



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

04 October 2016

**MR. JERRY T. SY**  
President  
East Asialand Properties, Inc.  
21<sup>st</sup> Flr HS Commercial Tower  
856 Alvarado St., Binondo, Manila

RECEIVED BY:  
*[Signature]*  
ANNA ANG  
10-18-2016

Dear Mr. Sy,

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 39-storey residential condominium building along Roxas Boulevard and Calle Maytubig, Pasay City, as required by the Housing and Land Use Regulatory Board (HLURB)<sup>1</sup>.

Please be informed that on the basis of your Site Development Plan (SDP)<sup>2</sup>, Height Clearance Permit from Civil Aviation Authority of the Philippines (CAAP)<sup>3</sup>, the findings of the National Historical Commission of the Philippines (NHCP)<sup>4</sup> and the favorable opinion of the National Museum (NM)<sup>5</sup>, and pursuant to the powers of this Commission to regulate activities inimical to the preservation/ conservation of the Filipino cultural heritage<sup>6</sup>, this Commission hereby **grants** this **clearance** for the above-mentioned project and advises your strict compliance with the attached SDP<sup>2</sup> and the existing policies of the City of Pasay and CAAP regarding building heights.

In addition, in compliance with every citizen's duty to preserve and conserve the Filipino cultural and historical heritage resources<sup>7</sup>, you are required to report to the NM if there will be recovery of archaeological materials during the excavation phase of the project<sup>8</sup>.

This Commission shall monitor the progress of your project until its completion. Any major deviation from your SDP<sup>2</sup> 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,

*[Signature]*  
**FELIPE M. DE LEON, JR.**  
Chairman

Republic of the Philippines • Office of the President

**NATIONAL COMMISSION FOR CULTURE AND THE ARTS**

633 General Luna Street, Intramuros, 1002 Manila | Tel: 527-2192 to 90 | Fax: 527-2191 to 94 | e-mail: info@ncca.gov.ph | website: www.ncca.gov.ph



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<sup>1</sup> 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"*

<sup>2</sup> Annex A

<sup>3</sup> Excerpt from the Height Clearance Permit from CAAP: *"A Height Clearance Permit is hereby granted to SHI XINJIANG / EAST ASIALAND PROPERTIES, INCORPORATED with postal address at 854-856 Alvarado Street, Binondo, Manila for the construction of the proposed 127.20-m high Thirty-Nine (39) – Storey Residential/Condominium Building with Top Elevation of One Hundred Thirty meters and Sixty centimeters (130.60cm) Above Mean Sea Level (AMSL) only – inclusive of any appurtenances such as antenna towers, billboards, flagpoles, etc. that may be installed atop the building/structure."*

<sup>4</sup> Excerpt from the NHCP letter to NCCA, dated 23 September 2016: *x x x x x "the property is not listed in the NHCP's registry of historic sites and structures. Our technical staff inspected the site and found no heritage structure that would be affected by the development. x x x x x"*

<sup>5</sup> Excerpt from the NM letter to the NCCA, dated 19 September, 2016: *"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. x x x x x"*

<sup>6</sup> Section 13 I) of RA 7356

<sup>7</sup> Section 7 of RA 7356

<sup>8</sup> Section 30(b) of RA 10066: *"When the presence of any cultural or historical property is discovered, the National Museum or the National Historical Institute shall immediately suspend all activities that will affect the site and shall immediately notify the local government unit having jurisdiction of the place where the discovery was made. The local government shall promptly adopt measures to protect and safeguard the integrity of the cultural property so discovered and, within five (5) days from the discovery, shall report the same to the appropriate agency. The suspension of these activities shall be lifted only upon the written authority of the National Museum or the National Historical Institute and only after the systematic recovery of the archaeological materials."*

Attachment: ANNEX A

Copy furnished: **MS. ANABEL N. NARCE**, Head, HLURB Permits, Regulations and Licenses Division  
**MAYOR ANTONINO G. CALIXTO**, City of Pasay  
**CHAIR MARIA SERENA I. DIOKNO, PhD**, National Historical Commission of the Philippines  
**DIRECTOR JEREMY R. BARNES**, National Museum