



Republic of the Philippines  
Department of Environment and Natural Resources  
**ENVIRONMENTAL MANAGEMENT BUREAU**  
**NATIONAL CAPITAL REGION**  
5F Hizon Bldg. 29 Quezon Ave., Quezon City  
Tel. Nos. 781-0482/83, 781-0484/85, 781-0471, 781-0497, 749-9828/29  
Telefax. 781-0497, 781-0482, 781-0485

JUN 13 2011

**ECC Ref. Code – ECC-NCR-1105-0182**

The President/General Manager  
**CITYLAND DEVELOPMENT CORPORATION**  
3<sup>rd</sup> Floor Cityland Tower 1  
#156 H.V. Dela Costa Street  
Ayala North, Makati City  
Metro Manila

Subject : **Certificate of Environmental Compliance Commitment ( ECC )**

**Sir/Madam:**

This refers to your ECC application for your **Pines Peak** project located at Pines Street corner Union Street, Barangay Barangka Ilaya, Mandaluyong City, Metro Manila.

After satisfying the requirements in the said application and upon recommendation of the Environmental Impact Assessment and Monitoring Division, this Office has decided to grant an ECC to the above-mentioned project.

With the issuance of this ECC, you are expected to implement the measures presented in the Initial Environmental Examination Report (IEER), intended to protect and mitigate the project's adverse impacts on community health, welfare and the environment. Environmental considerations shall be incorporated in all phases and aspects of the project. You may proceed with project implementation after securing all the necessary permits from the concerned government agencies. This Office will be monitoring the project periodically to ensure your compliance with the stipulations cited in the attached ECC.

Please be guided accordingly.

Very truly yours,



**ROBERTO D. SHEEN**  
OIC, Regional Director

ORIG. COPY REC'D BY:

*for processing* 6/8/11



**ENVIRONMENTAL COMPLIANCE COMMITMENT**  
**Environmental Compliance Certificate**  
(Issued under Presidential Decree 1586)

**ECC-NCR-1105-0182**

THIS IS TO CERTIFY THAT PROPONENT **CITYLAND DEVELOPMENT CORPORATION** as represented by **Engineer PAT M. PABLO**, its Vice-President is granted this Environmental Compliance Certificate (ECC) for the **Pines Peak** project located at Pines Street corner Union Street, Barangay Barangka Ilaya, Mandaluyong City, Metro Manila by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau, National Capital Region.

**SUBJECT ONLY** to the conditions and restrictions set-out in this ECC and in the attached document labeled as Annex A. Recommendations have been provided in Annex B as guidance to concerned government agencies and local government units for consideration in their decision making process.

**PROJECT DESCRIPTION**

The ECC covers the **Pines Peak** project a residential condominium consisting of 2-24 storey buildings located in a 6,130.0 square meters land area covered by Transfer Certificate of Title (TCT) Nos. 22245, 22246, 10022.

The project includes the following area allocation:

<b>Particulars</b>	<b>Area (sq.mts.)</b>
Saleable Area	53,543.92
Common Area	22,856.15
Gross Floor Area	76,400.10
Total Number of Units	2,276 units
Total Number of Parking Slots	329 slots

The amenities includes:

- Adult and Kiddie Pool
- Children's Playground
- Gymnasium
- Clubhouse/Function Hall/Multi-purpose Hall
- Landscaped Areas
- Standby Emergency Power for Common Areas
- Centralized Garbage System
- Sewage Treatment Plant

This ECC is issued pursuant to the provisions of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. Non-compliance with any of the provisions of this ECC shall be sufficient cause for its cancellation or suspension and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (Php 50,000.00) for every violation thereof. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found to be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this certificate.

Issued at DENR-EMB-NCR, 5<sup>th</sup> Floor Hizon Building, #29, Quezon Avenue,  
Quezon City, this \_\_\_\_\_ day of ~~JUN~~ **JUN 13 2011**, 2011.

Approved by:

  
**ROBERTO D. SHEEN**  
OIC, Regional Director

Recommending Approval:


  
**EMILIANO P. KEMPIS, JR.**  
Chief, Environmental Impact Assessment  
and Monitoring Division



**SWORN STATEMENT OF OWNER**

I, **Pat M. Pablo**, proponent of this **Pines Peak** project located at Pines Street corner Union Street, Barangay Barangka, Barangaka Ilaya, Mandaluyong City, Metro Manila takes full responsibility in complying with all conditions contained in this Environmental Compliance Commitment (Environmental Compliance Certificate or ECC).

**PAT M. PABLO**  
Signature



TIN NO. 105-815-564

Subscribed and sworn to before me this JUN 17 2011, the above-named affiant taking oath presenting Residence Certificate No. \_\_\_\_\_, issued on \_\_\_\_\_ at \_\_\_\_\_, Social Security System ID with No. 05-0139483-3.



**ATTY. EMMA G. JULARBAL**  
Signature of Notarizing Officer  
**NOTARY PUBLIC FOR MAKATI CITY**  
UNTIL DECEMBER 31, 2012  
ROLL NO. 33152  
PTR No. 0007462 / 1-03-11 / Makati  
IBP No. 06547 / Lifetime / PPLM  
MCLE Cmpl. No. III-0009974

Doc. No. 45  
Page No. 10  
Book No. V  
Series of 2011



## I. CONDITIONS:

## A. ENVIRONMENTAL MANAGEMENT &amp; MONITORING PLAN (EMMoP)

1. The proponent shall ensure that all commitments, appropriate mitigating/enhancement measures and monitoring requirements especially those contained in the EMMoP in the Initial Environmental Examination Report (IEER), its modifications and additional information as approved by the EMB- NCR during the IEEC review shall be instituted and strictly implemented throughout the project implementation;
2. Submit an Abandonment Plan to the EMB-NCR at least 30 days prior to the project's abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area;

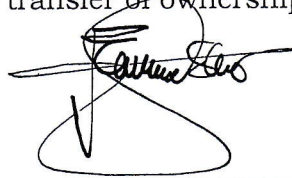
## B. GENERAL CONDITIONS

3. That a billboard measuring at least 0.5m x 1.0m bearing the following message: "Notice to the Public, This project, **Pines Peak** project has been issued an Environmental Compliance Certificate (**ECC-NCR-1105-0182**) by the Department of Environment and Natural Resources, EMB-NCR on JUN 13 2011 shall be installed at all entry/exit points of the project site facing the road;
4. The operations shall conform with the applicable provisions of RA 6969 (Toxic Substances and Hazardous and Nuclear Wastes Control Act of 1990), RA 9003 (Ecological Solid Waste Management Act of 2000), RA 9275 (Philippines Clean Water Act of 2004), and RA 8749 (Philippine Clean Air Act of 1999);
5. A Pollution Control Officer (PCO) must be appointed to handle the environmental aspects of the project, in addition to the monitoring requirements as specified in the Environmental Management Plan (EMP)/Environmental Monitoring Plan (EMoP). The PCO shall;
  - 5.1 Monitor actual project impacts vis-à-vis the predicted impacts and management measures in the IEER.
  - 5.2. Submit semi-annually an ECC Compliance Report to the EMB-NCR on or before 15 June and 15 December of each year. Each report must show the summary of cumulative performance of proponent against previous years' requirements and commitments.
6. That proponent shall allow DENR-EMB-NCR personnel with appropriate Travel/Mission Order and identification card to conduct inspection of the entire project without prior notice to oversee compliance to the conditions of this ECC and status of implementation of proposed Environmental Management and Monitoring Plan;

## II. RESTRICTIONS

The proponent is strictly subject to the following restrictions:

7. No other activities shall be undertaken other than what was stipulated in the IEER document. Should there be an expansion of the project beyond the project description, construction of other structures beyond those stated in the IEER document, or any change in the activity, shall be made subject to a new Environmental Impact Assessment.
8. In case of transfer of ownership of this project, these same conditions and restrictions shall apply and the transferee shall be required to notify the EMB Regional Office concerned within fifteen (15) days as regards to the transfer of ownership.



*Pursuant to Section 9.0 of P.D. 1586, non-compliance with any of the provisions of this ECC shall be sufficient cause for its cancellation or suspension and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (**Php. 50,000.00**) thereof.*

O. R. No. : 6530492  
Processing Fee : Php. 4,000.00  
Date : 11 May 2011

O. R. No. : 6531259  
Documentary Stamp Tax : Php. 15.00  
Date : 11 May 2011



**PROJECT ASSESSMENT PLANNING TOOL**

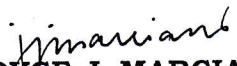
For the assistance of the Proponent, other DENR Divisions/Bureaus, other concerned government agencies and LGUs in the management of the project and for better coordination in mitigation on the impact of the project on its surrounding areas and to the environment.


By way of recommendation, the following have been taken notice of by the EIA Review Committee and are forwarding these recommendations to the parties and authorities concerned for proper appreciation and action, and integration into their decision-making process.

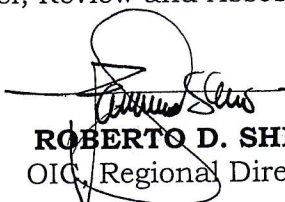
<b>Recommendations to Concerned Government Agencies/LGUs</b>	<b>Concerned Permitting / Deciding &amp; Monitoring Entities</b>
<b>CITYLAND DEVELOPMENT CORPORATION shall:</b>	
1. Implement segregation, collection, recycling, and disposal mechanism for solid waste.	Mandaluyong City LGU
2. Coordinate for the traffic management in the area affected by the project in anticipation of the growth of traffic arising from project occupancy.	Mandaluyong City LGU
3. Comply with the Fire, Environmental & Occupational Safety standards/requirements for all activities of the project.	Mandaluyong City LGU
4. Ensure that a social participation process is undertaken with the local government units and stakeholders.	Mandaluyong City LGU
5. Prepare an Engineering Geological and Geohazard Assessment Report (EGGAR) and consider the results in the design and construction of the whole project.	Mandaluyong City LGU
<b>Environmental Planning Recommendations for the Proponent</b>	
<p><b>CITYLAND DEVELOPMENT CORPORATION shall undertake close monitoring of the project to maintain a high level of safety and efficiency at all stages of the operation and to immediately address any environmental hazard/change that may take place. It is strongly recommend that the same be strictly complied.</b></p>	

For dissemination and proper action of the parties concerned

  
**GIL F. FERRAREZA**  
 Sr. Environmental Management Specialist

  
**JOYCE J. MARCIANO**  
 Chief, Review and Assessment Section

  
**EMILIANO P. KEMPIS, JR**  
 Chief, Environmental Impact Assessment and Monitoring Division  
 ECC-NCR-1105-0182  
 Pines Peak  
 CITYLAND DEVELOPMENT CORPORATION

  
**ROBERTO D. SHEEN**  
 OIC, Regional Director





Republic of the Philippines  
Department of Environment and Natural Resources  
**ENVIRONMENTAL MANAGEMENT BUREAU**  
**NATIONAL CAPITAL REGION**

5th Floor #29 Hizon Bldg. Quezon Ave., Quezon City  
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**ENVIRONMENTAL COMPLIANCE COMMITMENT**  
**(Environmental Compliance Certificate)**  
(Issued under Presidential Decree 1586)  
**ECC-NCR-1003-0087**

THIS IS TO CERTIFY THAT PROPONENT **CITYLAND DEVELOPMENT CORPORATION**, represented by its Managers from Engineering & Technical Department and Design & Development Department, Mr. Carlos S. Paduga and Mr. Marlon V. Olpindo, respectively, is granted this ECC for the proposed Residential/Commercial Condominiums, located in **Sultan Street corner EDSA, Barangay Highway Hills, Mandaluyong City**, by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau - National Capital Region.

SUBJECT ONLY to the conditions and restrictions set-out in this ECC and in the attached document labeled as Annex A. Recommendations have been provided in Annex B as guidance to concerned government agencies and local government units for consideration in their decision making process.

PROJECT DESCRIPTION

The ECC covers the proposed **GRAND CENTRAL RESIDENCES** located in a 5,178 square meters lot in Sultan Street corner EDSA, Barangay Highway Hills, Mandaluyong City.

The project consists of three 36-storey commercial/residential condominiums resting on a 3-level podium with 4-level basement having a gross floor area of 153,327.21 square meters. It has a total of 2,751 residential units, 655 parking slots, 84 commercial units, 181 office units, one laundromat, and amenities such as multi-purpose function room with movable children playset and deck, adult/kiddie pools, gym, male/female restrooms, overhead water tank and advertising billboards/signages for lease.

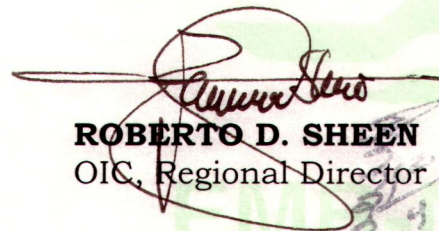
9) This ECC is issued pursuant to the provisions of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. Non-compliance with any of the provisions of this ECC shall be sufficient cause for its cancellation or suspension and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (PhP 50,000.00) for every




violation thereof. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found to be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this ECC.

Issued at EMB-NCR, 5<sup>th</sup> Floor Hizon Bldg., No. 29 Quezon Avenue, Quezon City this MAY 27 2010.

Approved:

  
**ROBERTO D. SHEEN**  
OIC, Regional Director

Recommending Approval:

  
**EMILIANO B. KEMPIS, JR.**  
Chief, Environmental Impact  
Assessment & Monitoring Division

ECC No. : ECC-NCR-1003-0087  
Project Name : Grand Central Residences  
Proponent Name : CITYLAND DEVELOPMENT CORPORATION



1. CONDITIONS

A. ENVIRONMENTAL MANAGEMENT and MONITORING PLAN (EMMoP)

1. The proponent shall ensure that all commitments, appropriate mitigating/enhancement measures and monitoring requirements especially those contained in the EMMoP in the Environmental Impact Statement (EIS) Report, its modifications and additional information as approved by the EMB-NCR during the EIA Report review shall be instituted and strictly implemented throughout the project implementation.
2. Submit an Abandonment Plan to the EMB-NCR at least 30 days prior to the project's abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area.

B. GENERAL CONDITIONS

3. That a billboard containing this message: **"Notice to the Public, This Project, GRAND CENTRAL RESIDENCES of CITYLAND DEVELOPMENT CORPORATION, has been issued an Environmental Compliance Certificate (ECC-NCR-1003-0087) by the Environmental Management Bureau-National Capital Region of the Department of Environment and Natural Resources on MAY 27 2010".** This message must be installed at all entry and exit points and at all perimeters of the project facing the road to inform the general public within thirty (30) days from receipt of the certificate.
4. The operations shall conform to the applicable provisions of RA 6969 (Toxic Substances and Hazardous and Nuclear Wastes Control Act of 1990), RA 8749 (Philippine Clean Air Act of 1999), RA 9003 (Ecological Solid Waste Management Act of 2000), and RA 9275 (Philippine Clean Water Act of 2004).
5. A Memorandum of Agreement (MOA) on the formation of a Multipartite Monitoring Team (MMT), and establishment of an Environmental Monitoring Fund (EMF) and an Environmental Guarantee Fund (EGF) shall be initiated by the Proponent in coordination with the EMB-NCR and shall be submitted to the EMB-NCR for approval within sixty (60) days from receipt of this ECC. The establishment of EMF/MMT for the duration of construction phase only.
6. An Environmental Unit (EU)/Pollution Control Officer (PCO) must be established/appointed to handle the environment-related aspects of the project in addition to the monitoring requirements as specified in the Environmental Management Plan (EMP)/Environmental Monitoring Plan (EMoP).

ECC No. : ECC-NCR-1003-0087  
Project Name : Grand Central Residences  
Proponent Name : CITYLAND DEVELOPMENT CORPORATION

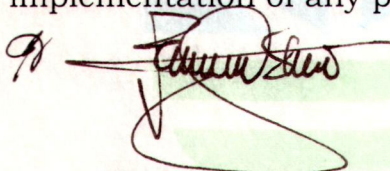


The EU/ PCO shall:

- 6.1 Monitor actual project impacts vis-à-vis the predicted impacts and management measures in the EIS Report;
  - 6.2 Submit semi-annually an ECC Compliance Report to the EMB-NCR on or before 15 December and 15 June of each year. Each report must show the summary of cumulative performance of Proponent against previous years' requirements and commitments.
7. That the project proponent shall allow EMB-NCR personnel with proper identification card and mission/travel order to conduct inspection/monitoring in the entire premises without prior notice to oversee compliance to ECC conditions.

## II. RESTRICTIONS

8. In case of transfer of ownership of this project, these same conditions and restrictions shall apply and the transferee shall be required to notify the EMB-NCR within fifteen (15) days as regards to the transfer of ownership.
9. No other activities should be undertaken other than what was stipulated in the EIS Report. Should there be any planned expansion of the project beyond the project description in the submitted documents; or any planned change in the activity, a request for an ECC amendment must be made prior to implementation of any project expansion/modification.



OR No. : 0150176  
Processing Fee: PhP 4,000.00  
Date : 19 March 2010

OR No. : 0149978  
Processing Fee: PhP 15.00  
Date : 19 March 2010

ECC No. : ECC-NCR-1003-0087  
Project Name : Grand Central Residences  
Proponent Name : CITYLAND DEVELOPMENT CORPORATION



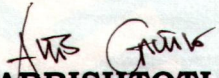
**PROJECT ASSESSMENT PLANNING TOOL**

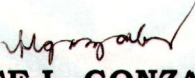
For the assistance of the Proponent, other DENR Divisions/Bureaus, other concerned government agencies and LGUs in the management of the project and for better coordination in mitigation on the impact of the project on its surrounding areas and to the environment.

By way of recommendation, the following have been taken notice of by the EIA Review Committee and are forwarding these recommendations to the parties and authorities concerned for proper appreciation and action, and integration into their decision-making process.

<b>A. RECOMMENDATIONS TO CONCERNED GOVERNMENT AGENCIES/LGUS</b>	<b>CONCERNED PERMITTING, DECIDING MONITORING ENTITIES</b>
<b>Cityland Development Corporation</b> shall:	
1. Adhere with the conclusions and recommendations in the Engineering Geological & Geohazard Assessment Report for the proposed project.	MGB, HLURB and Mandaluyong City Government
2. Ensure that a social participation process is undertaken with the local government units and stakeholders.	Mandaluyong City Government
3. Implement segregation, collection, recycling, and disposal mechanism for solid waste.	Mandaluyong City Government
4. Implement safety rules and regulations in the project area.	DOLE
5. Coordinate for the traffic management in the area affected in anticipation of the growth of traffic caused by the project.	Mandaluyong City Government
6. Implement fire and earthquake management plan.	Mandaluyong City Government
<b>B. ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT</b>	
7. <b>Cityland Development Corporation</b> shall undertake close monitoring of the project to maintain a high level of safety and efficiency at all stages of the construction and operation, and to immediately address any environmental hazard/change that may take place. It is strongly recommended that the same be strictly complied.	


For dissemination and proper action of the parties concerned.


  
**D.J. ARRISHTOTLE R. CARIÑO**  
 Emt'l. Management Specialist II

  
**FLORENCE L. GONZALES**  
 Sr. Emt'l. Management Specialist

  
**JOYCE J. MARCIANO**  
 Chief, Review & Assessment Section

  
**JACOB TIO**  
 EIARC Chairman

  
**EMILIANO P. KEMPIS, JR.**  
 Chief, Emt'l. Impact Assessment & Monitoring Division

  
**ROBERTO D. SHEEN**  
 OIC/ Regional Director

ECC No. : ECC-NCR-1003-0087  
 Project Name : Grand Central Residences  
 Proponent Name : CITYLAND DEVELOPMENT CORPORATION





Republic of the Philippines  
Department of Environment and Natural Resources  
**ENVIRONMENTAL MANAGEMENT BUREAU**  
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Telefax. 781-0497, 781-0482, 781-0485

MAY 27 2010

**Ref. Code: ECC-NCR-1003-0087**

**MR. CARLOS S. PADUGA**

Manager  
Engineering & Technical Department  
Cityland Development Corporation  
3<sup>rd</sup> Floor Cityland 10 Tower 1  
Ayala North, Makati City

Attention: **MS. MA. WILHELMINA E. TOBIAS**  
Environmental Consultant

Subject: **Certificate of Environmental Compliance Commitment (ECC)**

Dear Sir:


This refers to the ECC application for the proposed **Grand Central Residences** to be located in Sultan Street corner EDSA, Barangay Highway Hills, Mandaluyong City.

After satisfying the requirements in the said application and upon recommendation of the Environmental Impact Assessment and Monitoring Division (EIAMD), this Office has decided to grant an ECC to the above-mentioned project.

With the issuance of this ECC, you are expected to implement the measures presented in the Environmental Impact Statement (EIS) Report, intended to protect and mitigate the project's adverse impacts on community health, welfare and the environment. Environmental considerations shall be incorporated in all phases and aspects of the project. You may proceed with project implementation after securing all the necessary permits from other pertinent government agencies. This Office will be monitoring the project periodically to ensure your compliance with stipulations cited in the attached ECC.

Please be guided accordingly.

Very truly yours,




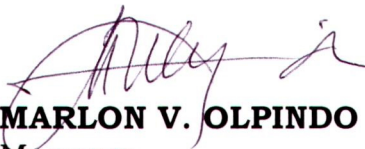
**ROBERTO D. SHEEN**  
OIC, Regional Director



**SWORN STATEMENT OF OWNER**

We, **Carlos S. Paduga and Marlon V. Olpindo**, proponent of this **Grand Central Residences** located in Sultan Street corner EDSA, Barangay Highway Hills, Mandaluyong City, take full responsibility in complying with all conditions contained in this Environment Compliance Commitment (Environmental Compliance Certificate or ECC).

  
**CARLOS S. PADUGA**  
Manager  
Eng'g. & Tech'l. Department

  
**MARLON V. OLPINDO**  
Manager  
Design & Dev't. Department

TIN \_\_\_\_\_  
SSS ID NO. 03-8416124-1

TIN \_\_\_\_\_  
SSS ID NO. 03-8711735-7

Subscribed and sworn to before me this JUN 03 2010, the above-named affiant taking oath presenting their Community Tax Certificate information, as follows:

Name	Community Tax Certificate No.	Place & Date of Issue
<u>C.S.PADUGA</u>	<u>SSS ID NO. 03-8416124-1</u>	_____
<u>M.V.OLPINDO</u>	<u>SSS ID NO. 03-8711735-7</u>	_____

ATTY. MA LILIA T. DE GUZMAN  
NOTARY PUBLIC  
Signature of Notarizing Officer  
DATE: DECEMBER 31, 2010  
ROLL NO. 35501  
PTR No. 0007461 / 1-13-10 / Makati  
IBP No. 07875 / Lifetime / Rizal

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Page No. 64  
Book No. IX  
Series of 2010

ECC No. : ECC-NCR-1003-0087  
Project Name : Grand Central Residences  
Proponent Name : CITYLAND DEVELOPMENT CORPORATION



Republic of the Philippines  
Department of Environment and Natural Resources  
**ENVIRONMENTAL MANAGEMENT BUREAU**  
**NATIONAL CAPITAL REGION**  
Congressional Plaza Bldg., No. 51 Congressional Ave., Proj. 8, Quezon City  
Telephone Nos. 925-63-96; 453-88-14; 925-63-97  
Fax No. 925-63-96

SEP 10 2003

**Engr. Patrocinio M. Pablo**

Assistant Vice President

Research and Development Department

**Cityland Development Corporation**

3/F Cityland 10 Tower 2 6815 H. V. Dela Costa Street

Ayala Avenue, Makati City.

**Sir:**

This has reference to your project, **Cityland Makati Executive Towers (CMET II, CMET III and CMET IV)** to be located at Sen Gil Puyat Avenue cor. Dela Rosa and P. Medina Sts. Pio del Pilar, Makati City.

After evaluation of the documents submitted on the aforesaid project, this Office has decided to grant the same an Environmental Compliance Certificate (ECC). You may claim the said certificate and it is now ready for pick-up in our Records Section.

You may proceed with the project implementation after securing all the necessary permits from the concerned government agencies to include Building Permit from Makati City, Local Government Unit, "Authority to Construct" "Permit to Operate" air and water pollution source installations this Office. Further, you are hereby advised to adhere with the recommendations on the Engineering Geological and Geo-hazard Assessment Report (EGGAR) prepared for the project.

This Office will be monitoring the project periodically to ensure your compliance with the stipulations cited in the attached ECC and shall impose additional ECC condition (s) if findings to protect the environment warrant.

Very truly yours,

  
**SIXTO E. TOLENTINO, JR.**  
Regional Director





*NCR 2003 - 09 - 10 - 516 - 216*  
*ECC 2003 - 07 - 293 - MKT - 216*

## ENVIRONMENTAL COMPLIANCE CERTIFICATE

**DENR-NCR** hereby grants Environmental Compliance Certificate (ECC) for the **Cityland Makati Executive Towers (II, III and IV)** of **Cityland Development Corporation** located in 5,269 square meter of lot at Sen Gil Puyat corner Dela Rosa and P. Medina Sts., Pio del Pilar, Makati City, after complying with the Environmental Impact Statement (EIS) System requirements as prescribed in the guidelines of the Implementing Rules and Regulations of Presidential Decree No. 1586.

This Certificate is issued subject to the following conditions:

**I. PRE-CONSTRUCTION/CONSTRUCTION STAGE:**

1. That the proponent shall conduct orientation for resident engineers and contractor who will undertake and implement the project, to apprise them of the conditions/stipulations of this ECC and the necessary measures that will mitigate adverse environmental impacts, and submit report within 15 days from date of orientation;
2. That a billboard measuring at least 0.5 m. x 1.0 m. bearing the following message: "**Notice to the Public that this project "Cityland Makati Executive Towers (II, III and IV) of Cityland Development Corporation has been issued an Environmental Compliance Certificate (ECC NCR 2003-09-10-516-216) by the Department of Environment and Natural Resources, EMB-NCR on SEP 10 2003**" shall be installed at all entry/exit points of the project site facing the road;
3. That the proponent shall allocate funds or provide financial requirements of the Multi-Partite Monitoring Team (MMT) to be formed within thirty days after the issuance of the ECC. The MMT should include representative from the neighborhood, EMB-NCR, project proponent and the concerned Local Government Unit (LGU). Likewise, DENR-EMB-NCR shall be officially informed about the composition of the MMT within fifteen days from the date of its formation;
4. That the proponent shall comply with the requirements of Republic Act 6969 otherwise known as the "Toxic Substances Hazardous and Nuclear Waste Control Act of 1990" for the handling, storage and transport of used asbestos roofing materials, dismantled from the demolished structure. *[Signature]*



**II. OPERATION STAGE:**

5. That this Certificate covers three (CMET II-28 storey, CMET III-38 storey and CMET IV-26-storey) commercial and residential condominium building with a total gross floor area of 122,111.93 square meters, with complete amenities, basic utilities and special facilities; any modification from the approved project scope shall be officially relayed to this Office for information, evaluation and approval;

**III. OTHERS:**

6. That all the proposed mitigation measures contained in the Environmental Management Plan (EMP) shall be effected;
7. That the formal transfer of the responsibility of complying with the stipulations of the ECC from the proponent to the Condominium Corporation shall be incorporated in the Deed of Restrictions to be issued;
8. That should adverse environmental impacts occur as a result of project operations, all the activities causing the same should be temporarily stopped until such time that adequate remedial measures have been effected;
9. That the project proponent shall allow DENR-EMB-NCR personnel with proper identification card and travel/mission order to conduct inspection/ monitoring in the entire premises without prior notice to oversee compliance to ECC conditions;
10. That the transfer of ownership and/or change of name of the project carries the same conditions in this ECC for which written agreement shall be made, copy furnish this Office of the said document for record purposes;
11. That this Certificate shall be posted in a conspicuous place in the Administration's Office for easy reference and guidance;
12. That a report under oath on the results of monitoring proposed under the Environmental Monitoring Plan of the IEE shall be submitted to this Office annually;
13. That a written notification shall be made to the DENR-EMB-NCR, for approval, in case the project proponent cannot comply with any of the conditions for technical reasons; and
14. That in case of abandonment or indefinite work stoppage the project proponent shall submit a written notification thirty (30) days before the scheduled abandonment/work stoppage and to restore the site to its original condition or provide safety and protective measures to prevent adverse environmental impacts that may be caused by the project.

*Cityland Makati Executive Towers II, III & IV*  
NCR 2003 - ~~09~~ - ~~10~~ - 516 - 216  
ECC 2003 - 07 - 293 - MKT - 216

Non-compliance with any of the above stipulations and/or misrepresentations in the IEE submitted by the proponent will be sufficient cause for the suspension or cancellation of this Certificate and/or imposition of a fine in an amount not to exceed **Fifty Thousand Pesos (Php.50,000.00) for every violation** thereof pursuant to Article IX, Section 6.0, DENR Administrative Order No. 37, Series of 1996. This ECC is not a permit rather it is a certification that the proponent has committed to undertake or implement mitigative measures to reduce the negative environmental impacts to acceptable level.

Given this \_\_\_\_\_ day of SEP 10 2003 2003.

Approved:

  
**SIXTO E. TOLENTINO, JR.**  
Regional Director

Recommending Approval:

  
**IBARRA G. CALDERON**  
Chief, Environmental Impact  
Assessment Division