



Republic of the Philippines  
**OFFICE OF THE MAYOR**  
 City of Manila

**EXECUTIVE ORDER NO. 49**  
 Series of 2022

**RECONSTITUTION OF THE MANILA ZONING BOARD  
 OF ADJUSTMENTS AND APPEALS**

WHEREAS, under *Section 455 paragraph (b)(1)(ii) of Republic Act (R.A.) No. 7160*, otherwise known as the *Local Government Code of 1991*, the undersigned Mayor of the City of Manila has the power to direct the formulation of the city development plan, with the assistance of the city development council, and upon approval thereof by the Sangguniang Panlungsod, implement the same;

WHEREAS, on 16 June 2006, *Ordinance No. 8119*, otherwise known as the *Manila Comprehensive Land Use Plan and Zoning Ordinance of 2006*, was passed into law to regulate and control the different land uses in the City of Manila;

WHEREAS, being the capital of the Republic of the Philippines, the City of Manila became a premiere city, the center of political power, wealth, commerce and culture, attracting businessmen, corporations and other individuals from in and out of the country all wanting to be part of Manila City's rapid urbanization and progress;

WHEREAS, while the City of Manila welcomes the surge of economic activity and urbanization, the city has to balance its development with the corollary issue of congestion resulting in conflict on land utilization among stakeholders;

WHEREAS, to strike a balance between progress and congestion, it is imperative that the Manila Zoning Board of Adjustments and Appeals (MZBAA) be reconstituted to study and recommend strategies and measures to adopt to the immediate and pressing needs of Manila City so that economic activity and commercial growth takes into full consideration environmental sustainability and habitability for the benefit of Manileños;

THEREFORE, I, **MARIA SHEILAH "HONEY" H. LACUNA-PANGAN, MD, FPDS**, Mayor of the City of Manila, by virtue of the powers vested in me by the 1987 Philippine Constitution, the Local Government Code of 1991, and existing laws, hereby order the reconstitution of the Manila Zoning Board of Adjustments and Appeals (MZBAA):

Section 1. *Composition.* The MZBAA shall be composed of the following:

Chairperson : Mayor of the City of Manila  
 (Assisted by the Secretary to the Mayor)

Vice-Chairperson : Chairman, Committee on Hearing  
 Urban Development and Resettlement  
 City Council of Manila

Executive Director : Officer-In-Charge, City Planning and Development  
 Office

- Members :
- Officer-In-Charge , Department of Assessment
  - City Engineer
  - President, Liga ng mga Barangay
  - Majority Floor Leader, City Council of Manila
  - Minority Floor Leader, City Council of Manila
  - Representative from the Non-Governmental Organization appointed by the Mayor of the City of Manila

Section 2. *Duties and Functions.* The MZBAA shall perform the following duties and functions:

1. Accept petitions for re-zoning of a certain area in the form prescribed by the board;
2. Authorize the conduct of site inspection of the vicinity subject to re-zoning, whenever necessary, and issue a report thereon;
3. Evaluate reports from the City Planning and Development Office (CPDO) and submit recommendations regarding appeals on the grant or denial of zoning permit/location clearance, and development permit and act on the applications of the following nature:
  - a. Variances;
  - b. Exceptions; and
  - c. Non-conforming uses complaints and oppositions to applications;
4. Facilitate the formulation of a master plan that would provide guidelines and directions for the development of overlay zones. It shall also assess and evaluate the proposed development plans for specific areas submitted by the stakeholders/proponents for approval.


Section 3. *Secretariat.* The CPDO shall serve as the Secretariat and is in charge of issuing notices, resolutions, reports, and orders of the MZBAA.

Section 4. All prior inconsistent orders, issuances, or directives are considered repealed or modified accordingly.


Section 5. This Order consists of only two (2) pages and shall take effect immediately upon issuance.

Section 6. A copy of this Executive Order shall be furnished the Office of the President, Malacañang Palace, pursuant to paragraph (b)(xii), Section 455 of the Local Government Code of 1991.

Done this **14<sup>TH</sup>** of ~~OCTOBER~~ 2022, in the City of Manila, Philippines.

  
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**MARIA SHEILAH "HONEY" H. LACUNA-PANGAN MD, FPDS**  
*Mayor of the City of Manila*

ATTESTED BY:

  
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**ATTY. MARLON M. LACSON**  
 Secretary to the Mayor