



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

14 November 2016

ENGR. MARLON V. OLPINDO

Assistant Vice President
Design and Development Department
City & Land Developers, Inc.
2/F & 3/F Cityland 10 Tower 1
6815 H.V. de la Costa Street
Ayala Ave., North Makati City

Dear **Engineer Olpindo**,

Greetings from the National Commission for Culture and the Arts (NCCA)!

This is with reference to your request for an NCCA clearance for the construction of ONE HIDALGO CONDOMINIUM on 1730 P.H. Lim and Malvar Sts, Malate, Manila, as required by the Housing and Land Use Regulatory Board (HLURB)¹.

Please be informed that on the basis of your Archaeological Impact Assessment (AIA) Report², and Clearance from the National Museum dated October 17, 2016³, inspection of the National Historical Commission of the Philippines dated December 6, 2016⁴ and pursuant to the powers of this Commission to regulate activities inimical to the preservation/conservation of the Filipino cultural heritage⁵, this Commission hereby **grants** this **clearance** for the above-mentioned project and advises your strict compliance with the attached AIA report² and the existing policies of the City of Manila regarding building heights.

This Commission shall monitor the progress of your project until its completion. Any major deviation from your specific recommendations stated in the AIA report² shall be subject to review by this Commission. For future coordination, you may contact Mr. Ronald Pre of the NCCA Heritage Office through phone number 527-2192 local 521.

We hope for your strict compliance.

With assurance of our highest esteem and warmest regards.

Very truly yours,


FELIPE M. DE LEON, JR.
Chairman

¹ Section 32 of RA 10066: "Institutional Linkages of the National Cultural Agencies. - x x x x x Furthermore, the Commission may link up with other agencies and institutions, as it may deem appropriate, as a way of dealing with conservation in a holistic manner x x x x x"

² Annex A

³ Excerpt from National Museum Archaeological Clearance: "This Clearance is being issued by the National Museum pursuant to Section 33.5 (2nd Par.) Rule VIII of the Implementing Rules and Regulations (IRR) of F.A. No. 10066 x x x x x in favor of City and Land Developers Incorporated in relation to the proposed One Hidalgo Condominium site located at 1730 P.H. Lim and Malvar Sts., Malate Manila, subject to specific recommendations stated in the attached Archaeological Impact Assessment Report dated October 2016"



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⁴ Excerpt from the letter of NHCP dated December 6, 2016: " Please be informed that the property is not listed in the Commission's registry of historic sites and structures. Upon inspection by our technical staff, we found that there is no heritage structure present on the site that will be affected by the development. nevertheless, upon evaluation of the attached Archaeological Impact Assessment, in accordance with RA 10066, the existing structure that was demolished by the developer is still declared important cultural property since it was built in 1952 and is over fifty years of age.

With regards to building height restrictions within the affected area, under the Sec. 17 of the Manila City Zoning Ordinance of 2006 and its land use map, the site falls under the University Cluster Zone (INS-U) land use with a maximum floor area ratio of 4. We recommend that the property owner coordinate with the city of Manila and other concerned agencies, considering the aforementioned limitation."

⁵ Section 13 I) of RA 7356

Attachment: ANNEX A

Copy furnished: **DIR. ALFREDO GIL M. TAN II**, *Regional Director, HLURB-National Capital Region*
HONORABLE JOSEPH EJERCITO ESTRADA, *Mayor, City of Manila*
DR. RENE R. ESCALANTE, *Commissioner, National Historical Commission of the Philippines*
HONORABLE JEREMY R. BARNS, *Director IV, National Museum*