



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

18 April 2017

MR. DAVID HSU

SYG & Co. Property Developers, Inc.
534-548 M.F. Jhocson Street,
Sampaloc, Manila

Dear **Mr. Hsu**,

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

This is in response to your request for an NCCA clearance for the construction of a condorm project, located at 534-548 M.F. Jhocson St., Sampaloc, Manila, as a requirement prior to its issuance of a License-to-Sell, as required by the Housing and Land Use Regulatory Board (HLURB).¹

Please be informed that on the basis of your attached Site Development Plan (SDP) (**Annex A**), and the result of the inspections of the National Museum (NM)² and the National Historical Commission of the Philippines (NHCP)³, and pursuant to the powers of this Commission to regulate activities inimical to the preservation/conservation of the Filipino cultural heritage.⁴ This Commission hereby **grants** this **clearance** for the above-mentioned project and advises your strict compliance with the attached SDP² and the existing policies of the City of Manila regarding building heights.⁵

This Commission shall monitor the progress of your project until its completion. Any major deviation from your SDP² shall be subject to review by this Commission. For future coordination, you may contact Mr. Ronald Pre of the NCCA Cultural Heritage Section through phone number 527-2192 local 525.

We hope for your strict compliance.

With assurance of our highest esteem and warmest regards.

Very truly yours,

For the Chairman:

RICO S. PABLEO, JR.
Executive Director



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Copy furnished: **DIRECTOR JEREMY R. BARNES**, *National Museum*
EXECUTIVE DIRECTOR LUDOVICO D. BADOY, *National Historical Commission of the Philippines*
DIR. ALFREDO GIL M. TAN II, *Regional Director, HI URB-National Capital Region*
MAYOR JOSEPH EJERCITO ESTRADA, *City of Manila*

Attachment: ANNEX A

¹ In line with **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 Excerpt from the **NM letter dated 03 April 2017** to the NCCA: "x x x x x we would like to inform your good office that the National Museum has no objection on the proposed infrastructure development. However, if there is a recovery of artifacts during the excavation phase of the project, the SYG & Co. Property Developers Inc. is required to report it to the National Museum immediately. Failure to report to the National Museum is a violation of the Republic Act No. 10065 or the National Cultural Heritage Act of 2009."

³ Excerpt from the **NHCP's letter dated 31 March 2017** to the NCCA: "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, we advised that the developer refer to the other pertinent laws such as the National Building Code for proper guidance With regards to the building height restrictions within the affected area, under 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) 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."

⁴ As stated in **Section 13 I) of RA 7356**

⁵ As stated in **Paragraph 2 of the NHCP letter dated 31 March 2017** to the NCCA