



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

07 June 2018

MR. BENNIE B. CUASON

Chief Executive Officer

Ascott Resources and Development Corp. (ARDC)

Stanford Building,

1870 M.H. del Pilar St., Malate, Manila

Subject: Preservation and Restoration of the old Capitol Theatre Building (CTB)

Dear **Mr. Cuanson**,

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

This is reference to conservation of the "tower relic" and facade of the old Capitol Theatre Building (CTB).


Pursuant to the agreements made last 7 June 2018 during the Technical Working Committee (TWC) meeting of the Tripartite Agencies (NCCA-NM-NHCP), we wish to formally inform you that this Commission does not approve any new proposed design or methodology for the conservation of the "tower relic" and facade of the CTB. We wish to reiterate the previously approved and agreed *in-situ* bracing methodology which is the best approach to preserve the facade of the "tower relic", and the other points mentioned in our 26 April 2017 letter.

Furthermore, we require ARDC to submit the (1) as-built plans of the entire original building facade facing Escolta Street and (2) your integrated development plan [floor plans, elevations, sections, perspectives, etc.] (showing the existing structure and the new development). Moreover, the TWC advised you to revisit your design and/or methodology (architectural and structural) to adapt with the existing structure.

This Commission shall continue to monitor the progress of the project until its completion. For future coordination, you may contact Arch. Alnie Khayzer Hayudini of the NCCA Cultural Heritage Section through phone number 527-2207 or email heritagelaw@ncca.gov.ph.

With assurance of our highest esteem and warmest regards.

Very truly yours,


VIRGILIO S. ALMARIO
National Artist
Chairman

Copy furnished: Chairman **RENE R. ESCALANTE**, NHCP
Director **JEREMY R. BARNES**, NM



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

12 March 2018

MR. BENNIE B. CUANSON

Chief Executive Officer

Ascott Resources and Development Corp. (ARDC)

Stanford Building,

1870 M.H. del Pilar St., Malate, Manila

Subject: **Preservation and Restoration of the old Capitol Theatre Building (CTB)**

Dear Mr. Cuanson,

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

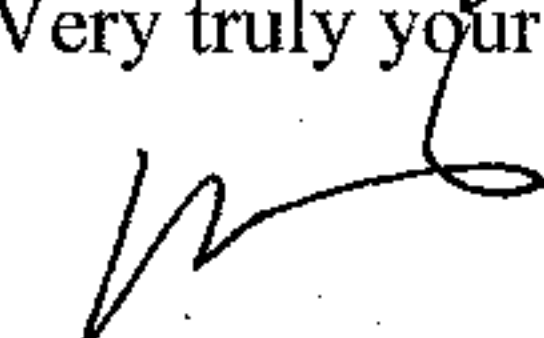
This is reference to your submitted new proposed methodology of dismantling, preserving and reinstallation of the "tower relic" of the old Capitol Theatre Building (CTB) last 6 February 2018.

Pursuant to the agreements made last 7 March 2018 during the Technical Working Committee (TWC) meeting of the Tripartite Agencies (NCCA-NM-NHCP), we wish to formally inform you that this Commission does not approve ARDC's new proposed methodology of dismantling, preserving and reinstallation of the "tower relic" of the CTB. We wish to reiterate the previously approved and agreed *in-situ* bracing methodology which is the best approach to preserve the facade of the "tower relic", and the other points mentioned in our 26 April 2017 letter. Furthermore, we advise ARDC to revisit your architectural design to adapt with the existing structure, and we are looking forward on ARDC's submission of said plans.

This Commission shall continue to monitor the progress of the project until its completion. For future coordination, you may contact Arch. Alnie Khayzer Hayudini of the NCCA Cultural Heritage Section through phone number 527-2207 or email heritagelaw@ncca.gov.ph.

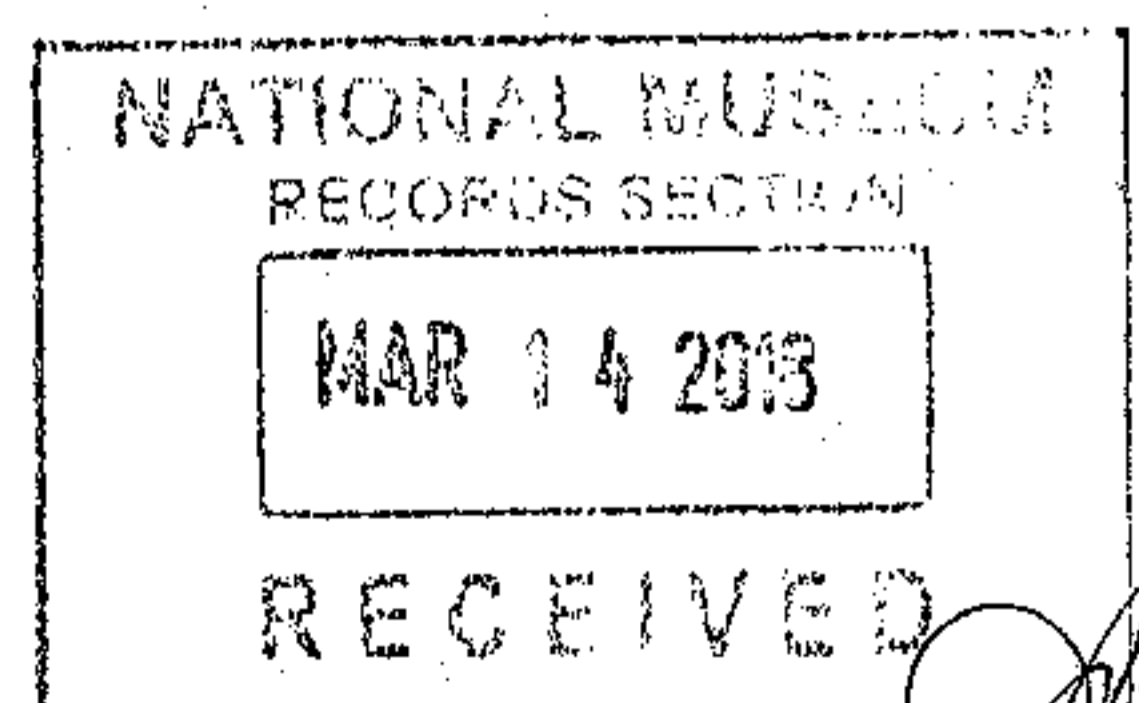
With assurance of our highest esteem and warmest regards.

Very truly yours,


VIRGILIO S. ALMARIO

National Artist
Chairman

Copy furnished: Chairman **RENE R. ESCALANTE, NHCP**
Director **JEREMY R. BARNES, NM**





PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

14 February 2018

DOMINIC GALICIA
Immediate Past President
ICOMOS Philippines

Dominic Galicia Architects
Green Sun
2285 Chino Roces Avenue Extension
1231 Makati City

Dear Mr. Galicia,

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

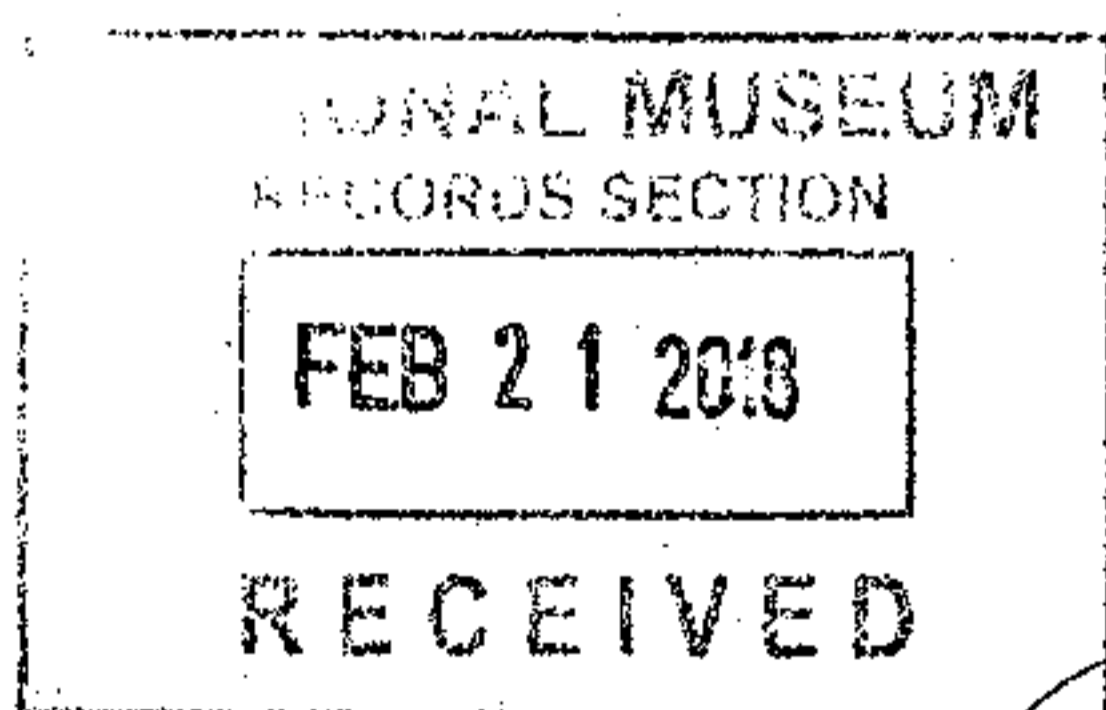
This in reference to your letter dated 7 February 2018 where you raise your concerns on the issue of the Capitol Theater.

We thank you for making this important coordination with this Commission. We take this opportunity to inform you that Ascott Resources Development Corp., owner/developer of the Capitol Theater Building, sought approval from the Tripartite Agencies (this Commission, National Museum, and the National Historical Commission of the Philippines) for their proposals for the building. These agencies have conducted inspections on the building and have meticulously reported their findings. In our letter dated 26 April 2017, these agencies have approved the in-situ methodology for the conservation of the tower relic submitted by the commissioned consultancy firms of ARDC. Attached is a copy of the said letter for your reference. Currently, ARDC is still coordinating with the Tripartite agencies to update us on their development.

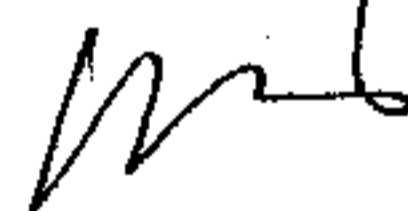
We wish to assure you that your concerns shall be considered in the assessment of the proposed development.

Should you have any additional questions, you may reach Mr. Lawrence Charles Salazar, Head of the Cultural Heritage Section at 527-2192 local 339 and/or E-mail: heritagelaw@ncca.gov.ph

With assurance of our highest esteem and warmest regards!



Very truly yours,


VIRGILIO S. ALMARIO
National Artist
Chairman

ENCLOSURE: a/s

Copy furnished: **MR. JEREMY BARNS, CESO III**, Director, National Museum of the Philippines
DR. RENE ESCALANTE, Chairman, National Historical Commission of the Philippines

RECEIVING
copy



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

08 February 2018

HON. JEREMY BARNS

Director IV

National Museum of the Philippines

T.M. Kalaw St., Ermita, Manila

**Subject: Ascott Resources and Development Corp.'s New Proposed Dismantling,
Preserving and Reinstallation Methodology of Tower Relic**

Dear **Dir. Barns**,

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

This is reference to the old Capitol Theatre Building located at Escolta St., Binondo, Manila which was given clearance by NCCA last April 26, 2017.

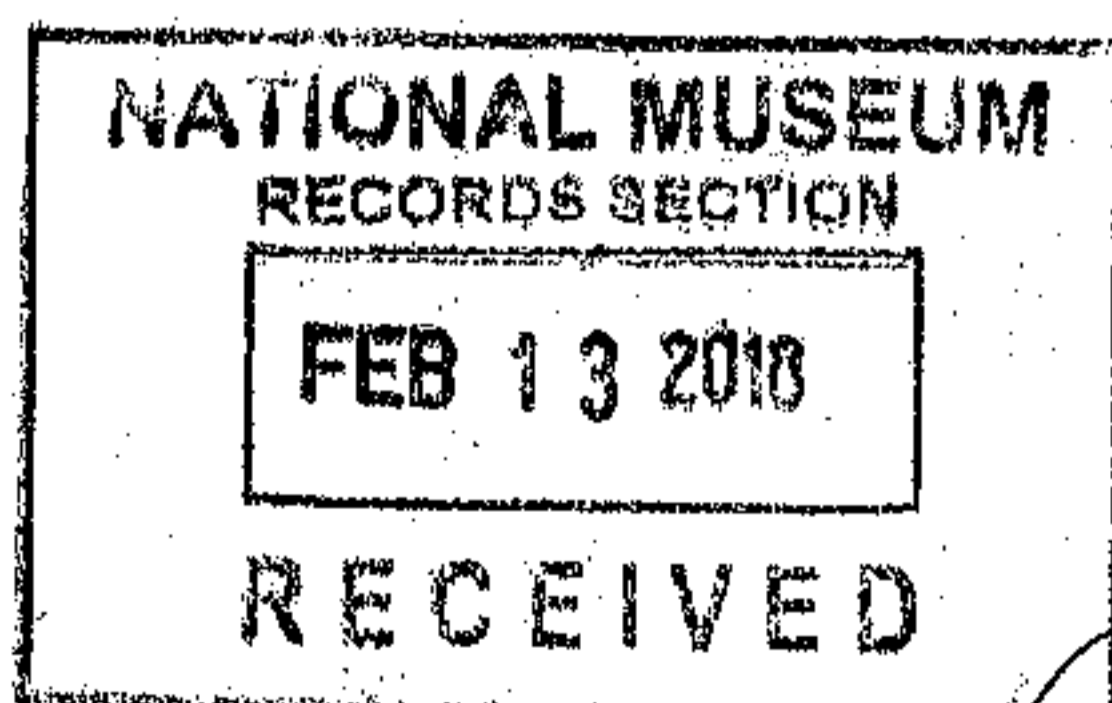
Previously, the Tripartite Agencies (NCCA-NM-NHCP) had consensually agreed to adopt the *in-situ* methodology exterior perspective design version submitted by the consultancy firm B. Cabebe Engineering & Consulting Service commissioned by ARDC. Any major deviation from the *in-situ* bracing methodology of the "tower relic" shall be reviewed by NCCA. Furthermore, NCCA shall monitor the project until completion.

Last February 6, 2018 the NCCA received a new proposed methodology from ARDC's commissioned consultant B. Cabebe Engineering & Consulting Service to dismantle, preserve and reinstall the "tower relic" of the Capitol Theatre Building (CTB). They are planning to dismantle the "tower relic" into three parts, and then temporarily transfer it to a safety and protected stockpile area, and finally reinstall it at site. A copy of the methodology is attached for your reference.

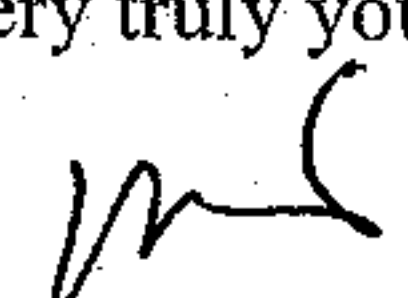
In line with this, we are referring this matter to the National Museum for comments and/or recommendations on ARDC's new proposed methodology for the CTB "tower relic".

We are humbly anticipating to receive NM's comments and/or recommendation immediately. Further action by this Commission shall be made on the basis of the opinion of the NHCP and the NM.

With assurance of our highest esteem and warmest regards.



Very truly yours,


VIRGILIO S. ALMARIO
National Artist
Chairman

CC: Hon. **LUDOVICO D. BADOY**, Executive Director, NHCP



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

29 November 2017

MR. BENNIE B. CUANSON

Chief Executive Officer
Ascott Resources and Development Corp. (ARDC)
Standford Building
1870 M.H. del Pilar Street, Malate, Manila

Subject: Preservation and Restoration of the old Capitol Theater Building (CTB)

Dear **Mr. Cuanson**,

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

This is with reference to the adaptive reuse plan and design of the old Capitol Theater Building located in Escolta Street, Binondo, Manila.

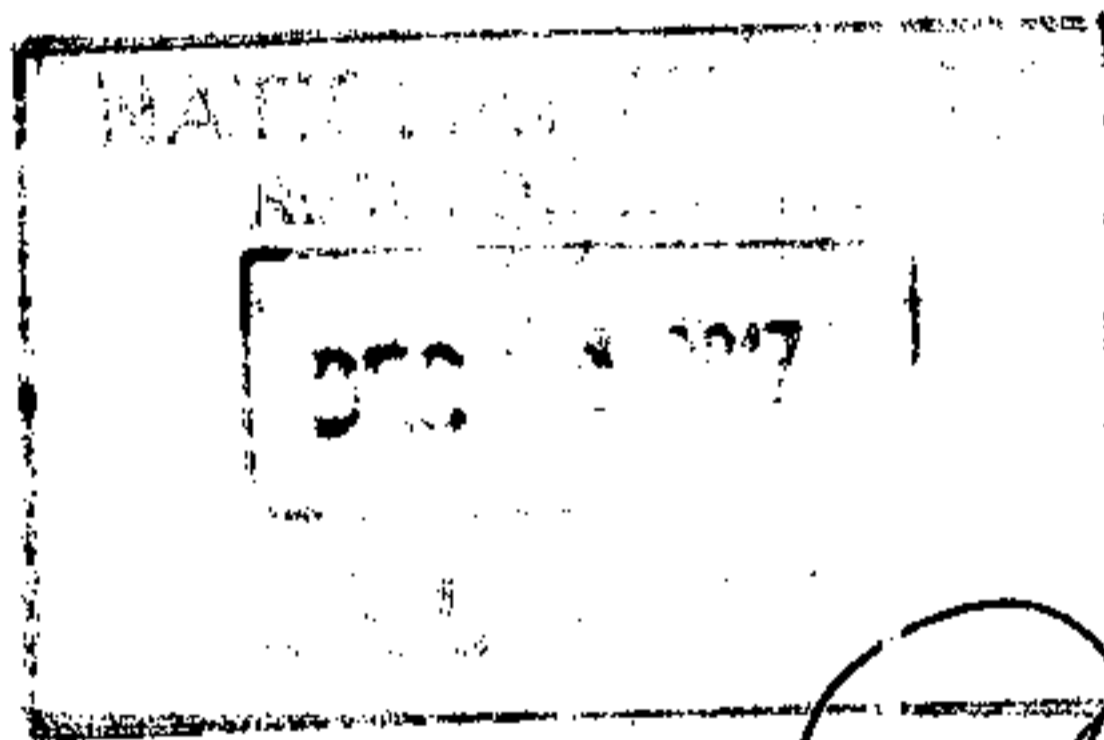
This office has been receiving information on the ongoing developments on the CTB. May we take this opportunity to inform you that the Escolta Community is very vigilant on any progress or projects within their district.


In view of this, may we request that this office be regularly apprised on the development of the project of its progress. We are planning to release a public announcement to inform the public of the progress of the project.

This Commission shall continue to monitor the progress of the project until its completion. For future coordination, you may contact Mr. Ronald Pre of NCCA Cultural Heritage Section through phone number 527-2192 local 525 or email heritagelaw@ncca.gov.ph.

With assurance of our highest esteem and warmest regards.

Very truly yours,




VIRGILIO S. ALMARIO
National Artist
Chairman

Copy furnished: **DIRECTOR JEREMY R. BARNS, NM**
CHAIRMAN RENE R. ESCALANTE, NHCP

Republic of the Philippines • Office of the President

NATIONAL COMMISSION FOR CULTURE AND THE ARTS

General Luna Street, Intramuros, 1002 Manila • Tel. (632) 526-1991 • Fax (632) 526-1992 • Email: info@ncca.gov.ph • Website: www.ncca.gov.ph



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

26 April 2017

MR. BENNIE B. CUANSON

Chief Executive Officer
Ascott Resources and Development Corp. (ARDC)
Standford Building
1870 M.H. del Pilar Street, Malate, Manila

Subject: Preservation and Restoration of the old Capitol Theater Building

Dear **Mr. Cuanson**,

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

This is with reference to your request for approval of the adaptive reuse plan and design of the old Capitol Theater Building located in Escolta Street, Binondo, Manila.

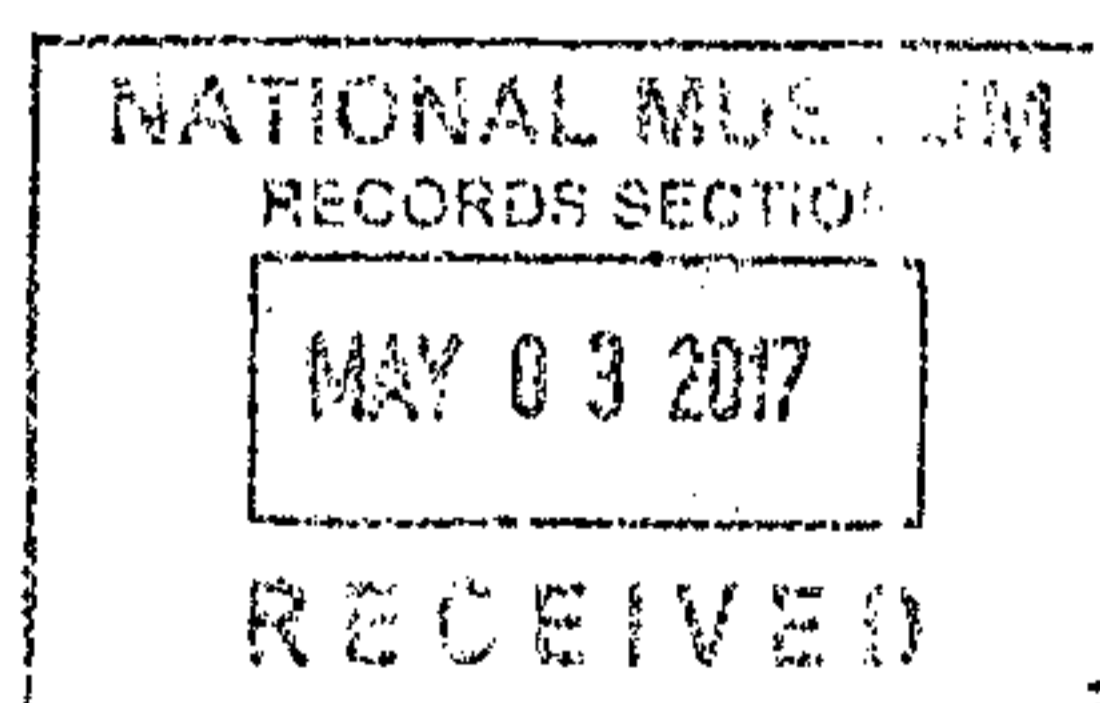
We, the Tripartite Agencies (NCCA-NM-NHCP), are pleased to inform you that we consensually agreed to adopt the *in-situ* methodology¹ exterior perspective design version submitted by the consultancy firm B. Cabebe Engineering & Consulting Services commissioned by your company. The three (3) cultural agencies expressed their strong desire on the following points:

- a) to undertake a perfect replication of the existing façade;
- b) to prepare complete documentation of the entire existing building, including as-built plans;
- c) to prepare casts of the relief sculptures of the tower for turnover to the National Museum; and
- d) to install appropriate hoarding/enclosure featuring the original façade of the Capitol Theater for the site during demolition and construction.

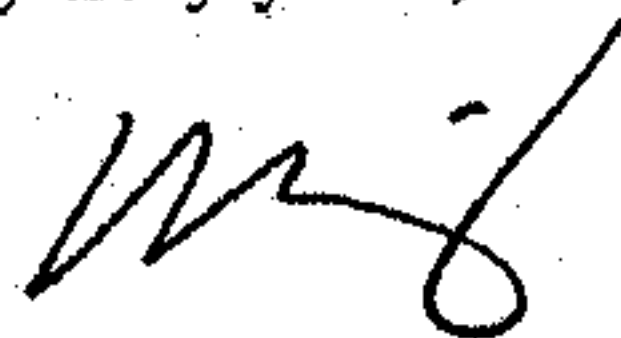
This Commission shall monitor the progress of the project until its completion. Any major deviation from the *in-situ* bracing methodology of the "tower relic" submitted by your commissioned consultancy firm shall be subject for review by this Commission. For future coordination, you may contact Mr. Lawrence Charles Salazar, Head, NCCA Cultural Heritage Section through phone number 527-2192 local 304 or email charles.salazar@ncca.gov.ph.

We hope to have been of service.

With assurance of our highest esteem and warmest regards.



Very truly yours,


VIRGILIO S. ALMARIO
National Artist
Chairman

Copy furnished: **DIRECTOR JEREMY R. BARNES, NM**
CHAIRMAN RENE R. ESCALANTE, NHCP
ASSISTANT SECRETARY KELVIN K. LEE, Office of the Executive Secretary

¹ ANNEX A



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

10 April 2017

MR. BENNIE B. CUANSON

Chief Executive Officer

Ascott Resources and Development Corp. (ARDC)

Standford Building

1870 M.H. del Pilar Street, Malate, Manila

Subject: Preservation and Restoration of the old Capitol Theater Building

Dear **Mr. Cuanson**,

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

This is with reference to your request for approval of the adaptive reuse plan and design of the old Capitol Theater Building located in Escolta Street, Binondo, Manila.

Please be advised that you will revise your development plan with the integration of the recommendations of National Historical Commission of the Philippines (NHCP) and National Museum (NM). In relation to this, the Technical Working Council (TWC) would like to invite you to have a meeting and to present your revised development plan for possible assistance on 26 April 2017 (Wednesday).

Should you have further concerns, your Office may coordinate directly with Mr. Ronald Pre, through phone number (02) 527-2192 local 525.

With assurance of our highest esteem and warmest regards.

Very truly yours,

For the Chairman:


RICO S. PABLEO, JR.
Executive Director

Copy furnished: **DIRECTOR JEREMY R. BARNS, NM**
CHAIRMAN RENE R. ESCALANTE, NHCP

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NATIONAL COMMISSION FOR CULTURE AND THE ARTS



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

22 March 2017

MR. BENNIE B. CUANSON

Chief Executive Officer

Ascott Resources and Development Corp. (ARDC)

Standford Building

1870 M.H. del Pilar Street, Malate, Manila

Subject: Preservation and Restoration of the old Capitol Theater Building

Dear Mr. Cuanson,

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

This is with reference to your request for approval of the adaptive reuse plan and design of the old Capitol Theater Building located in Escolta Street, Binondo, Manila.

To immediately response to the said request, the Tripartite Agencies (NCCA-NM-NHCP)-Technical Working Council (TWC) was convened last 20 March 2016 in NCCA to discuss your request for approval of the adaptive reuse plan and design of the old Capitol Theater Building.

On the basis of the recommendations of (1) NHCP dated 25 January 2017¹, to integrate additions which are compatible, provided that the significant features of the building façade shall be kept intact, and; (2) NM dated 7 March 2017², to preserve the façade *in-situ*, the TWC adopted NHCP and NM's recommendations to be integrated in the plans and design of the proposed adaptive reuse site.

In line with this, it is advised that you will revise your development plan and to integrate the above cited recommendations of NHCP and NM. In relation to this, the TWC would like to invite you to have a meeting and to present your revised development plan for possible assistance.

Should you have further concerns, your Office may coordinate directly with Mr. Ronald Pre of Heritage Office, through phone number (02) 527-2192 local 525 or E-mail address: heritage_office@ncca.gov.ph.

With assurance of our highest esteem and warmest regards.

Very truly yours,

VIRGILIO S. ALMARIO

National Artist
Chairman

Copy furnished: **DIRECTOR JEREMY R. BARNES, NM**
CHAIRMAN RENE R. ESCALANTE, NHCP

¹ Excerpt from NHCP's letter dated 25 January 2017: "The NHCP encourages the developers to adaptively reuse the building and integrate additions which are compatible, provided that the significant features of the building façade shall be kept intact in order to preserve its historical authenticity, architectural integrity, and cultural value."

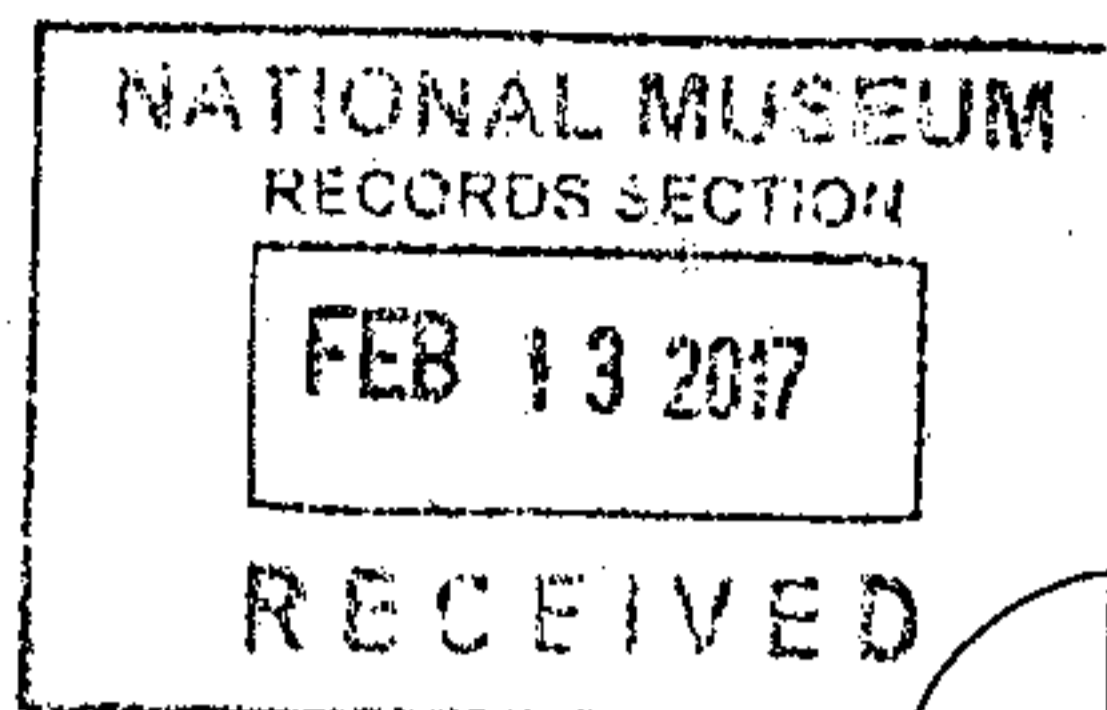
² Excerpt from NM's letter dated 7 March 2017: "x x x the National Museum position is the in-situ preservation of the façade; and the tower with bas relief and art deco iron grille work design by National Artist Juan Nakpil and Italian artist Francisco Riccardo Monti respectively."



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

09 February 2017

DIRECTOR JEREMY R. BARNES
National Museum (NM)
P. Burgos Street, Manila



Dear Director Barnes,

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

This pertains to the current request/petition (Annex A) of Ascott Resource and Development Corporation (ARDC) for the approval of its plan (Annex B) and design (Annex C) for the redevelopment and repurposing of the old Capitol Theater Building (CTB) on Escolta Street, Binondo, Manila.

For purposes related, and leading, to the possible declaration/categorization¹ of the CTB tower and façade as Important Cultural Property, this Commission respectfully turns-over, for the NM's appropriate action², the above-mentioned ARDC request/petition.

Also attached is the National Historical Commission of the Philippines' opinion³ (Annex D) on the same ARDC proposal, for the NM's consideration.

We shall appreciate the NM's direct coordination with the ARDC henceforth.

With assurance of our highest esteem and warmest regards.

Very truly yours,

VIRGILIO S. ALMARIO
National Artist
Chairman

¹ Per information on January 06, 2017 from the NM Cultural Properties Regulation Division, through Ms. Carmencita D.R. Mariano, the CTB tower and façade shall be included in the NM roster of cultural properties for declaration/categorization, in May 2017, as Important Cultural Property. The intent conforms with Item No. 4 of the NM Recommendation stated in its CTB Site Monitoring Inspection Report.

² Pursuant to NCCA Board Resolution No. 2014-443: "x x x x x j) In cases or petitions involving structures dating at least 50 years old and without declaration yet of either cultural or historical significance may be referred to the NCCA or to the National Museum for early action to establish the archaeological, cultural, and architectural significance."

³ In line with Section 3(w) of RA 10066: "'Important cultural property' shall refer to a cultural property having exceptional cultural, artistic and historical significance to the Philippines, as shall be determined by the National Museum and/or National Historical Institute;" in conjunction with Section 31 of RA 10066: "x x x x x For purposes of this Act, the following shall be the responsibilities of cultural agencies in the categorization of cultural property: x x x x x (e) The National Museum shall be responsible for significant movable and immovable cultural and natural property pertaining to collections of fine arts, archaeology, anthropology, botany, geology, zoology and astronomy, including its conservation aspect; x x x x x"

Attachments: AS STATED

Copy furnished: **MR. BENNIE B. CUASON**, ARDC Chief Executive Officer, Stanford Building, 1870 M.H. del Pilar Street, Malate, Manila
DR. RENE R. ESCALANTE, OIC-Chairman, NHCP
NCCA-NM-NHCP TECHNICAL WORKING COUNCIL (TWC), Through **REV. FR. HAROLD LI. RENTORIA**, O.S.A., TWC Head

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NATIONAL COMMISSION FOR CULTURE AND THE ARTS

633 General Luna Street, Intramuros 1002 Manila / Tel. 527-2192 to 98 / Fax 527-2191 & 94 / e-mail: info@ncca.gov.ph. / website: www.ncca.gov.ph



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

10 January 2017

DIRECTOR JEREMY R. BARNES

National Museum (NM)
P. Burgos Street, Manila

Dear **Director Barnes**,

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

This is to respectfully request for the NM opinion on the attached plans (**Annex A**) for the redevelopment and repurposing of the old Capitol Theatre Building (CTB), a work of the late National Artist for Architecture Juan F. Nakpil which is presumed as an Important Cultural Property (PICP), on Escolta Street, Binondo, Manila, under a joint venture between the Ascott Resource & Development Corporation (ARDC) and Roxan, Inc. which presently owns the lot where the CTB stands.

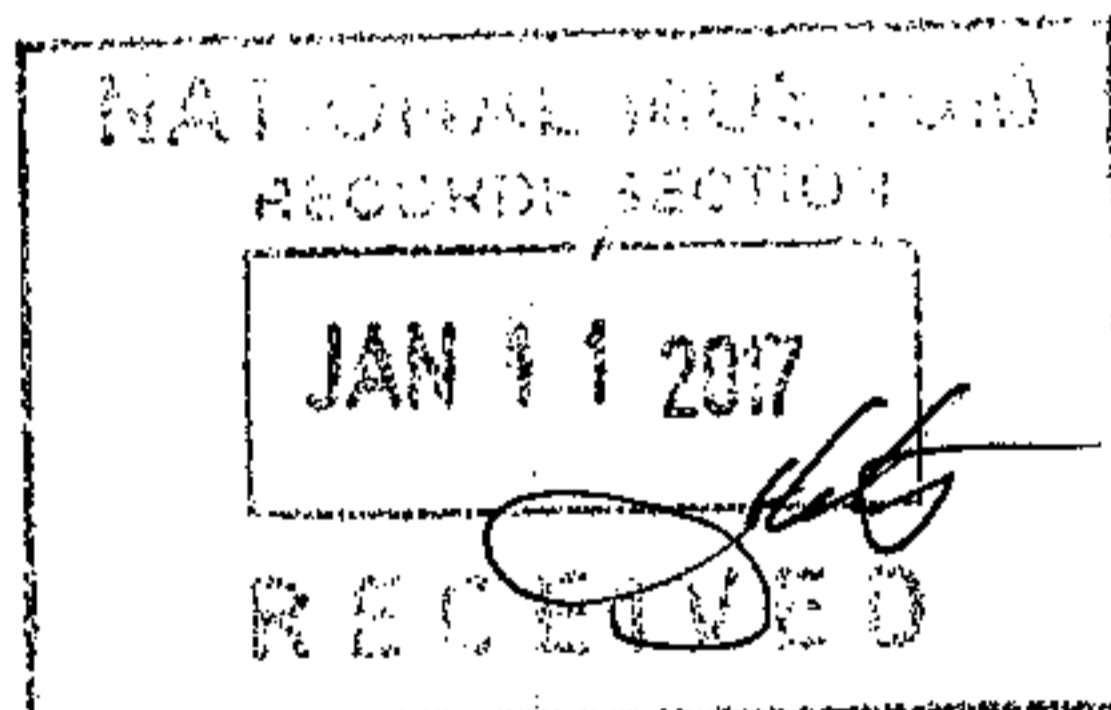
The attached plans are preliminary and were developed by ARDC with the guidance of the NCCA Technical Assistance Program through the NCCA Heritage Office.

This request is in line with the mandate of the NM, together with the National Historical Commission of the Philippines, to determine the exceptional cultural, artistic, and historical significance of PICPs for possible categorization as a full-fledged ICP¹.

We hope to receive the NM's opinion immediately. Further action by this Commission² shall be made on the basis of the opinion of, among the others, the NM and the NHCP.

With assurance of our highest esteem and warmest regards.

Very truly yours,




MARICHU G. TELLANO
OIC-Executive Director

¹ Pursuant to Sections 3(w) and 31(d) and 31(e) of RA 10066

² Pursuant to Item a) of NCCA Board Resolution No. 2014-443



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

27 October 2016

MR. BENNIE B. CUASON

Chief Executive Officer

Ascott Resources and Development Corporation (ARDC)

Stanford Building

1870 M.H. del Pilar Street, Malate, Manila

Dear **Mr. Cuason**,

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

This is in response to your letter of 10 October 2016, through which you consulted this Commission regarding the ARDC's intention to develop and repurpose¹ the old Capitol Theater Building (CTB) on Escolta Street, Binondo, Manila, under a joint venture with Roxan, Inc. which presently owns the lot where the CTB stands.

We thank the ARDC for making this significant consultation with this Commission².

We confirm that the CTB is a work of the late National Artist for Architecture Juan F. Nakpil³. As such and as the law states it, the CTB is NA Nakpil's "contribution to the heritage of our society"⁴. The CTB is currently protected against modification and demolition⁵ since it may be nationally significant⁶ and may be eventually declared⁷ as a cultural property of the country⁸. In the meantime, pursuant to the ARDC's duty to preserve and conserve the Filipino historical and cultural heritage and resources⁹, it is bound to apply the appropriate conservation measures¹⁰ on the CTB, subject to the approval of this Commission².

In line with this, we request the ARDC to submit its proposed plans and designs for the repurposing¹ of the CTB. These will be evaluated vis-à-vis the findings of the NCCA Technical Assistance Program (TAP) team which has made preliminary inspection of the site¹¹. In the meantime, we advise that no major works must be carried out on the CTB until this Commission has approved your plans and designs.

For your further concerns, you may coordinate directly with Mr. Edison N. Molanida of the NCCA Heritage Office through phone number 527-2192 local 525 or E-mail address: heritage_office@ncca.gov.ph.

With assurance of our highest esteem and warmest regards.

Very truly yours,

FELIPE M. DE LEON, JR.

Chairman



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

¹ Otherwise known as **adaptive reuse**, which is defined in Section 3(a) of RA 10066 as: "Adaptive reuse' shall refer to the utilization of buildings, other built-structures and sites of value for purposes other than that for which they were intended originally, in order to conserve the site, their engineering integrity and authenticity of design."

² Pursuant to Item a) of NCCA Board Resolution No. 2014-443: "The National Commission for Culture and the Arts shall be responsible for the Works of National Artists and of Manlilikha ng Bayan and World Heritage Sites (Section 6 of RA 10066 and Section 9 of the IRR);" and Section 7 of the Rules of the NCCA on Pleading and Practice in Heritage Cases: "Adjudication of Heritage Cases – the NCCA Board has the power and authority to: x x x x 7.7. Issue permits for restoration, reconstruction, renovation, repair, or any such intervention work on property that is under the jurisdiction of the NCCA; x x x x"

³ <http://ncca.gov.ph/about-culture-and-arts/culture-profile/national-artists-of-the-philippines/juan-f-nakpil/>: "Juan F. Nakpil, architect, teacher and civic leader, is a pioneer and innovator in Philippine architecture. In essence, Nakpil's greatest contribution is his belief that there is such a thing as Philippine Architecture, espousing architecture reflective of Philippine traditions and culture. It is also largely due to his zealous representation and efforts that private Filipino architects and engineers, by law, are now able to participate in the design and execution of government projects. He has integrated strength, function, and beauty in the buildings that are the country's heritage today. He designed the 1937 International Eucharistic Congress altar and rebuilt and enlarged the Quiapo Church in 1930 adding a dome and a second belfry to the original design. Among others, Nakpil's major works are the Geronimo de los Reyes Building, Magsaysay Building, Rizal Theater, Capitol Theater, Captain Pepe Building, Manila Jockey Club, Rufino Building, Philippine Village Hotel, University of the Philippines Administration and University Library, and the reconstructed Rizal house in Calamba, Laguna."

⁴ As stated in Presidential Proclamation No. 1001 Series of 1972

⁵ Section 5 of RA 10066: "Cultural Property Considered Important Cultural Property. - For purposes of protecting a cultural property against exportation, modification or demolition, the following works shall be considered important cultural property, unless declared otherwise by the pertinent cultural agency: Unless declared by the Commission, (a) Works by a Manlilikha ng Bayan; (b) Works by a National Artist; x x x x" in relation to Section 3(w) of RA 10066: "'Important cultural property' shall refer to a cultural property having exceptional cultural, artistic and historical significance to the Philippines, as shall be determined by the National Museum and/or National Historical Institute;" and Section 3.b. of RA 4846 as amended by PD 370: "Cultural properties which have been singled out from among the innumerable cultural properties as having exceptional historical and cultural significance to the Philippines, but are not sufficiently outstanding to merit the classification of 'National Cultural Treasurer' are important cultural properties."

⁶ Section 3(cc) of RA 10066: "'Nationally significant' shall refer to historical, aesthetic, scientific, technical, social and/or spiritual values that unify the nation by a deep sense of pride in their various yet common identities, cultural heritage and national patrimony."

⁷ Section 7 of the Rules of the NCCA on Pleading and Practice in Heritage Cases: "Adjudication of Heritage Cases – the NCCA Board has the power and authority to: x x x x 7.4. Declare an object or property as National Cultural Treasure (NCT) under the jurisdiction of the NCCA; x x x x"

⁸ Section 4 of RA 10066: "Categories. - The cultural property of the country shall be categorized as follows: (a) National cultural treasures; (b) Important cultural property; (c) World heritage sites; (d) National historical shrine; (e) National historical monument; and (f) National historical landmark."

⁹ As stated in Section 7 of RA 7356

¹⁰ Section 3(i) of RA 10066: "'Conservation' shall refer to all the processes and measures of maintaining the cultural significance of a cultural property including, but not limited to, preservation, restoration, reconstruction, protection, adaptation or any combination thereof."

¹¹ Conducted by Dr. Gerard Rey A. Lico, Ar. Jose Ricardo F. Rustia, and Mr. Timothy Augustus Y. Ong on October 18, 2016