



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

22 March 2017

Ms. CELINE F. JOSON

Head, External Affairs & Land Acquisition
Torre Lorenzo Development Corp.
Lapanday Center, 2263 Chino Roces Ave.,
Extension, Makati City
Tel. No. 553-2031

COMPLIANCE L. GILMAN

Dear **Ms. Joston**,

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 3 Torre Lorenzo Condominium Project, a thirty-eight (38) storey building, located along 996 P. Ocampo Street, Malate, Manila, 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**), Zoning Board Resolution No. 16, Series of 2016, recommending approval for variance of the Manila Zoning Board of Adjustments & Appeals (MBZAA)², and the result of the inspections of the National Museum³ (NM) and the National Historical Commission of the Philippines (NHCP)⁴, 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 SDP² and the existing policies of the City of Manila regarding building heights⁶.

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,


VIRGILIO S. ALMARIO
National Artist
Chairman



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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 **MBZAA No. 16, Series of 2016, dated 23 June 2016**: *"MBZAA, by virtue of the powers vested in us by law hereby recommends approval for variance to the City Council of Manila, the project Case No. ZA-133, with the project title Proposed Thirty Eight-Storey located at P. Ocampo St., Malate owned by Torre Lorenzo Development Corporation, subject to the conditions hereinafter set forth: x x x x x."*

³ Excerpt from the **NM letter dated 19 September 2016** 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, they should report to the National Museum if there is a recovery of archaeological materials during the excavation phase of the project pursuant to RA No. 10066."*

⁴ Excerpt from the **NHCP letter dated 17 March 2017** to the NCCA: *"x x x x x please be informed that the property is not listed in the National Historical Commission's registry of historic sites and structures. Upon inspection by our technical staff, we found that there no heritage structure present on the site that would be affected by the development. x x x x x"*

⁵ As stated in **Section 13 l) of RA 7356**

⁶ As stated in **Paragraph 2 of the NHCP letter dated 17 March 2017** to the NCCA

Attachment: ANNEX A

Copy furnished: **DIR. ALFREDO GIL M. TAN II**, Regional Director, HLURB National Capital Region
MAYOR JOSEPH EJERCITO ESTRADA, City of Manila
EXECUTIVE DIRECTOR LUDOVICO D. BADOY, NHCP
DIRECTOR JEREMY R. BARNES, NM

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NATIONAL COMMISSION FOR CULTURE AND THE ARTS

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