdez Street/SPUR/R-1

NW A. Spring Street

SW Kalayaan Avenue

SE Makati Avenue

Bounded on the N .P. Rizal Avenue

W Villena Street/Palma Street/lot deep from Palma Street/ SPUR

S Amapola Street

NE Estrella Street

C-3B

POBLACION

Bounded on the NE P. Burgos Street

SE C-2B

SW Anza Street

NW Makati Avenue

C-3C

PIO DEL PILAR

- Lot deep on the western side of Don Chino Roces Avenue from Dela Rosa Street to Arnaiz Avenue.

PALANAN - SAN ISIDRO

Bounded on the N Creek

NW Filmore Street/Batangas Street

SE Finlandia Street

NE Sergio Osmeña Highway

GUADALUPE NUEVO

Bounded on the N Guadalupe Interchange

W C-3D/Victor Street

S P. Burgos Street

E Utility/R-2 Zone

C-3D

GUADALUPE VIEJO

Bounded on the N Bernardino Street

W/S INS

E EDSA

Bounded on the N INS

W/NW INS/Creek/R-2/Zodiac Street

SW Estrella Street

SE EDSA

(Except REC and INS)

GUADALUPE NUEVO

Bounded on the N Guadalupe Interchange

NW EDSA

SW Escuela Street

E/SE Sta. Rita Street/Magsaysay Street/P. Burgos Street/Victor Street/C-3C

C-4 Central Business District

C-4A

BEL-AIR

Bounded on the N Service Road/C-4F zone /Valero Street

SW Ayala Avenue

SE Paseo de Roxas/Makati Avenue

C-4B

SAN LORENZO

Bounded on the NW Sen. Gil J. Puyat Avenue/Amorsolo. Creek/OPN Zone/Amorsolo Street

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S/SW Dela Rosa Street

SE Makati Avenue

NE Ayala Avenue

C-4C

BEL-AIR

Bounded on the NW Paseo de Roxas

SW Ayala Avenue

SE Makati Avenue

C-4D

URDANETA

Bounded on the NE Sen. Gil J. Puyat Avenue

SE Paseo de Roxas

NW Makati Avenue

C-4E SAN LORENZO

Bounded on the N/NE Dela Rosa Street

SE/E Legaspi Street/Paseo de Roxas

S Antonio Arnaiz Avenue

W Amorsolo Street

(Except REC)

C-4F

BEL-AIR

Bounded on the N Sen. Gil J. Puyat Avenue

NE Service Road

SE C-4A Zone/Valero Street

SW Valero Street/De la Costa Street

(Except REC)

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C-4G

BEL-AIR

Bounded on the N Sen. Gil J. PuyatAvenue

SE Makati Avenue

SW Service Road

C-4H

BEL-AIR

Bounded on the N Metropolitan Avenue/Jupiter Street/Alley beside R -1

SE EDSA

S Sen, Gil J. Puyat Avenue

NW Ayala Avenue Extension

C-4I

SAN ANTONIO-PIO DEL PILAR

Bounded on the NW Malugay Street

SW Mayapis Street/M. Medina Street

E/SE Dela Rosa Street/Don Chino Roces Avenue/Urban Avenue/INS

SAN LORENZO

Bounded on the NE Ayala Avenue

SE EDSA

SW A. Arnaiz Avenue

W/NW Paseo de Roxas/Legaspi Straet/Dela Rosa Street/Makati Avenue

PIO DEL PILAR

Bounded on the N/NW Urban Avenue

W Don Chino Roces Avenue

S A. Arnaiz Avenue

E Amorsolo Street/C-4B

SPECIAL DEVELOPMENT ZONES
PUD Planned Unit Development

TEJEROS

Bounded on the N/NE Esperanza Street

W R-2 zone

SE M. Santos Street Guadalupe Nuevo

Bounded on the NW C-1A zone

SW R-2 zone

S INS-1

E/NE Gov. Noble Street/Buenconsejo Street

CEMBO

Bounded on the N J.P. Rizal Avenue

SW San Jose Creek

SE R-2 Zone/SPUR

PEMBO

Bounded on the NE Dahlia Street

NW Sampaguita Street

SW Gumamela Extension

SE Dahlia Extension

RIZAL

Bounded on the NE R-2 Zone

SE 145 Street

SW Milkweed Street

NW R-2 Zone

POBLACION

Bounded on the NE Oslas Street

E Palma Street

SW Gabaldon Street

NW Villena Street

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SMU Special Mixed-Use

POST PROPER NORTHSIDE-POST PROPOER SOUTHSIDE

- Lots bounded by Kalayaan/DRIVE/SPUR/C-5 Road/Makati-Taguia City Boundary/Maricaban Creek/R-1/REC/R-2/SPUR/INS/SPUR/R-2/SPUR. (Except CEM)

BANGKAL-MAGALLANES

Bounded on the NE R-2/Creek

NW Don Bosco Street

SE Maricaban Creek

SW Creek/UTL/South Super Highway

SPUR Special Precincts for Urban Redevelopment

SPUR 1 CARMONA-KASILAWAN

Bounded on the NE Road lot/RDZ/Villena Street

SE RDZ/REC

SW E. Pascua Street

NW Delpan Street

(Except INS)

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