



MANUAL ON CORPORATE GOVERNANCE

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FOREWORD

Itaipinas Development Corporation ("IDC" or the "Company") is an organization committed to high standards of corporate governance in discharging its obligations to ensure an orderly and fair market, to act in the interests of the public, and to enhance shareholders' value. The Company's Board of Directors (the "Board") and Management strongly supports the principles of corporate governance and is committed to maintaining the highest standards and best practices within the Company.

The Board of Directors and Management of the Company hereby commit themselves to the principles and best practices contained in this Manual, and acknowledge that the same may guide the attainment of our corporate goals. This Manual shall be made available at all times to the Company's directors, stockholders, employees and other stakeholders.


OBJECTIVE

The Board of Directors and Management of IDC aims to create an enduring company in the stock market, one which recognizes the legitimate interest of all its stakeholders and is centered on creating consistent, long-term shareholder value.

This Manual shall institutionalize the principles of good corporate governance in the entire organization.

The Company believes that a high standard of corporate governance practice is fundamental to the Company's continued success and will therefore undertake every effort necessary to create awareness within the organization as soon as possible.

Itaipinas Development Corporation:



ROMOLO V. NATI
Chairman



MICHELLE U. ZUÑIGA
Compliance Manager

DEFINITION OF TERMS

- a. **Corporate Governance** – the framework of rules, systems and processes in the corporation that governs the performance by the Board of Directors and Management of their respective duties and responsibilities to the stockholders and other stakeholders which include among others, customers, employees, suppliers, financiers, government and community in which it operates;
- b. **Board of Directors** – the governing body elected by the stockholders that exercises the corporate powers of a corporation, conducts all its business and controls its properties;
- c. **Exchange** – an organized market place or facility that brings together buyers and sellers, and executes trades of securities and/or commodities;
- d. **Management** – the body given the authority by the Board of Directors to implement the policies it has laid down in the conduct of the business of the corporation;
- e. **Independent director** – a person who, apart from his fees and shareholdings, is independent of management and free from any business or other relationship which could, or could reasonably be perceived to, materially interfere with his exercise of independent judgment in carrying out his responsibilities as a director;
- f. **Enterprise Risk Management** – a process, effected by the Board of Directors, management, and key personnel, designed to identify key risk areas and foresee potential events that may have a significant impact on the Company and to managing these risks within the risk appetite of the Company to ensure that the Company's objectives are protected;
- g. **Executive director** – a director who is also the head of a department or unit of the corporation or performs any work related to its operation;
- h. **Non-executive director** – a director who is not the head of a department or unit of the corporation nor performs any work related to its operation;
- i. **Non-audit work** – the other services offered by an external auditor to a corporation that are not directly related and relevant to its statutory audit functions, such as, accounting, payroll, bookkeeping, reconciliation, computer project management, data processing, or information technology outsourcing services, internal audit, and other services that may compromise the independence and objectivity of an external auditor;

- j. **Internal control** – the system established by the Board of Directors and Management for the accomplishment of the corporation's objectives, the efficient operation of its business, the reliability of its financial reporting, and faithful compliance with applicable laws, regulations and internal rules;
- k. **Internal control system** – the framework under which internal controls are developed and implemented (alone or in concert with other policies or procedures) to manage and control a particular risk or business activity, or combination of risks or business activities, to which the corporation is exposed;
- l. **Internal audit** – an independent and objective assurance activity designed to add value to and improve the corporation's operations, and help it accomplish its objectives by providing a systematic and disciplined approach in the evaluation and improvement of the effectiveness of risk management, control and governance processes;
- m. **Internal audit department** – a department or unit of the corporation and its consultants, if any, that provide independent and objective assurance services in order to add value to and improve the corporation's operations;
- n. **Internal Auditor** – the highest position in the corporation responsible for internal audit activities. If internal audit activities are performed by outside service providers, he is the person responsible for overseeing the service contract, the overall quality of these activities, and follow-up of engagement results;
- o. **Related Party** – shall cover the Company's subsidiaries, as well as affiliates and any party (including the affiliates' subsidiaries, affiliates and special purpose entities), that the Company exerts direct or indirect control over or that exerts direct or indirect control over the Company; the Company's Board, officers, shareholders and related interests (DOSRI), and their close family members, as well as corresponding persons in affiliated companies. This shall also include such other person or juridical entity whose interest may pose a potential conflict with the interest of the company;
- p. **Related Party Transactions** – a transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged. It would be interpreted broadly to include not only transactions that are entered into with an unrelated party that subsequently becomes a related party;
- q. **Stakeholders** – any individual, organization or society at large who can either affect and/or be affected by the Company's strategies, policies, business decisions and operations in general. This includes, among others, customers, creditors, employees, suppliers, investors, as well as the government and community in which it operates.

RULES OF INTERPRETATION

Unless the context requires otherwise, words importing the singular include the plural and vice versa, and words importing the masculine gender in the salient provisions of this Code shall likewise cover the feminine gender and neuter and vice versa.

All doubts or questions that may arise in the interpretation or application of this Code shall be resolved in favor of promoting transparency, accountability and fairness to stockholders and investors of the Company.

COMPLIANCE SYSTEM

BOARD OF DIRECTORS

Compliance with the principles of good corporate governance shall start with the Board of Directors.

The Board of Directors (the “Board”) is primarily responsible for the governance of the Company. Corollary to setting the policies for the accomplishment of the corporate objectives, it shall provide an independent check on Management.

Composition of the Board

The Board shall be composed of at least nine (9), but not more than fifteen (15), members who are elected by the stockholders. The number of independent directors in the Board shall at least be three (3) or such number as to constitute at least one-third of the members of the Board, but in no case less than three (3).

Further, the Board shall be composed of a majority of non-executive directors who possess the necessary qualifications to effectively participate and help secure objective, independent judgement on corporate affairs and to substantiate proper checks and balances.

The Board shall, at all times, encourage inclusivity, diversity in its composition. The Board values difference, promote equality and challenge discrimination. The Board does not discriminate on the basis of disability, race, color, ethnicity, gender, religion, sexual orientation, age, veteran status or other category protected by law.

The non-executive directors of the Board shall concurrently serve as directors to a maximum of five publicly listed companies to ensure that they have sufficient time to fully prepare for meetings, challenge Management’s proposals/views, and oversee the long-term strategy of the company.

Responsibilities, Duties and Functions of the Board

General Responsibility

It is the Board's responsibility to foster the long-term success of the Company, and to sustain its competitiveness and profitability in a manner consistent with its corporate objectives and the best interest of its stockholders and other stakeholders.

The Board shall formulate the Company's vision, mission, strategic objectives, policies and procedures that shall guide its activities, including the means to effectively monitor Management's performance.

Duties and Functions of the Board

To ensure a high standard of best practice for the Company and its stockholders and other stakeholders, the Board shall conduct itself with honesty and integrity in the performance of, among others, the following duties and functions:

- I. Implement a process for the selection of directors who can add value and contribute independent judgment to the formulation of sound corporate strategies and policies. Appoint competent, professional, honest and highly motivated management officers. Adopt an effective succession planning program for Management.
- II. Provide sound strategic policies and guidelines to the Company on major capital expenditures. Establish programs that can sustain its long-term viability and strength. Periodically evaluate and monitor the implementation of such policies and strategies, including the business plans, operating budgets and Management's overall performance.
- III. Ensure the Company's faithful compliance with all applicable laws, regulations and best business practices.
- IV. Establish and maintain an investor relations program that will keep the stockholders informed of important developments in the Company. If feasible, the Company's CEO or chief financial officer shall exercise oversight responsibility over this program.
- V. The Board shall ensure that corporate disclosure policies and procedures are in place and that disclosures are comprehensive, accurate, reliable and timely to shareholders and other stakeholders that gives a fair and complete picture of a company's financial condition, results and business operations.
- VI. Identify the corporation's stakeholders in the community in which the Company operates or are directly affected by its operations, and formulate a clear policy of accurate, timely and effective communication with them.

- VII. Adopt a system of check and balance within the Board. A regular review of the effectiveness of such system shall be conducted to ensure the integrity of the decision-making and reporting processes at all times. There shall be a continuing review of the Company's internal control system in order to maintain its adequacy and effectiveness.
- VIII. Identify key risk areas and performance indicators and monitor these factors with due diligence to enable the Company to anticipate and prepare for possible threats to its operational and financial viability.
- IX. Formulate and implement policies and procedures that would ensure the integrity and transparency of related party transactions between and among the Company and its parent company, joint ventures, subsidiaries, associates, affiliates, major stockholders, officers and directors, including their spouses, children and dependent siblings and parents, and of interlocking director relationships by members of the Board.
- X. Constitute an Audit Committee and such other committees it deems necessary to assist the Board in the performance of its duties and responsibilities.
- XI. Establish and maintain an alternative dispute resolution system in the Company that can amicably settle conflicts or differences between the Company and its stockholders, and the Company and third parties, including the regulatory authorities.
- XII. Meet at such times or frequency as may be needed. The minutes of such meetings shall be duly recorded. Independent views during Board meetings shall be encouraged and given due consideration.
- XIII. Keep the activities and decisions of the Board within its authority under the articles of incorporation and by-laws, and in accordance with existing laws, rules and regulations.
- XIV. Appoint a Compliance Officer who shall have the rank of at least vice president. In the absence of such appointment, the Corporate Secretary, preferably a lawyer, shall act as Compliance Officer.
- XV. Conduct an annual self-assessment of its performance, including the performance of the Chairman, individual members and committees. Every three years, the assessment shall be supported by an external facilitator.
- XVI. The Board shall adopt and ensure compliance of a Code of Business Conduct and Ethics, which provides standards for professional and ethical behavior, as well as articulate acceptable and unacceptable conduct and practices in internal and external dealings. The Code shall be properly disseminated to the Board, senior management and employees. It shall also be disclosed and made available to the public through the company website.

Specific Duties and Responsibilities of the Chairman of the Board

The Board shall be headed by a competent and qualified Chairman.

The roles and responsibilities of the Chairman include, among others, the following:

- I. Makes certain that the meeting agenda focuses on strategic matters, including the overall risk appetite of the Company, considering the developments in the business and regulatory environments, key governance concerns, and contentious issues that will significantly affect operations;
- II. Guarantees that the Board receives accurate, timely, relevant, insightful, concise, and clear information to enable it to make sound decisions;
- III. Facilitates discussions on key issues by fostering an environment conducive for constructive debate and leveraging on the skills and expertise of individual directors;
- IV. Ensures that the Board sufficiently challenges and inquires on reports submitted and representations made by Management;
- V. Assures the availability of proper orientation for first-time directors and continuing training opportunities for all directors; and
- VI. Makes sure that performance of the Board is evaluated at least once a year and discussed/followed up on.

Specific Duties and Responsibilities of a Director

A director's office is one of trust and confidence. A director shall act in the best interest of the Company in a manner characterized by transparency, accountability and fairness. He shall also exercise leadership, prudence and integrity in directing the Company towards sustained progress.

A director shall observe the following norms of conduct:

- I. **Conduct fair business transactions with the Company, and ensure that his personal interest does not conflict with the interests of the Company.**

The basic principle to be observed is that a director shall not use his position to profit or gain some benefit or advantage for himself and/or his related interests. He shall avoid situations that may compromise his impartiality. If an actual or potential conflict of interest may arise on the part of a director, he shall fully and immediately disclose it and shall not participate in the decision-making process. A director who has a continuing material conflict of interest shall seriously consider resigning from his position.

A conflict of interest shall be considered material if the director's personal or business interest is antagonistic to that of the Company, or stands to acquire or gain financial advantage at the expense of the Company.

A director with a material interest in any transaction affecting the corporation shall abstain from taking part in the deliberations for the same.

II. Devote the time and attention necessary to properly and effectively perform his duties and responsibilities.

A director shall devote sufficient time to familiarize himself with the Company's business. He shall be constantly aware of and knowledgeable with the Company's operations to enable him to meaningfully contribute to the Board's work. He shall attend and actively participate in Board and committee meetings, review meeting materials and, if called for, ask questions or seek explanation.

III. Act judiciously.

Before deciding on any matter brought before the Board, a director shall carefully evaluate the issues and, if necessary, make inquiries and request clarification.

IV. Exercise independent judgment.

A director shall view each problem or situation objectively. If a disagreement with other directors arises, he shall carefully evaluate and explain his position. He shall not be afraid to take an unpopular position. Corollarily, he shall support plans and ideas that he thinks are beneficial to the Company.

V. Have a working knowledge of the statutory and regulatory requirements that affect the Company, including its articles of incorporation and by-laws, the rules and regulations of the Commission and, where applicable, the requirements of relevant regulatory agencies.

A director shall also keep abreast with industry developments and business trends in order to promote the Company's competitiveness.

VI. Observe confidentiality.

A director shall keep secure and confidential all non-public information he may acquire or learn by reason of his position as director. He shall not reveal confidential information to unauthorized persons without the authority of the Board.

VII. Observe compliance with the laws, policies, rules of the Philippines and other regulatory agencies.

This shall include reporting to the public of any dealings in the company's shares within three business days.

Qualifications and Disqualifications to be a Member of the Board

General Qualifications:

- i. Holder of at least one (1) share of stock of the Company;
- ii. At least a college graduate or have sufficient experience in managing the business to substitute for such formal education;
- iii. At least twenty one (21) years old;
- iv. Proven to possess integrity and probity,
- v. He shall be assiduous.

Qualifications of an Independent Director:

- i. The Board's independent directors shall serve for a maximum cumulative term of nine (9) years. After which, the independent director shall be perpetually barred from reelection as such in the same company, but may continue to qualify for nomination and election as a non-independent director. In the instance that a company wants to retain an independent director who has served for nine years, the Board shall provide meritorious justification/s and seek shareholders' approval during the annual shareholders' meeting.
- ii. Is not, or has not been a senior officer or employee of the covered company unless there has been a change in the controlling ownership of the company;
- iii. Is not, and has not been in the three years immediately preceding the election, a director of the covered company; a director, officer, employee of the covered company's subsidiaries, associates, affiliates or related companies; or a director, officer, employee of the covered company's substantial shareholders and its related companies;
- iv. Has not been appointed in the covered company, its subsidiaries, associates, affiliates or related companies as Chairman "Emeritus," "Ex-Officio" Directors/Officers or Members of any Advisory Board, or otherwise appointed in a capacity to assist the Board in the performance of its duties and responsibilities within three years immediately preceding his election;

- v. Is not an owner of more than two percent (2%) of the outstanding shares of the covered company, its subsidiaries, associates, affiliates or related companies;
- vi. Is not a relative of a director, officer, or substantial shareholder of the covered company or any of its related companies or of any of its substantial shareholders. For this purpose, relatives include spouse, parent, child, brother, sister and the spouse of such child, brother or sister;
- vii. Is not acting as a nominee or representative of any director of the covered company or any of its related companies;
- viii. Is not a securities broker-dealer of listed companies and registered issuers of securities. "Securities broker-dealer" refers to any person holding any office of trust and responsibility in a broker-dealer firm, which includes, among others, a director, officer, principal stockholder, nominee of the firm to the Exchange, an associated person or salesman, and an authorized clerk of the broker or dealer;
- ix. Is not retained, either in his personal capacity or through a firm, as a professional adviser, auditor, consultant, agent or counsel of the covered company, any of its related companies or substantial shareholder, or is otherwise independent of Management and free from any business or other relationship within the three years immediately preceding the date of his election;
- x. Does not engage or has not engaged, whether by himself or with other persons or through a firm of which he is a partner, director or substantial shareholder, in any transaction with the covered company or any of its related companies or substantial shareholders, other than such transactions that are conducted at arm's length and could not materially interfere with or influence the exercise of his independent judgment;
- xi. Is not affiliated with any non-profit organization that receives significant funding from the covered company or any of its related companies or substantial shareholders; and
- xii. Is not employed as an executive officer of another company where any of the covered company's executives serve as directors.

Related companies, as used in this section, refer to (a) the covered entity's holding/ parent company; (b) its subsidiaries; and (c) subsidiaries of its holding/parent company.

Disqualifications:

For Permanent Disqualification

The following shall be grounds for the permanent disqualification of a director:

- i. Any person convicted by final judgment or order by a competent judicial or administrative body of any crime that (a) involves the purchase or sale of securities, as defined in the Securities Regulation Code; (b) arises out of the person's conduct as an underwriter, broker, dealer, investment adviser, principal, distributor, mutual fund dealer, futures commission merchant, commodity trading advisor, or floor broker; or (c) arises out of his fiduciary relationship with a bank, quasi-bank, trust company, investment house or as an affiliated person of any of them;

Any person who, by reason of misconduct, after hearing, is permanently enjoined by a final judgment or order of the Commission, BSP or any court or administrative body of competent jurisdiction from: (a) acting as underwriter, broker, dealer, investment adviser, principal distributor, mutual fund dealer, futures commission merchant, commodity trading advisor, or floor broker; (b) acting as director or officer of a bank, quasi-bank, trust company, investment house, or investment company; (c) engaging in or continuing any conduct or practice in any of the capacities mentioned in subparagraphs (a) and (b) above, or willfully violating the laws that govern securities and banking activities.

The disqualification shall also apply if (a) such person is currently the subject of an order of the Commission, BSP or any court or administrative body denying, revoking or suspending any registration, license or permit issued to him under the Corporation Code, Securities Regulation Code or any other law administered by the Commission or BSP, or under any rule or regulation issued by the Commission or BSP; (b) such other person has otherwise been restrained to engage in any activity involving securities and banking; or (c) such person is currently the subject of an effective order of a self-regulatory organization suspending or expelling him from membership, participation or association with a member or participant of the organization;

- ii. Any person convicted by final judgment or order by a court or competent administrative body of an offense involving moral turpitude, fraud, embezzlement, theft, *estafa*, counterfeiting, misappropriation, forgery, bribery, false affirmation, perjury or other fraudulent acts;
- iii. Any person who has been adjudged by final judgment or order of the Commission, BSP, court, or competent administrative body to have willfully violated, or willfully aided, abetted, counseled, induced or procured the violation of any provision of the Corporation Code, Securities Regulation Code or any other law, rule, regulation or order administered by the Commission or BSP;

- iv. Any person earlier elected as independent director who becomes an officer, employee or consultant of the same corporation;
- v. Any person judicially declared as insolvent;
- vi. Any person found guilty by final judgment or order of a foreign court or equivalent financial regulatory authority of acts, violations or misconduct similar to any of the acts, violations or misconduct enumerated in sub-paragraphs (i) to (v) above;
- vii. Conviction by final judgment of an offense punishable by imprisonment for more than six (6) years, or a violation of the Corporation Code committed within five (5) years prior to the date of his election or appointment; and
- viii. Other grounds as the Commission may provide.

For Temporary Disqualification

The Board may provide for the temporary disqualification of a director for any of the following reasons:

- i. Refusal to comply with the disclosure requirements of the Securities Regulation Code and its Implementing Rules and Regulations. The disqualification shall be in effect as long as the refusal persists;
- ii. Absence in more than fifty (50) percent of all regular and special meetings of the Board during his incumbency, or any twelve (12) month period during the said incumbency, unless the absence is due to illness, death in the immediate family or serious accident. The disqualification shall apply for purposes of the succeeding election;
- iii. Dismissal or termination for cause as director of any publicly-listed company, public company, registered issuer of securities and holder of secondary license from the Commission. The disqualification shall be in effect until he has cleared himself from any involvement in the cause that gave rise to his dismissal or termination;
- iv. If the beneficial equity ownership of an independent director in the Company or its subsidiaries and affiliates exceeds two percent (2%) of its subscribed capital stock. The disqualification shall be lifted if the limit is later complied with; and
- v. If any of the judgments or orders cited in the grounds for permanent disqualification has not yet become final.

A temporarily disqualified director shall, within sixty (60) business days from such disqualification, take the appropriate action to remedy or correct the disqualification. If he fails or refuses to do so for unjustified reasons, the disqualification shall become permanent.

In consultation with the executive or management committee/s, the nomination committee shall re-define the role, duties and responsibilities of the Chief Executive Officer by integrating the dynamic requirements of the business as a going concern and future expansionary prospects within the realm of good corporate governance at all times

The Nomination Committee shall consider the following guidelines in the determination of the number of directorships for the Board:

- The nature of the business of the Corporations which he is a director;
- Age of the director;
- Number of directorship / active memberships and officerships in other corporations or organizations; and
- Possible conflict of interest.

The optimum number shall be related to the capacity of a director to perform his duties diligently in general.

The Chief Executive Officer (CEO) and other executive directors shall submit themselves to a low indicative limit on membership in other corporate Boards. The same low limit shall apply to independent, non-executive directors who serve as full-time executives in other corporations. In any case, the capacity of directors to serve with diligence shall not be compromised.

Internal Control Responsibilities of the Board

The control environment of the Company consists of (a) the Board which ensures that the Company is properly and effectively managed and supervised; (b) a Management that actively manages and operates the Company in a sound and prudent manner; (c) the organizational and procedural controls supported by effective management information and risk management reporting systems; and (d) an independent audit mechanism to monitor the adequacy and effectiveness of the Company's governance, operations, and information systems, including the reliability and integrity of financial and operational information, the effectiveness and efficiency of operations, the safeguarding of assets, and compliance with laws, rules, regulations and contracts.

The minimum internal control mechanisms for the performance of the Board's oversight responsibility includes:

- I. Definition of the duties and responsibilities of the CEO who is ultimately accountable for the Company's organizational and operational controls;
- II. Selection of the person who possesses the ability, integrity and expertise essential for the position of CEO;
- III. Evaluation of proposed senior management appointments;
- IV. Selection and appointment of qualified and competent management officers; and
- V. Review of the Company's human resource policies, conflict of interest situations, compensation program for employees, and management succession plan.

Board Meetings and Quorum Requirement

The members of the Board shall attend its regular and special meetings in person or through teleconferencing conducted in accordance with the rules and regulations of the Commission.

Independent directors shall always attend Board meetings. Unless otherwise provided in the by-laws, their absence shall not affect the quorum requirement. However, the Board may, to promote transparency, require the presence of at least one independent director in all its meetings.

Board Committees

To aid in complying with the principles of good corporate governance, the Board form committees to support the effective performance of the Board's functions. In cases when the Board Committees are not able to discharge its duties, the Board of Directors shall undertake to perform the duties and responsibilities of the Board Committees.

Nomination Committee

The Board shall create a Nomination Committee, which shall be composed of at least three (3) members and one of whom shall be an independent director, to review and evaluate the qualifications of all persons nominated to the Board and other appointments that require Board approval, and to assess the effectiveness of the Board's processes and procedures in the election or replacement of directors;

The Nomination Committee shall pre-screen and shortlist all candidates nominated to become a member of the Board of Directors in accordance with the qualifications and disqualifications of a director specified in this manual.

Compensation and Remuneration Committee

The Board shall align the remuneration of key officers and board members with the long-term interests of the company. In doing so, it shall formulate and adopt a policy specifying the relationship between remuneration and performance. Further, no director shall participate in discussions or deliberations involving his own remuneration.

The Board shall create a Compensation and Remuneration Committee, which shall be, composed of at least three (3) members and one of whom shall be an independent director.

Duties and Responsibilities:

- i. Establish a formal and transparent procedure for developing a policy on executive remuneration and for fixing the remuneration packages of corporate officers and directors, and provide oversight over remuneration of senior management and other key personnel ensuring that compensation is consistent with the Company's culture, strategy and control environment.
- ii. Designate amount of remuneration, which shall be in a sufficient level to attract and retain directors and officers who are needed to run the company successfully.
- iii. Establish a formal and transparent procedure for developing a policy on executive remuneration and for fixing the remuneration packages of individual directors, if any, and officers.
- iv. Develop a form on Full Business Interest Disclosure as part of the preemployment requirements for all Incoming officers, which among others compel all officers to declare under the penalty of perjury all their existing business interests or shareholdings that may directly or indirectly conflict in their performance of duties once hired.
- v. Disallow any director to decide his or her own remuneration.
- vi. Provide in the Company's annual reports, information and proxy statements a clear, concise and understandable disclosure of compensation of its executive officers for the previous fiscal year and the ensuing year.
- vii. Review (if any) of the existing Human Resources Development or Personnel Handbook, to strengthen provisions on conflict of interest, salaries and benefits policies, promotion and career advancement directives and compliance of personnel concerned with all statutory requirements that must be periodically met in their respective posts.

- viii. Or in the absence of such Personnel Handbook, cause the development of such, covering the same parameters of governance stated above.

Audit Committee

There shall be an audit committee to enhance the Board's oversight capability over the Company's financial reporting, internal control system, internal and external audit processes, and compliance with applicable laws and regulations. The committee shall be composed of at least three (3) appropriately qualified non-executive directors, the majority of whom, including the Chairman, shall be independent. All of the members of the committee must have relevant background, knowledge, skills, and/or experience in the areas of accounting, auditing and finance. The Chairman of the Audit Committee shall not be the chairman of the Board or of any other committees.

In lieu thereof, an auditor or audit group whose person or members shall not be the external auditor of the company. Such auditing or audit group shall be appointed and supervised by the Board.

The members of the audit committee or audit group or auditor shall have adequate understanding at least or competence at most, of the company's financial management systems and environment.

The audit committee shall also perform independent internal audit function through which its Board, senior management, and stockholders shall be provided with reasonable assurance that its key organizational and procedural controls are effective, appropriate, and complied with.

Duties and Responsibilities:

- i. Recommends the approval of the Internal Audit Charter (IA Charter), which formally defines the role of Internal Audit and the audit plan as well as oversees the implementation of the IA Charter;
- ii. Through the Internal Audit (IA) Department, monitors and evaluates the adequacy and effectiveness of the Company's internal control system, integrity of financial reporting, and security of physical and information assets. Well-designed internal control procedures and processes that will provide a system of checks and balances shall be in place in order to (a) safeguard the company's resources and ensure their effective utilization, (b) prevent occurrence of fraud and other irregularities, (c) protect the accuracy and reliability of the company's financial data, and (d) ensure compliance with applicable laws and regulations;

- iii. Oversees the Internal Audit Department, and recommends the appointment and/or grounds for approval of an internal audit head. The Audit Committee shall also approve the terms and conditions for outsourcing internal audit services;
- iv. Establishes and identifies the reporting line of the Internal Auditor to enable him to properly fulfill his duties and responsibilities. For this purpose, he shall directly report to the Audit Committee;
- v. Reviews and monitors Management's responsiveness to the Internal Auditor's findings and recommendations;
- vi. Prior to the commencement of the audit, discusses with the External Auditor the nature, scope and expenses of the audit, and ensures the proper coordination if more than one audit firm is involved in the activity to secure proper coverage and minimize duplication of efforts;
- vii. Assist the Board in the performance of its oversight responsibility for the financial reporting process, system of internal control, audit process, and monitoring of compliance with applicable laws, rules and regulations;
- viii. Provide oversight over Management's activities in managing credit, market, liquidity, operational, legal and other risks of the Company. This function shall include regular receipt from Management of information on risk exposures and risk management activities;
- ix. Perform oversight functions over the Company's internal and external auditors. It shall ensure that the internal and external auditors act independently from each other, and that both auditors are given unrestricted access to all records, properties and personnel to enable them to perform their respective audit functions;
- x. Review the annual internal audit plan to ensure its conformity with the objectives of the Company. The plan shall include the audit scope, resources and budget necessary to implement it;
- xi. Prior to the commencement of the audit, discuss with the external auditor the nature, scope and expenses of the audit, and ensure proper coordination if more than one audit firm is involved in the activity to secure proper coverage and minimize duplication of efforts;
- xii. Organize an internal audit department, and consider the appointment of an independent internal auditor and the terms and conditions of its engagement and removal;

- xiii. Monitor and evaluate the adequacy and effectiveness of the Company's internal control system, including financial reporting control and information technology security
- xiv. Review the reports submitted by the internal and external auditors;
- xv. Review the quarterly and annual financial statements before their submission to the Board, with particular focus on the following matters:
 - Any change/s in accounting policies and practices
 - Major judgmental areas
 - Significant adjustments resulting from the audit
 - Going concern assumptions
 - Compliance with accounting standards
 - Compliance with tax, legal and regulatory requirements.
- xvi. Coordinate, monitor and facilitate compliance with laws, rules and regulations;
- xvii. Evaluate and determine the non-audit work, if any, of the external auditor, and review periodically the non-audit fees paid to the external auditor in relation to their significance to the total annual income of the external auditor and to the Company's overall consultancy expenses. The committee shall disallow any non-audit work that will conflict with his duties as an external auditor or may pose a threat to his independence. The non-audit work, if allowed, shall be disclosed in the Company's annual report;
- xviii. Recommends to the Board the appointment, reappointment, removal and fees of the External Auditor, duly accredited by the Commission, who undertakes an independent audit of the corporation, and provides an objective assurance on the manner by which the financial statements shall be prepared and presented to the stockholders; and
- xix. Establish and identify the reporting line of the Internal Auditor to enable him to properly fulfill his duties and responsibilities. He shall functionally report directly to the Audit Committee.
- xx. Evaluations on an ongoing basis all related party transactions and that such transactions are not to the detriment of the Company's business and to determine any potential reputational risk issues that may arise as a result or in connection with the transactions. In evaluation these transactions, the audit committee shall take into account, among others, the following:
 - 1. The related party's relationship to the company and interest in the transaction;

2. The material facts of the proposed RPT, including the proposed aggregate value of such transaction;
3. The benefits to the corporation of the proposed RPT;
4. The availability of other sources of comparable products or services; and
5. An assessment of whether the proposed RPT is on terms and conditions that are comparable to the terms generally available to an unrelated party under similar circumstances. The company shall have an effective price discovery system in place and exercise due diligence in determining a fair price for RPTs;

The Audit Committee shall ensure that, in the performance of the work of the Internal Auditor, he shall be free from interference by outside parties.

The Audit Committee meets with the Board at least every quarter without the presence of the CEO or other management team members, and periodically meets with the head of the internal audit.

The Audit Committee shall ensure that appropriate disclosures are made and/or information is provided to regulating and supervising authorities.

Corporate Governance Committee

The Corporate Governance Committee ("CG Committee") shall be tasked to assist the Board in the performance of its corporate governance responsibilities, including the functions that were formerly assigned to a Nomination and Remuneration Committee. It shall be composed of at least three members, all of whom shall be independent directors, including the Chairman.

Duties and Responsibilities:

- i. Oversees the implementation of the corporate governance framework and periodically reviews the said framework to ensure that it remains appropriate in light of material changes to the corporation's size, complexity and business strategy, as well as its business and regulatory environments;
- ii. Oversees the periodic performance evaluation of the Board and its committees as well as executive management, and conducts an annual self-evaluation of its performance;
- iii. Ensures that the results of the Board evaluation are shared, discussed, and that concrete action plans are developed and implemented to address the identified areas for improvement;
- iv. Recommends continuing education/training programs for directors, assignment of tasks/projects to board committees, succession plan for the board members and

senior officers, and remuneration packages for corporate and individual performance;

- v. Adopts corporate governance policies and ensures that these are reviewed and updated regularly, and consistently implemented in form and substance;
- vi. Proposes and plans relevant trainings for the members of the Board;
- vii. Determines the nomination and election process for the company's directors and has the special duty of defining the general profile of board members that the company may need and ensuring appropriate knowledge, competencies and expertise that complement the existing skills of the Board; and
- viii. Establishes a formal and transparent procedure to develop a policy for determining the remuneration of directors and officers that is consistent with the corporation's culture and strategy as well as the business environment in which it operates.

The establishment of a Corporate Governance Committee does not preclude companies from establishing separate Remuneration or Nomination Committees, if they deem necessary.

THE CORPORATE SECRETARY

Qualifications:

- The Corporate Secretary is an officer of the Company, and perfection in performance is expected of him. Likewise, his loyalty to the mission, vision and specific business objectives of the corporate entity come with his duties.
- The Corporate Secretary shall be a Filipino citizen and must be a resident of the Philippines.
- Considering his varied functions and duties, he must possess administrative and interpersonal skills. While he shall have some legal, financial and accounting skills, the Human Resources Division (HRD) or some comparable committee however, shall determine his qualifications. The Corporate Secretary need not be a Director of the company.

Duties and Responsibilities:

- i. Be responsible to the Company and its shareholders;
- ii. Assist the Board and the Committees in the conduct of their meetings, including preparation of an annual schedule of meetings and assist the Chairman of the Board and chairman of the Committees to set agendas;

- iii. Be responsible for the safekeeping and preservation of the integrity of the minutes of the meetings of the Board and its committees, as well as the other official records of the Company;
- iv. Advises on the establishment of board committees and their terms of reference;
- v. Be loyal to the mission, vision and objectives of the Company;
- vi. Work fairly and objectively with the Board, Management, stockholders and other stakeholders;
- vii. Keep abreast on relevant laws, regulations, all governance issuances, relevant industry developments and operations of the Company; advises the Board and the Chairman on all relevant issues as they arise;
- viii. Have a working knowledge of the operations of the Company;
- ix. Inform the members of the Board, in accordance with the by-laws, of the agenda of their meetings and ensure that the members have before them accurate information that will enable them to arrive at intelligent decisions on matters that require their approval;
- x. Attend all Board meetings, except when justifiable causes, such as, illness, death in the immediate family and serious accidents, prevent him from doing so;
- xi. Performs required administrative functions;
- xii. Oversees the drafting of the by-laws and ensures that they conform with regulatory requirements;
- xiii. Ensure that all Board procedures, rules and regulations are strictly followed by the members; and
- xiv. If he is also the Compliance Officer, perform all the duties and responsibilities of the said officer as provided for in this Code.

COMPLIANCE OFFICER

To ensure adherence to corporate principles and best practices, the Chairman of the Board shall designate a Compliance Officer. He shall have direct reporting responsibilities to the Chairman of the Board. The Compliance Officer shall not be a member of the Board and shall annually attend a training on corporate governance.

He shall perform the following duties:

- i. Ensures proper onboarding of new directors (i.e., orientation on the Company's business, charger, articles of incorporation and by-laws, among others);
- ii. Monitors, reviews, evaluates and ensures the compliance by the Company, its officers and directors with the relevant laws, this Code, rules and regulations and all governance issuances of regulatory agencies;

- iii. Reports any violations found to the Board and recommend the imposition of appropriate disciplinary action on the responsible parties and the adoption of measures to prevent a repetition of the violation thereof for further review and approval of the Board;
- iv. Appear before the Commission when summoned in relation to compliance with this Code;
- v. Collaborates with other departments to properly address compliance issues, which may be subject to investigation;
- vi. Identifies possible areas of compliance issues and works towards the resolution of the same;
- vii. Ensures the attendance of board members of key officers to relevant trainings;
- viii. Identify, monitor and control compliance risks; and
- ix. Performs such other duties and responsibilities as may be provided by the Commission.

PRINCIPAL OFFICERS

A principal officer's office is one of trust and confidence. An officer shall act in the best interest of the Company in a manner characterized by transparency, accountability and fairness. He shall also exercise leadership, prudence and integrity in directing the Company towards sustained progress.

An officer shall observe the following norms of conduct:

I. Conduct fair business transactions with the Company, and ensure that his personal interest does not conflict with the interests of the Company.

The basic principle to be observed is that an officer shall not use his position to profit or gain some benefit or advantage for himself and/or his related interests. He shall avoid situations that may compromise his impartiality. If an actual or potential conflict of interest may arise on the part of a director, he shall fully and immediately disclose it and shall not participate in the decision-making process. An officer who has a continuing material conflict of interest shall seriously consider resigning from his position.

A conflict of interest shall be considered material if the officer's personal or business interest is antagonistic to that of the Company, or stands to acquire or gain financial advantage at the expense of the Company.

An officer with a material interest in any transaction affecting the corporation shall abstain from taking part in the deliberations for the same.

II. Observe confidentiality.

A director shall keep secure and confidential all non-public information he may acquire or learn by reason of his position as an officer of the Company. He shall not reveal confidential information to unauthorized persons without the authority of the CEO/President.

III. Observe compliance with the laws, polices, rules of the Philippines and other regulatory agencies.

This shall include reporting to the public of any dealings in the company's shares within three business days.

EMPLOYEES

Employees are encouraged to actively participate in the realization of the Company's goals and in its governance.

The Company shall establish policies and programs covering, among others, the following:

1. Health, safety and welfare;
2. Training and development; and
3. Reward/compensation for employees, encourages employees to perform better and motivates them to take a more dynamic role in the corporation. Active participation is further fostered when the company recognizes the firm-specific skills of its employees and their potential contribution in corporate governance. The employees' viewpoint in certain key decisions may also be considered in governance processes through work councils or employee representation in the board.

EXTERNAL AUDITOR

An external auditor shall enable an environment of good corporate governance as reflected in the financial records and reports of the Company. An external auditor shall be selected and appointed by the stockholders upon recommendation by the Board, after consultations with the Audit Committee.

The reason/s for the resignation, dismissal or cessation from service and the date thereof of an external auditor shall be reported in the Company's annual and current reports. Said report shall include a discussion of any disagreement between him and the Company on accounting principles or practices, financial disclosures or auditing scope or procedure which the former auditor of the Company failed to resolve satisfactorily. A preliminary copy of the said report shall be given by the Company to the external auditor before its submission.

The external auditor of the Company shall not at the same time provide the services of an internal auditor to the same client. The Company shall ensure that other non-audit work shall not be in conflict with the functions of the external auditor.

The Company's external auditor shall be rotated or the handling partner shall be changed every five (5) years or earlier or the signing partner of the external auditing firm assigned to the Company, shall be changed with the same frequency.

If an external auditor believes that the statements made in the Company's annual report, information statement or any report filed with the Commission or any regulatory body during the period of his engagement incorrect or incomplete, he shall give his comments or views on the matter in the said reports.

INTERNAL AUDIT FUNCTION

The Company shall have in place an independent internal audit function which shall be performed by the Audit Committee, through which its Board, senior management, and stockholders shall be provided with reasonable assurance that its key organizational and procedural controls are effective, appropriate, and complied with.

The Internal Auditor/Audit Committee shall report to the Board of Directors.

The minimum internal control mechanisms for management's operational responsibility shall center on the CEO, being ultimately accountable for the Company's organizational and procedural controls.

The scope and particulars of a system of effective organizational and procedural controls shall be based on the following factors: the nature and complexity of business and the business culture; the volume, size and complexity of transactions; the degree of risk; the degree of centralization and delegation of authority; the extent and effectiveness of information technology; and the extent of regulatory compliance.

RELATED PARTY TRANSACTIONS

Ensuring the integrity of related party transactions (RPTs) is an important fiduciary duty of the Board. It is the Board's role to initiate policies and measures geared towards prevention of abuse and promotion of transparency, and in compliance with applicable laws and regulations to protect the interest of all shareholders. One such measure is the required ratification by shareholders of material or significant RPTs approved by the Board, in accordance with existing laws. Other measures include ensuring that transactions occur at market prices, at arm's-length basis and under conditions that protect the rights of all shareholders.

The following are suggestions for the content of the RPT Policy:

- Definition of related parties;

- Coverage of RPT policy;
- Guidelines in ensuring arm's-length terms;
- Identification and prevention or management of potential or actual conflicts of interest which arise;
- Adoption of materiality thresholds;
- Internal limits for individual and aggregate exposures;
- Whistle-blowing mechanisms, and
- Restitution of losses and other remedies for abusive RPTs.

In addition, the company is given the discretion to set their materiality threshold at a level where omission or misstatement of the transaction could pose a significant risk to the company and influence its economic decision. The SEC may direct a company to reduce its materiality threshold or amend excluded transactions if the SEC deems that the threshold or exclusion is inappropriate considering the company's size, risk profile, and risk management systems.

Depending on the materiality threshold, approval of management, the Audit Committee, the Board or the shareholders may be required. In cases where the shareholders' approval is required, it is good practice for interested shareholders to abstain and let the disinterested parties or majority of the minority shareholders decide.

COMMUNICATION PROCESS

This Manual shall be available for inspection by any stockholder of the Company at reasonable hours on business days.

All directors, executives, division and department heads are tasked to ensure the thorough dissemination of this Manual to all employees and related third parties, and to likewise enjoin compliance in the process.

An adequate number of this Manual, both in printed or electronic form, must be reproduced and disseminated, with a minimum of at least one (1) hard copy of the Manual per Department.

TRAINING PROCESS

If necessary, funds shall be allocated by the CFO or its equivalent officer for the purpose of conducting an orientation program or workshop to operationalize this Manual.

A director shall be required to attend a seminar on corporate governance which shall be conducted by a duly recognized private or government institute. A reasonable timetable shall be given the said director in compliance thereof, and training/s had with other companies shall be

considered sufficient compliance which shall not exceed six (6) months from the effectivity of the manual or assumption into office.

ADEQUATE AND TIMELY INFORMATION

The Management shall provide the Board with complete, adequate and timely information about the matters to be taken in their meetings.

The members of the Board are given independent access to Management and the Corporate Secretary.

The information may include the background or explanation on matters brought before the Board, disclosures, budgets, forecasts and internal financial documents.

The members, either individually or as a Board, and in furtherance of their duties and responsibilities, may have access to independent professional advice at the Company's expense.

STOCKHOLDERS' RIGHTS AND PROTECTION OF MINORITY STOCKHOLDERS

The Board shall respect the rights of the stockholders as provided for in the Corporation Code, namely:

- I. Right to vote on all matters that require their consent or approval;
 - a. Shareholders shall have the right to elect, remove and replace directors and vote on certain corporate acts in accordance with the Corporation Code.
 - b. Cumulative voting shall be used in the election of directors.
 - c. A director shall not be removed without cause if it will deny minority shareholders representation in the Board.
- II. Pre-emptive right to all stock issuances of the Company;
 - a. All Stockholders shall have pre-emptive rights, unless the same is denied in the articles of incorporation or an amendment thereto. They shall have the right to subscribe to the capital stock of the Company. The Articles of Incorporation shall lay down the specific rights and powers of shareholders with respect to the particular shares they hold, all of

which shall be protected by law so long as they shall not be in conflict with Corporation Code.

III. Right to inspect corporate books and records;

- a. All shareholders shall be allowed to inspect corporate books and records including minutes of Board meetings and stock registries in accordance with the Corporation Code and shall be furnished with annual reports, including financial statements, without cost or restrictions.

IV. Right to information;

- a. The shareholders shall be provided, upon request, with periodic reports which disclose personal and professional information about the directors and officers and certain other matters such as their holdings of the company's shares, dealing with the company, relationships among directors and key officers, and the aggregate compensation of directors and officers.
- b. The minority shareholders shall be granted the right to propose the holding of a meeting, and the right to propose items in the agenda of the meeting, provided the items are for legitimate business purpose.
- c. The minority shareholders shall have access to any and all information relating to matters for which the management is accountable for and to those relating to matters for which the management shall include such information and, if not included, then the minority shareholders shall be allowed to propose to include such matters in the agenda of stockholders' meeting, being within the definition of "legitimate purposes".

V. Right to dividends

- a. Shareholders shall have the right to receive dividends subject to the discretion of the Board.
- b. The Company shall be compelled to declare dividends when its retained earnings shall be in excess of 100% of its paid-in capital stock, except: a) when justified by definite corporate expansion projects or programs approved by the Board or b) when the Company is prohibited under any loan agreement with any financial institution or creditor, whether local or foreign, from declaring dividends without its consent, and such consent has not been secured; or c) when it can be clearly shown that such retention is necessary under special circumstances obtaining in the Company, such as when there is a need for special reserve for probable contingencies.

VI. Appraisal right

- a. The shareholders shall have appraisal right or the right to dissent and demand payment of the fair value of their shares in the manner provided under Section 82 of the Corporation Code of the Philippines, under any of the following circumstances:
 - i. In case any amendment to the articles of incorporation has the effect of changing or restriction the rights of any stockholders or class of shares of any class, or of extending or shortening the term of corporate existence;
 - ii. In case of sale, lease, exchange, transfer, mortgage, pledge or other disposition of all substantially all of the corporate property and assets as provided in the Corporation Code; and
 - iii. In case of merger or consolidation.

VII. The directors are tasked to promote shareholder rights, remove impediments to the exercise of shareholders' rights and allow possibilities to seek redress for violation of their rights. They shall encourage the exercise of shareholders' voting rights and the solution of collective action problems through appropriate mechanisms. They shall be instrumental in removing excessive costs and other administrative or practical impediments to shareholders participating in meetings and/or voting in person. The directors shall pave the way for the electronic filing and distribution of shareholder information necessary to make informed decisions subject to legal constraints.

The Board shall be transparent and fair in the conduct of the annual and special stockholders' meetings of the Company. The stockholders shall be encouraged to personally attend such meetings. If they cannot attend, they shall be apprised ahead of time of their right to appoint a proxy. Subject to the requirements of the by-laws, the exercise of that right shall not be unduly restricted and any doubt about the validity of a proxy shall be resolved in the stockholder's favor.

The Board shall take the appropriate steps to remove excessive or unnecessary costs and other administrative impediments to the stockholders' meaningful participation in meetings, whether in person or by proxy. Accurate and timely information shall be made available to the stockholders to enable them to make a sound judgment on all matters brought to their attention for consideration or approval.

CORPORATE SOCIAL RESPONSIBILITY

The Company shall regularly participate in programs and initiatives involving the environment, the community, and society as part of its belief in sustainable development. As a real estate

developer, the Company believes in promoting the community in which it belongs to. Further, as a developer that advocates in green building design, environmental projects are at the forefront of its priorities.

MONITORING AND ASSESSMENT

If applicable each Committee or its substitute shall report regularly to the Board of Directors.

The Compliance Officer shall establish an evaluation system, to determine and measure compliance with this Manual. Any violation thereof shall subject the responsible officer or employee to the penalty provided under this Manual.

This Manual shall be subject to annual review unless the said frequency is amended by the Board or ordered changed by the Commission.

All business process and practices being performed within any department or business unit of the Company that are not consistent with any portion of this manual shall be deemed superseded, unless reviewed to the level of compliance required by the Code.

A suitable framework for whistleblowing shall be instituted that allows employees to freely communicate their concerns about illegal or unethical practices, without fear of retaliation and to have direct access to an independent member of the Board or a unit created to handle whistleblowing concerns. The Board shall be conscientious in establishing the framework, as well as in supervising and ensuring its enforcement.

REPORTORIAL OR DISCLOSURE SYSTEM OF COMPANY'S CORPORATE GOVERNANCE POLICIES

The reports or disclosures required under this Manual shall be prepared and submitted to the Commission by the responsible Committee or officer through the Company's Compliance Officer;

The Board shall commit at all times to fully and timely disclose material information dealings which could adversely affect its viability or the interest of its stockholders and other stakeholders. It shall cause filing of all required information through the appropriate Exchange mechanisms for listed companies.

DIONISIO A. TEJERO & ASSOCIATES

22 Gloria II Subdivision
Tandang Sora., Quezon City
e-mail address: dta.law@ivanoo.com

22 July 2019

PHILIPPINE STOCK EXCHANGE

6/F PSE Tower
5th Avenue corner 28th Street
Bonifacio Global City, Taguig City

RE: Italpinas Development Corporation -
Follow-on Offering

Ladies and Gentlemen:

We refer to the listing application and Preliminary Prospectus of Italpinas Development Corporation (the "Company") for the listing of up 33,333,334 redeemable convertible non-participating cumulative non-voting peso-denominated preferred shares with an oversubscription option of up to 10,000,000 preferred shares which will be offered by the Company by way of a follow-on offering.

We have acted as external legal counsel to the Company and, in such capacity, we have examined and reviewed copies, photocopied or otherwise identified to our satisfaction, of the documents listed in the Schedule A to this opinion (the "Permits and Licenses").

As to questions of fact material to our conclusions expressed herein, we have relied upon the statements of fact contained in the documents we examined and on certificates or representations of officers and other representatives of the Company and other parties in the relevant documents.

Based upon the foregoing, we are of the opinion that all the Permits and Licenses of the Company are valid and subsisting as of the date of this opinion.

This opinion is being delivered solely for your benefit and may not be relied upon in any manner or for any purpose by any other person without our prior written consent.

Very truly yours,

By:

DIONISIO A. TEJERO AND ASSOCIATES

By:


Dionisio A. Tejero
Managing Partner

DIONISIO A. TEJERO & ASSOCIATES

22 Gloria II Subdivision
Tandang Sora, Quezon City
e-mail address: dona_law@yahoo.com

Schedule A

Permits and Licenses

TYPE OF PERMIT/ LICENSE	DATE ISSUED	EXPIRATION DATE	ISSUING ENTITY	HOLDER OF PERMIT
Barangay Construction Clearance	March 31, 2014	n a	Barangay Carmen, Cagayan De Oro City	PRIMAVERA CITY PHASE I Block 20, Lot 6 & 7, Pueblo De Oro Business Park, Upper Carmen, Cagayan De Oro
Environmental Compliance Certificate	September 19, 2014	n a	DENR - Environmental Management Bureau	
Height Clearance Permit	October 15, 2018	October 15, 2020	Civil Aviation Authority of the Philippines	
Zoning Certification	August 18, 2014	n a	City Planning and Development Office	
Fire Safety Evaluation Clearance	August 20, 2014	n a	Bureau of Fire Protection	
Development Permit	March 30, 2015	n a	Housing and Land Use Regulatory Board	
Certificate of Registration	June 13, 2016	n a	Housing and Land Use Regulatory Board	
License to Sell (Tower A)	June 24, 2016	June 30, 2022	Housing and Land Use Regulatory Board	
License to Sell (Tower B)	June 13, 2016	June 30, 2022	Housing and Land Use Regulatory Board	
Building Permit	February 26, 2015	n a	Office of the Building Official	
Development Permit Alteration 1	June 13, 2016	n a	Housing and Land Use Regulatory Board	
Development Permit Alteration 2	October 24, 2016	n a	Housing and Land Use Regulatory Board	
Development Permit Alteration 3	October 25, 2018	n a	Housing and Land Use Regulatory Board	

TYPE OF PERMIT/ LICENSE	DATE ISSUED	EXPIRATION DATE	ISSUING ENTITY	HOLDER OF PERMIT
Barangay Construction Clearance	July 24, 2018	n a	Barangay Carmen, Cagayan De Oro City	PRIMAVERA CITY PHASE II Block 20, Lot 6 & 7, Pueblo De Oro Business Park, Upper Carmen, Cagayan De Oro
Environmental Compliance Certificate	November 11, 2018	n a	DENR - Environmental Management Bureau	
Height Clearance Permit	October 15, 2018	October 15, 2020	Civil Aviation Authority of the Philippines	
Zoning Certificate	August 3, 2018	n a	City Planning and Development Office	
Fire Safety Evaluation Clearance	January 4, 2019	n a	Bureau of Fire Protection	
Development Permit	April 4, 2019	n a	Housing and Land Use Regulatory Board	
Certificate of Registration	June 24, 2019	n a	Housing and Land Use Regulatory Board	
License to Sell	June 24, 2019	August 31, 2024	Housing and Land Use Regulatory Board	
Building Permit	May 17, 2019	n a	Office of the Building Official	MIRAMONTI GREEN RESIDENCES PHASE I LISP III. Barangay San Rafael, Sto. Tomas, Batangas
Barangay Construction Clearance	November 24, 2016	n a	Barangay San Rafael, Santo Tomas, Batangas	
Environmental Compliance Certificate	March 31, 2017	n a	DENR - Environmental Management Bureau	
Height Clearance Permit	July 20, 2016	n a	Civil Aviation Authority of the Philippines	
Zoning Certificate	March 6, 2017	n a	Municipal Planning & Development Office	
Fire Safety Evaluation Clearance	March 15, 2017	n a	Bureau of Fire Protection	
Development Permit	April 17, 2017	n a	Housing and Land Use Regulatory Board	
Certificate of Registration	December 7, 2017	n a	Housing and Land Use Regulatory Board	

TYPE OF PERMIT/ LICENSE	DATE ISSUED	EXPIRATION DATE	ISSUING ENTITY	HOLDER OF PERMIT
License to Sell	December 7, 2017	August 7, 2022	Housing and Land Use Regulatory Board	MIRAMONTI GREEN RESIDENCES PHASE I LISP III. Barangay San Rafael, Sto. Tomas, Batangas
Building Permit	December 27, 2018	n a	Office of the Building Official	
Alteration of Plan	October 26, 2017	n a	Housing and Land Use Regulatory Board	
Clearance for Development Plan Program Project in the Laguna De Bay Region	June 13, 2017	n a	Laguna Lake Development Authority	
Earthquake Hazard Assessment	April 3, 2017	n a	Philippine Institute of Volcanology and Seismology	



Republic of the Philippines
Cagayan de Oro City

Barangay Carmen

Jesus A. Yamut-Matilde Neri Sts., Zone 3, Carmen, Cagayan de Oro City • Fax No. 712286 • Tel. Nos. 712286, 712194, 728670, 720194, 720195 & 720190

OFFICE OF THE BARANGAY CHAIRWOMAN

Excerpts from the minutes of the Special Session of Barangay Council held on
March 31, 2014 @ 2:00 p.m. at Carmen Session Hall, Carmen, Cagayan de Oro City.

Present:

ROSEMARY LORNA V. UY
RAINEIR JOAQUIN V. UY
DEXTER A. LOKING
SUNNY RAE D. CAHAYAG
KRISTIAN DALE L. DABATIAN
ERLINDA R. PADERE
ROBERTO Y. GO, JR.
CYRIL W. RANILE

Brgy. Chairwoman
Brgy. Kagawad, Presiding
Brgy. Kagawad
Brgy. Kagawad
Brgy. Kagawad
Brgy. Kagawad
Brgy. Kagawad
Brgy. Kagawad

Absent:

NONE

RESOLUTION NO.: 011-S-2014

**"A RESOLUTION ON SOCIAL ACCEPTABILITY OF THE PROPOSED
PRIMAVERA CITY OF ITALPINAS EUROASIAN DESIGN & ECO-
DEVELOPMENT CORPORATION LOCATED AT BLOCK-20
LOT-6&7, PUEBLO DE ORO BUSINESS PARK,
MACAPAGAL DRIVE, UPPER CARMEN,
ZONE 13, CARMEN, CAGAYAN
DE ORO CITY."**

whereas,

MS. CHERYLL A. BARRIGA, Vice President and General Manager Of
ItalPinas Euroasian Design & Eco-Development Corporation had applied
for a Permit to Construct and Operate Primavera City Tower A & B,
condominiums located at Block-20 Lot 6&7, Pueblo de Oro Business
Park, Macapagal Drive, Upper Carmen, Zone 13, Carmen, Cagayan
de Oro City;

whereas,

the construction of such project will provide an additional revenue to the
barangay and employment to the residents living nearby;

whereas,

a public hearing had been conducted to ascertain the social acceptability of
the project of which the residents interpose no objection;



Public Office is a public trust. Public officers and employees shall serve with the highest degree
of responsibility, integrity, loyalty and efficiency and shall remain accountable to the people



Republic of the Philippines
Cagayan de Oro City

Barangay Carmen

Jesus A. Yamut-Matilde Neri Sts., Zone 3, Carmen, Cagayan de Oro City • Fax No. 712286 • Tel. Nos. 712286, 712194, 728670, 720194, 720195 & 720190

OFFICE OF THE BARANGAY CHAIRWOMAN

wherefore, Premises considered be it,

RESOLVED as this Barangay Council hereby resolves to grant clearance to Italpinas Euroasian Design and Development Corporation to construct and operate Primavera City Tower A & B, condominiums located at Block-20 Lot 6&7, Pueblo de Oro Business Park, Macapagal Drive, Upper Carmen, Zone 13, Carmen, Cagayan de Oro City.

Resolved Further to furnish copies of this resolution to all concern for their information and appropriate action.

UNANIMOUSLY APPROVED this 31st day of March, 2014 at Carmen, Cagayan de Oro City.

I hereby certify to the correctness of the foregoing resolution.

Attested by:

SHEILA B. LUMBATAN
Barangay Secretary

Approved by:

RAINEIR JOAQUIN V. UY
Barangay Kagawad, Presiding



Public Office is a public trust. Public officers and employees shall serve with the highest degree of responsibility, integrity, loyalty and efficiency and shall remain accountable to the people



Republic of the Philippines
Department of Environment and Natural Resources
ENVIRONMENTAL MANAGEMENT BUREAU
Office of the Regional Director
Region-10, Macabalan, Cagayan de Oro City



Environmental Compliance Certificate

(Issued under Presidential Decree 1586)

ECC-R10-1409-0234

THIS IS TO CERTIFY THAT THE PROPONENT, **ITALPINAS, EUROASIAN DESIGN & ECO-DEVELOPMENT CORPORATION** is granted this Environmental Compliance Certificate (ECC), for the **TWIN TOWER-12TH STOREY RESIDENTIAL/COMMERCIAL BUILDINGS (PRIMAVERA CITY TOWER A & B) PROJECT** located at Macapagal Drive, Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau, (EMB), Region 10.

SUBJECT ONLY to the conditions and restrictions set-out in this certificate.

This certification is issued for the **TWIN TOWER-12TH STOREY RESIDENTIAL/COMMERCIAL BUILDINGS (PRIMAVERA CITY TOWER A & B) PROJECT**, with the following details:

PROJECT DESCRIPTION

The **TWIN TOWER-12TH STOREY RESIDENTIAL/COMMERCIAL BUILDINGS (PRIMAVERA CITY TOWER A & B) PROJECT** having a total gross floor area of 11,144.55 square meters property covering Lot 6 & 7 with TCT Nos. T-126991 & T-126992 located at Macapagal Drive, Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City.

This certification is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found after issuance of this certificate.

Issued at EMB - 10 this SEP 19 2014 day of _____, 2014.
Cagayan de Oro City

Recommending Approval:

ALEX D. JIMENEZ

Chief, Clearance & Permitting Division

Approved by:

DR. SABDULLAH C. ABUBACAR, CESO IV
Regional Director

CONDITIONS

ENVIRONMENTAL MANAGEMENT

The proponent shall strictly implement the following mitigating enhancement, and rehabilitating measures:

1. The drainage system shall be properly maintained. Proper disposal of generated waste in this activity shall immediately follow to avoid accumulation of deleterious wastes;
2. Noise and dust emission shall be confined within the project area;
3. Solid waste generated shall be disposed of properly and never to be burned openly. Good housekeeping and sanitation shall be maintained at all times;
4. Adequate Wastewater Treatment Facility shall be provided. Effluents shall conform with the DENR Standards and will be subjected to monitoring by this Office

GENERAL CONDITIONS

Further administrative conditions for the grant of this certificate shall be strictly complied:

5. Structural design or component structures of the project shall conform with the design guidelines of Building Code of the Philippines and duly approved by concerned agencies;
6. The local residents shall be prioritized for employment;
7. The proponent shall initiate to put-up an Environmental Monitoring Fund (EMF) for the use of Multi-Partite Monitoring Team in monitoring compliance to ECC;
8. The proponent shall submit a Compliance Monitoring Report (CMR) semi-annually to EMB Regional Office;
9. The DENR-EMB-10 and/or multi-partite team can initiate an on-the-spot monitoring and inspection anytime without prior notice;
10. In case of abandonment, the Proponent shall notify the EMB Regional Office concerned within three (3) months prior to the abandonment and the Proponent shall submit its abandonment mitigation plan;

RESTRICTIONS

The proponent is strictly subject to the following restrictions:

11. No other activities should be undertaken other than what was stipulated in the IEE document. Should there be an expansion of the project beyond the project description, or any change in the activity beyond those stated in the IEE document; shall be made subject to a new Environmental Impact Assessment;

12. All other permits from the concerned government agencies shall be secured prior to project continuation wherein copies of which shall be submitted to this Office within fifteen (15) days upon receipt thereof, otherwise this ECC shall be considered null and void ; and
13. 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.

Non-compliance with any of the provisions of this certificate shall be a sufficient cause for the cancellation or suspension of this certificate and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (50,000.00) for every violation thereof.

cc: PENRO Mis.Or.
LGU Mayor -Cagayan de Oro
LGU Brgy.Upper Carmen
File

Processing Fee... PHP 2700.00
Database Mgt fee 1,000.00
Procedural Screening Fee... 300.00
O.R. No. 4998705
Date: 9-8-14





Republic of the Philippines
Department of Environment and Natural Resources
ENVIRONMENTAL MANAGEMENT BUREAU
Office of the Regional Director
Region-10, Macabalan, Cagayan de Oro City

SEP 19 2014

ECC Ref. Code: ECC-R10-1409-0234

MR. ROMOLO NATI

Chairman
ITALPINAS, EUROASIAN DESIGN AND
ECO DEVELOPMENT CORP.
2F, Primavera Residences Tower A
Primavera Sales Office & Showroom
Pueblo Business Park, Upper Carmen
Cagayan de Oro City

Subject: Environmental Compliance Certificate (ECC)

Dear Mr. Nati:

This refers to the Environmental Compliance Certificate (ECC) application for the Proposed Twin Tower-12 Storey Residential /Commercial Buildings (Primavera City Tower A & B) Project located at Macapagal Drive, Pueblo de Oro, Business park, Upper Carmen, Cagayan de Oro City.

After satisfying the requirements in the said application and after substantive review of the submitted documents for the said project, this Office has decided to grant the same the necessary Environmental Compliance Certificate (ECC).

With the issuance of this ECC, you are expected to implement the measures presented in the Environmental Impacts Assessment (EIA) Report intended to protect and mitigate the project's adverse impacts on the environment. You may proceed to secure all necessary permits from other pertinent government agencies and provide them copies of this approved ECC and the EIS/IEE Report. 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,

DR. SABDULLAH C. ABUBACAR, CESO IV
Regional Director

Save the Ozone Layer

Tel. Nos (08822) 8569362 / Fax No.: (08822) 726243
Email Address: emb10@snr.ph / Websiter : emb10.nornminet.org.ph



Republic of the Philippines
CIVIL AVIATION AUTHORITY OF THE PHILIPPINES

No: **I-1070-18-321053**

Issue Date: OCT 15 2018

HEIGHT CLEARANCE PERMIT

A Height Clearance Permit is hereby granted to **ITALPINAS DEVELOPMENT CORPORATION c/o JESSBEN E. COMPASAN** (the "Grantee") with postal address at **2/F Primavera Residences Tower A, 1125 Trade Street Pueblo de Oro Business Park, Upper Carmen, Cagayan De Oro City** for the construction of the proposed **48.0-m high Primavera City Condominium Building (Phase I)** with a Top Elevation of **One Hundred Fifty Six meters (156-m)** Above Mean Sea Level (AMSL), inclusive of any appurtenances such as antenna towers, billboards, flagpoles, lightning arresters, and etc. that may be installed atop the building/structure.

The location of the structure is at **Lot 6 & 7, Block 20, Pcs-10-002317 Pueblo de Oro Business Park, Upper Carmen, Cagayan De Oro City (N08° 27' 26.19" E124° 37' 27.64")** which falls within the vicinity of **Cagayan de Oro Airport**.

Any deviation from the data submitted and approved by this Office shall be a ground for cancellation/revocation of this permit.

In consideration of projected airport developments, the Grantee is hereby given a period of **two (2) years** from the issuance of this HCP within which to commence construction of the proposed structure. Failure to commence construction within the period shall invalidate this HCP, upon which a new permit must be applied for and secured.

Recommend Approval:


MICHAEL E. MAPANAO
Assistant Director General I, ATS


RAUL G. GLORIOSO
Acting Chief, ADMS


ARNOLD R. BALUCATING
Acting Chief, ANS

Approved:
By Authority of the Director General:


CAPTAIN DONALDO A. MENDOZA
Deputy Director General for Operations

VALID UNTIL:

DATE: OCT 15 2020



Department of Transportation and Communications

CIVIL AVIATION AUTHORITY OF THE PHILIPPINES
Office of the Director General

No: **I-0362-14-P1CDn9**
Date: **July 18, 2014**


HEIGHT CLEARANCE PERMIT

A Height Clearance Permit is hereby granted to **ITALPINAS EUROSIAN DESIGN & ECO-DEVELOPMENT CORPORATION / PRIMAVERA RESIDENCES** with postal address at **2nd Floor, Primavera Residences, Upper Carmen, Cagayan De Oro City** for the construction of the proposed **42.725-m high Twelve(12)-Storey Primavera City Building with Top Elevation of One Hundred Forty-Nine meters and Eighty-Eight centimeters (149.88m)** 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.

The subject structure is located at **Lots 6&7 Block 20, Pcs-10-002317, Pueblo Business Park, Carmen, Cagayan de Oro City (N8° 27' 31.15" E124° 37' 21.65")** which falls **within the Approach/Take-Off Climb Surface - Runway 19, Cagayan de Oro Airport**. Any deviation from the data submitted and approved by this Office shall be a ground for cancellation/revocation of this permit.

The owner is directed to notify/inform the nearest CAAP office/airport on the start and completion date of the proposed structure. A copy of this permit shall be retained in the construction site.

Recommend Approval:


FREDERICK G. SAN FELIX
Officer-In-Charge, ADMS


ATTY. ANTONIO G. GONZALES 03
Acting Assistant Director General II, ATS


ARNOLD R. BALUCATING
Officer-In-Charge, ANS

Approved:
By Authority of the Director General:


CAPT JOHN C. ANDREWS
Deputy Director General

**CERTIFIED TRUE COPY
FROM THE ORIGINAL**


JOSEPHINE C. BEHIGA
ADMINISTRATIVE OFFICER 1

Violator shall be apprehended pursuant to applicable provisions of RA 9514 or Fire Code of the Philippines of 2008

Original (Applicant/Owner's copy)
Duplicate (BO/BPLO copy)
Triplicate (BFP copy)



City Planning and Development Office

3/F Executive Building, City Hall,
Cagayan de Oro City, 9000 Philippines
Tel. Nos. (088) 857-2264; (088) 857-3390;
(088) 857-2179; Telefax (088) 857-3148

Certification No. 1233-14	Date Issued : August 18, 2014
TIN: 205-867-871	Date Request : August 18, 2014
Name Of Applicant: JACQUES C. MAANDIG	Name of Lot Owner/s PUEBLO DE ORO DEVELOPMENT CORPORATION
Address: Cagayan de Oro City	Address: 5th Flr. Solidbank Bldg., Paseo de Roxas Makati, Manila
Location of Lot: Carmen, Cagayan de Oro City	
Lot No.: 6 & 7, Block No. 20, Pcs-10-002317	
Title No.: T-126991 & T-126992	Total Lot Area: 1,874 sq. m.

ZONING CERTIFICATION

THIS IS TO CERTIFY that the above described property is located within **Planned Unit Development (PUD)**, as reflected in the Official Zoning Map duly authenticated by the Housing and Land Use Regulatory Board (HLURB) through Board Resolution No. 798 on the 27th day of November 2006 as per provision in the **City Ordinance No. 10384-2006**.

This certification does not authorize the establishment of a subdivision or development or any kind of sale of subdivided lots without prior approval/clearance from the City Government.

Engr. **ISIDRO G. BORJA**
City Planning & Dev't Coordinator

O.R No. 25791777
Amount : ₱ 1,874.00
Issued On. 08/18/14
At Cagayan de Oro City



Republic of the Philippines
Department of the Interior and Local Government
BUREAU OF FIRE PROTECTION
Region 10
CAGAYAN DE ORO FIRE DISTRICT
Cagayan de Oro City



FSEC Number: R10 - 1939 & 1940
(Pre-Numbered)

20 August 2014
Date

TO WHOM IT MAY CONCERN:

By virtue of the provisions of Republic Act No. 9514 otherwise known as Fire Code of the Philippines of 2008, the application for FIRE SAFETY EVALUATION CLEARANCE for the Proposed Primavera City Tower A & B to be constructed / renovated / altered / modified / changed
(Name of Building/Structure/Facility)

to a new type of occupancy located at B20 L6& L7 Pueblo de Oro Business Park, CDO City owned
(Address)

by ITALPINAS EUROASIAN DESIGN AND ECO-DEVELOPMENT CORP. is hereby granted
(Name of Owner/Representative)

FIRE SAFETY EVALUATION CLEARANCE after said building plans and other documents have been evaluated with the recommendations in the Fire Safety Checklist (FSC) be adopted in compliance with the requirements of the Fire Code of the Philippines (RA 9514) and its Implementing Rules and Regulations.

This clearance is issued on condition that all Fire Code provisions now adopted, or shall thereafter be adopted, shall continue to be complied with until completion of construction.

Violation of Fire Code provisions shall *ipso facto* cause this clearance null and void, and shall hold the owner of the building liable to the penalties provided for by the said Fire Code (RA 9514).

Fire Code Fees

Amount Paid : P50,000/P50,000

O.R. Number : 8117190/8117191

Date : 15 August 2014

RECOMMEND APPROVAL:


Jesus B. Tejada Jr
SFO2 BFP
Officer in Charge, FSES

APPROVED:


SHIRLEY S TELERON
SUPT (DSC) BFP
District Fire Marshal

NOTE: This Clearance is accompanied by Fire Safety Checklist and does not take the place of any license required by law and is not transferable. Any change or alteration in the design and specification during construction shall require a new clearance.

"FIRE SAFETY IS OUR MAIN CONCERN"



Republic of the Philippines
Department of the Interior and Local Government
BUREAU OF FIRE PROTECTION
Cagayan de Oro City Fire District
Capt. V. Roa St., Cagayan de Oro City
Tel. Nos. 727580/725827



**FIRE SAFETY CLEARANCE FOR HOTWORK
OPERATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that ITILPINAL GUARDIAN ASSOCIATION is permitted to perform hotworks operation at PURBIO TAWANAN PARK Cagayan de Oro City effective this date subject hereof to the following provisions of Section 10.4.17.2. of RA 9514, New Fire Code of the Philippines **LOCATIONAL SAFETY REQUIREMENT, to wit:**

1. All combustibles shall be relocated at least eleven meters (11) horizontally from the work site. If relocation is impractical, combustibles shall be protected with free - retardant covers or otherwise shielded with metal or fire retardant guards or curtains. Edges of covers at the floor shall be tight to prevent sparks from going under them, including where several covers overlap when protecting a large pile;
2. If hot works is done near wall, partitions ceilings or roofs of combustible construction, fire retardant shields or guards shall be provided to prevent ignition;
3. Hotworks shall not be attempted on a partition, wall, ceiling that has a combustible covering or insulation, or on walls or partitions of combustibles sandwich-type panel construction;
4. Hot work that is performed on pipes or other metal that is in contact with combustible walls, partitions, ceilings, roofs, or other combustible shall not be undertaken if the work is close to cause ignition by conduction;
5. All hotworks operations in confined spaces shall be adequately ventilated to prevent the accumulation of toxic materials or possible oxygen deficiency;
6. Fully charged hose line & at least one (1) fire extinguisher that is appropriate for the type of possible fire shall be available at the work area;
7. An operator has personal protective equipment/ safety device to perform.
8. That any failure to comply with the provision is subject for revocation of this permit to operate hotworks for any valid cause.

This certification is valid upon completion of the project.

Given this 20TH day of AUGUST 2014 at Cagayan de Oro City, Misamis Oriental Philippines.

F/F : P150.00
O.R. 512191
Date: 8/18/14

Evaluated by: FOR TAWANAN PARK

Recommend Approval:

SFO2 Jesus B. Tejada Jr.
OIC, Chief FSES



BUREAU OF FIRE PROTECTION
Region 10
CAGAYAN DE ORO FIRE DISTRICT
 Cagayan de Oro City

Date: AUGUST 20, 2014

FIRE SAFETY CHECKLIST
ON BUILDING PLANS

Plan Evaluator: FOR RANOLITO S. JUAN
 Name of Owner/Establishment: ITILPINA EUROPEAN
BARON AND EGB-BEST CORP.
 Project Title: POINCONA CITY TOWER A-13
 Occupancy Classification: Hotel

Checklist #: _____
 Location of Const: #70, 2-0, 7 FORTIN DE ORO
 Date Received: _____ Date Released: _____
 No. of Storeys: 12
 Total Floor Area: 18,447.81 Lot Area: _____

NOTE: CHECKED ITEMS ARE THE REQUIREMENTS NOT FOUND IN THE SUBMITTED BUILDING PLANS AND SHALL BE COMPLIED OR CORRECTED BEFORE THE ISSUANCE OF FIRE SAFETY EVALUATION CLEARANCE (FSEC).

MEANS OF EGRESS			
1	Building exits must abut a public street or approved alley.	29	Vertical distance between stairway landings are limited to 3.69 m (12 assembly occupancies, distance is 2.43 m (8 ft))
2	Provide at least two (2) means of egress for each floor, room.	30	Handrails should be placed not less than 81.28 cm (32 in) above the tread. (2) handrails are required when stairways exceed 111.7 cm in width.
3	Provide secondary stairs/exits as far/remote from main stair, to serve	31	Guardrails for stairs, balconies, stair landings, ramps & aisles located along edge of open side floors and mezzanines shall be provided.
4	Enclose all stairways and fire escapes with walls having _____ hours of fire resistance with access thru self-closing fire doors.	32	There shall be no enclosed usable space under the stairs in an exit enclosure shall the open space under such stairs be used for any purpose.
5	Provide two (2) doors as exit ways from all rooms.	33	Non-combustible outside stairs are required to have 2.03 m (6 ft, 8 in) mini headroom clearance for stairways which should be indicated on plans.
6	Interconnect stairs and fire escapes with fire resistive passageways on corridors at least _____ meters wide.	34	Ramp slopes should have be roughened or with nonslip surface.
7	Enclose walls, doors, stairs ramps, escalators and other components of exits systems.	35	Ramp slopes should not exceed 30.3 cm (1 ft) in 3.03 m (10 ft).
8	Provide protected/enclosed horizontal exits with self-closing fire doors.	36	No openings other than the required exits are permitted and exit passageway should be one (1) hr fire resistive construction for a three (3) storey building less and two (2) hrs for four (4) storey building or more. Any opening therein shall be protected with an approved self-closing fire doors.
9	Travel distance to an exit shall not be more than <u>35 m</u> meters. (PROTECTED BY APPROVED SUPPLEMENTARY SMOKE EXHAUST SYSTEM)	37	Exit illumination and directional EXIT signs shall be provided.
10	Exit doors shall swing in the direction of exit travel.	38	Panic hardware is required on exit doors. In lieu of this, doors shall have no lock or latches.
11	Revolving doors shall not be used as means of egress except	COMPARTMENTATION	
12	Exit door/s should be operable from the inside without the use of keys, special knowledge or effort flush bolts or surface bolts are prohibited.	39	Provide fire break up to the roof for ceiling areas.
13	Exit door should have a minimum width of 71 cm and a maximum width 122 cm and shall not restrict the opening	40	Provide monitored and curtained roof of sheetmetal or non-combustible material a minimum of 1.82m (6 ft) high spaced not more than 76 m (250 ft) & curtain area limited to a minimum of 4, 830 m ² (50,000 ft ²).
14	A floor or landing is required not less than the width of exit door.	41	Provide smoke partition at enclosed areas of 2, 083 m ² (22, 500 ft ²) or less v the length of 45.7m (150 ft) or less, with self-closing fire doors.
15	Door should be not project into the required corridor width when fully opened so as not to reduced the corridor width to less than 76.17 cm	42	Provide smoke partition of two (2) hour fire resistance from floor to underside floor above.
16	Exit doors should provide immediate access to an approved means of egress. Exiting through a bathroom, bedroom or other room subject to locking does not comply.	43	Provide interior finish as follows: Exit: Class _____ Access to Exit: Class _____ Other Spaces: Class _____
17	Corridors should have a minimum width of <u>1.12</u> meters. (1 HOUR FIRE RESISTIVE RATING CONSTRUCTION)	44	Provide fire stopping for all concealed spaces.
18	Required corridors in _____ occupancies shall have 2.43 meters (8 ft) minimum width.	WALLS	
19	Dead-end corridors and exit balconies is limited to 6.08 m (20 ft).	45	Provide standard fire wall with at least 100 cm (39.38 in) high parapets on all portion of the building on the property line.
20	Aisles in auditorium shall be minimum of _____ meters in width.	46	Extend exterior masonry walls to form parapets or wings.
21	Walls and ceilings of corridors should be fire resistive construction materials.	47	Provide protection of all exterior walls. All exterior walls facing approved alleys which are dead-ended must have a fire resistance of _____ hours.
22	Interior openings into corridor should be protected as set forth in _____	48	Provide automatic fire dampers on wall openings.
23	Main stairways should have a minimum width of 112 cm. Trims and handrails should not project more than 8.90 cm (3 1/2 in) into the required width	WARNING SYSTEMS	
24	Landings on stairways should have a minimum dimension of 112 cm (44 in) in the direction of travel.	49	Provide approved emergency alarm bell system on each floor with adequate number of sending stations.
25	Risers on stairways should not exceed 19 cm and tread exclusive of nosing or projections should not be less than 25 cm.	50	Provide approved fire alarm and _____
26	Doors between guests rooms and corridors shall be self-closing and shall have a fire protection rating at least twenty (20) minutes.		
27	Openings in corridor partitions other than door openings shall be prohibited.		

28	continuous protection of the escape route shall be provided with an approved barrier where continuous to upper floor in an exit enclosure.	81	Provide efficient communication system for warning occupants and calling fire department.
FIRE PROTECTION		89	Provide/post allowable occupant load sign/s. Such signs shall be conspicuously and suitably located.
52	Provide approved type portable fire extinguisher (dry chemical) ABC type, _____ lbs. capacity for every 278 m ² (3000 ft ²) of floor area or 22.6 m (75 ft) travel distance on every floor level.	90	Provide fire protection/suppression during construction.
53	Provide dry & wet standpipe system with _____ mm ϕ riser and coupling of fire department standards with pumps of reliable pressure & connected to an adequate water supply tank. Hose and hose cabinet shall be provided at every hose gate valve on all floors.	71	Provide fire exit plan for each floor of the building showing the routes from each room appropriate exits, displayed prominently on the door of each room.
54	Provide Fire Service connection with a standard outlet of 64 mm ϕ , and 102 mm ϕ dry standpipe, and shall be located on a street front.	72	No heating or lighting apparatus or equipment capable of igniting flammable materials shall be used in any storage or work area where rags, excelsior, hair or other highly flammable combustible materials are stored or used.
55	Provide automatic fire extinguishing system where kitchen equipment is located (Kitchenhood).	73	Provide/post "NO SMOKING" sign/s where combustible materials are stored or handled. Signs shall be conspicuously and suitably located.
56	Provide automatic chemical extinguishing system on all areas where electronic/electrical equipment are located.	74	If high hazard commodities will be stored/handled, automatic fire suppression system shall be provided.
57	Provide approved-type automatic fire extinguishing system in accordance with NFPA 13. Approval of system plan is required prior to installation.	75	Provide/post "DO NOT USE ELEVATOR IN CASE OF FIRE" sign/s.
MISCELLANEOUS		76	LPG tank/s must be installed outside the building and should be provided with safety device that automatically stop the flow of gas should a leak develop.
58	Provide outside window opening on bedrooms with a clear opening of not less than fifty six (56) cm in least dimension and forty five-hundredths (0.45) m ² in area. The bottom of the window shall be not more than one hundred twenty two (122) cm above the floor.	77	Provide fire resistive walls between stair & kitchen area.
59	All liquefied petroleum gas equipment including such equipment installed at utility gas plants shall be installed in accordance with the provisions of NFPA 59.	78	Provide outside windows for rescue and ventilation with a minimum clear opening of 55 cm approximately one half (0.5) m ² in area; the bottom of window opening is not more than one (1) meter above the floor; it can readily be opened from the inside without the use of tools where storm windows, screens, or anti-burglar devices are used, these be provided with a mechanism so that they may be so arranged that when opened they will not drop to the ground.
60	No grills or any obstruction shall be installed on window openings and/or fire exits.	79	Rooms used for kindergarten, first or second grade pupils shall not be located above or below the floor of exit discharge. Rooms used for second grade pupils shall not be located more than one (1) storey above the floor of exit discharge.
61	Provide emergency lighting facilities with automatic transfer switch to AC/DC power source.	80	Provide firefighters' elevator.
62	Air conditioning ducts must be provided with approved fire dampers.	81	All correction indicated on the original approved plan from this office shall be followed.
63	Roof covering must be of non-combustible materials. Combustible roof covering must have fire retardant treatment.	82	Any changes in occupancy other than stated shall be in accordance with Rule 10.
64	Provide fire escape ladders.	83	Subject to inspection during construction.
65	Provide fire escape stairs.	84	Fire Safety Inspection Certificate must be secured before/prior to issuance of Certificate of Occupancy.
66	All unit partition wall shall be extended up to upper floor slab and/or one (1) meter above the roofline.	85	Subject to additional requirements upon recommendation of the Fire Safety Inspector during construction phase and final inspection.
67	Provide effective means of smoke ventilation such as access panels, movable windows.		
68	Project activity shall not affect the effectiveness of the existing fire protection facilities.		

ADDITIONAL REQUIREMENTS (Subject to compliance with pertinent provisions of the Fire Code of the Philippines of 2008 and Philippine Standard)

- ALL STAIRWELLS USED AS MEANS OF EGRESS SHALL BE PRESSURIZED.
- PROVIDE FIRE COMMAND CENTER
- PROVIDE EGRESS MECHANISMS TO PROVIDE ACCESS OUT OF THE STAIRWAY TO ANOTHER EXIT THROUGH THE EGRESS MECHANISMS EVERY FOUR (4) FLOORS THAT PROVIDE A WAY OUT OF THE STAIRWAY.

These sheets are part of the plans and shall remain attached thereto. Corrections as above indicated must be complied.

ACKNOWLEDGE BY: CONSENT WITH OFFICIAL NUMBER
FOR THE PROJECT

Signature over Printed Name Applicant/Owner

Plans Checked by: FOR THE PROJECT S. JIMIN

Signature over Printed Name Applicant/Owner

(Name of Plan Checker)

Date and Time

Date Check: 8/30/19

Fire Code Fees:

Amount Paid: ₱ 10,000

O.R. Number: 817191

Date Paid: 8/14/19

- Guest rooms shall be provided with 4 doors
- Having fire resistance rating at least twenty (20) minutes
- FRPS must be in accordance with NFPA 72. Section 10.2.6.4 (ADDRESSING)
- FRSS must be in accordance with internationally accepted standard NFPA 13 and PSMA CODE.

(SEPARATE FESS FOR TOWER A+B)

SFO2 Jesus B. Tejada Jr.
 OIC, Chief FSEG

Chief, Fire Safety Enforcement Section

(Date)

APPROVED/DISAPPROVED

District Fire Marshal

25 mm / 1" ϕ = 2 sprinkler heads only.

Fire Pump - 750 GPM

100 HP electric motor w/ upm Aurora WFM

Jockey Pump - 30 GPM w/ upm Aurora WFM
5 HP electric motor

TDH = 311.85 FT

"FIRE SAFETY IS OUR MAIN CONCERN"

PAALALA: MAHIGPIT NA IPINAGBABAWAL NG PAMUNUAN NG PAMUNUAN ANG MAGBENTA O MAGREKOMENDA NG ANUMANG BRAND NG FIRE EXTINGUISHER"

Violator shall be apprehended pursuant to applicable provisions of the Fire Code of the Philippines of 2008 and Philippine Standard



Republic of the Philippines
Office of the President
HOUSING AND URBAN DEVELOPMENT COORDINATION COUNCIL
HOUSING AND LAND USE REGULATORY BOARD
Northern Mindanao Region (NMR)

DEVELOPMENT PERMIT	
DP NO. REM-Condo-15-001(NMR10)	<input type="checkbox"/> SUBDIVISION <input checked="" type="checkbox"/> CONDOMINIUM
APPLICATION NO.: Condo-15-001(NMR10)	
REFERENCE NO.: Condo-15-001(NMR10)	
DATE ISSUED:	
NAME OF LAND OWNER Pueblo de Oro Development Corporation	ADDRESS and TEL NO. 15th Fl. Solidbank, 777 Paseo de Roxas Makati, Metro Manila
NAME OF DEVELOPER Italpinas, Euroasian Design and Development Corp.	ADDRESS and TEL NO. c/o Primavera Residences, Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
NAME OF PROJECT PRIMAVERA CITY TOWER A AND B	LOCATION B20 L6 & 7 Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
LOT AREA (SQ.M.) 1,874.00	NO. OF SALEABLE LOTS/UNITS 252- Residential Units / 12- Commercial Units / 5-Restaurant 24- Office Units (12th Storey Condominium)
BLDG. AREA (SQ.M.) 18,489.00	PARKING SLOTS: 96 47-Residential slots / 11- Commercial Slots 7-Restaurant slots / 31- Office Slots
PROJECT CLASSIFICATION PD 957	RIGHT OVER LAND Contract to Sell between Pueblo de Oro & Italpinas

EVALUATION

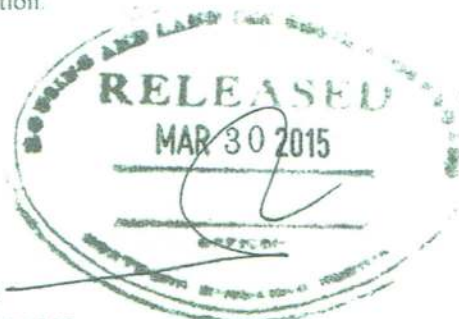
In accordance with the Implementing Rules and Regulations of PD 957

DECISION

DEVELOPMENT PERMIT OF PRIMAVERA CITY TOWER A & B GRANTED

CONDITIONS

- ☒ All conditions stipulated herein form part of the DECISION and are subject to monitoring
- ☒ Non-compliance therewith shall be a cause for cancellation or legal action.
- ☒ Pertinent provisions of PD 957, PD 1216 and PD 1096 and their implementing Rules and Regulations shall be complied with.
- ☒ Submit condominium plans to Local Building Official for issuance of a building permit. Said plans together with the approval document shall be submitted to this office to support your application for registration of the condominium project and the issuance of License to Sell
- ☐ Other condition:



Approved by:

Charito A. Raagas
CHARITO A. RAAGAS
Regional Director

O.R. No: 7534212

Date issued: 1-19-15

Amount Paid: Php 445,067.25

Paid doc stamp: Php 15.00



Republic of the Philippines
Office of the President
HOUSING AND LAND USE REGULATORY BOARD
Region NMR

Certificate of Registration

No. 25369

REM-CR/LS-16-015(NMR10)

BE IT KNOWN:

THAT **** PRIMAVERA CITY TOWER A AND B ****
a project covered by Blk 20 Lot 6 & 7, Pcs-10-002317
and located at Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City
with an area of Lot: 1,874.0 sq.m. is hereby **REGISTERED** pursuant to Sec. 10 of PD 957
and its rules and regulations. Bldg.: 18,489.0 sq.m.
Revised

THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents thereof and other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the abovementioned project.

*AND THAT the project owner(s), Italpinas Development Corp.
and the developer (s) -do-
take the solidary responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell, if any.*

*IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Cagayan de Oro City this 13th
day of June, year 2016.*

By Authority of the Board:


CHARITO A. RAAGAS

Regional Director/Officer



Republic of the Philippines
Office of the President
Housing and Urban Development Coordinating Council
HOUSING AND LAND USE REGULATORY BOARD
NORTHERN MINDANAO REGION
3rd Flr. Dupont Bldg., Akut-Velez Sts., Cagayan de Oro City

Page No. 4 of License to Sell No. 030296 dated June 13, 2016 for Primavera City Tower B located at Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City.

- THE FOLLOWING AMENDMENTS OF SALEABLE PARKING SLOTS AND UNITS:

LEVEL	UNIT NUMBER	NO. OF SLOTS/UNITS
Basement	P01 to P07; P15 to P23; P31 to P38; P44 to P53	34
Ground Floor:		
Restaurant	U101; U103; U104	3
Commercial	U102; U109; U110; U111; U112; U113	6
2 nd Floor: Office	U201; U202; U203; U204; U205; U214; U215; U216; U217; U218	10
3 rd Floor: Office:	U301; U302; U303; U304; U314; U315; U316	7
11 th Floor: Residential		
Studio-A	U1102; U1105; U1108	3
Studio-A1	U1118; U1121; U1124	3
Studio-B	U1103; U1104; U1122; U1123	4
Studio-C	U1106; U1107	2
Studio-C1	U1119; U1120	2
Studio-G	U1109	1
Studio-G1	U1117	1
One-Bedroom-C	U1101	1
One-Bedroom-C1	U1125	1

- Date of Inscription February 8, 2019.

Approved by:


ATTY. DUNSTAN T. SAN VICENTE
Regional Officer



Republic of the Philippines

Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Region _____

LICENSE to SELL

No. **030298**
REM-CR/LS-16-015(NMR10)

This license is issued for the sale of saleable lots/units/lots with units in
PRIMAVERA CITY TOWER A
located at **Blk 20 Lot 6 & 7, Pueblo de Oro Business Park, Upper Carmen, CDOC** pursuant to
Sec. 11 of PD 957 _____ and its rules and regulations. (Revised)

The project owner(s), **Italpinas Development Corporation**
_____, and developer(s), _____ -do-

_____, is (are) obliged to comply strictly with the following:

June 30, 2022

1. Complete the project in accordance with the approved development plan therefore not later than _____ and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of **Open Market** _____;
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Initiate the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers; and,
13. Comply with the other provisions of the pertinent laws, rules and regulations.

Saleable units: Studio w/balcony= 56 / Single Bedroom w/balcony= 36

Additional Condition(s) Double Bedroom w/balcony= 20 / Commercial = 5/ Restaurant = 2/ Office = 9 /Parking= 29

Conditions stated in the ECC shall strictly be followed.

The date of completion and delivery of the unit shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same, the period of completion and delivery of the unit shall in no case exceed one (1) year from the date of purchase.

refer at the back

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at **Cagayan de Oro City**, this **24th** day of **June**, year **2016**.

O.R. No. **3557523/3557840/3557915**
Date Issued **4-5-16/5-26-16/6-16-16**
Amount Paid **P 347,141.70/10,163.75/5,400**
TIN (Owner) **007-213-353-0000**
TIN (Developer) _____

By Authority of the Board:

CHARITO A. RAAGAS

Regional Officer

Saleable Units/slots:

Level	Unit Number	No. of Unit
Basement: Parking	8-13; 23-29;36-39;48-59	29
Ground Fl: Restaurant	109;110	2
Commercial	108;116;117;118;119	5
Second Fl: Offices	205;215;216;217;218	5
Third Fl: Offices	305;311;312;313	4
4 th ;5 th ;8 th & 9 th Fl: Studio w/balcony	11;12;14;15;19;20;22;23	32
Single Bedroom w/balcony	10;13;17;21;24	20
Double Bedroom w/balcony	16;18;	8
6 th ;7 th ; & 10 th Fl: Studio w/balcony	11;12;14;15;19;20;22;23	24
Single Bedroom w/balcony	10;13;17;21;24	15
Double Bedroom w/balcony	16;18	6
11 th Fl: Single Bedroom w/balcony	1107	1
Double Bedroom w/balcony	1104;1105;1106;1108;1109;1110	6
Total: Studio w/balcony		56
Single Bedroom w/balcony		36
Double Bedroom w/balcony		20
Offices		9
Restaurant		2
Commercial		5
Parking		29

Approved by:


 CHARITO A. RAAGAS
 Regional Director



Republic of the Philippines
Office of the President
Housing and Urban Development Coordinating Council
HOUSING AND LAND USE REGULATORY BOARD
NORTHERN MINDANAO REGION
3rd Flr. Dupont Bldg., Akut-Velez Sts., Cagayan de Oro City

Page No. 4 of License to Sell No. 030298 dated June 24, 2016 for Primavera City Tower A located at Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City.

- THE FOLLOWING AMENDMENTS OF SALEABLE PARKING SLOTS AND UNITS:

LEVEL	UNIT NUMBER	NO. OF SLOTS/UNITS
Basement	P08 to P14; P24 to P30; P39 to P43; P54 to P63	29
Ground Floor: Commercial	U105; U106; U107; U108; U114; U115; U116; U117	8
2 nd Floor: Office	U206; U207; U208; U209; U210; U211; U212; U213	8
3 rd Floor: Office:	U305; U306; U307; U308; U309; U310; U311; U312; U313;	9
11 th Floor: Residential	<i>(not altered but change the assigned unit numbers)</i>	
Two Bedroom-B	U1110	1
Two Bedroom-B1	U1116	1
Two Bedroom-C	U1111	1
Two Bedroom-C1	U1115	1
Two Bedroom-D	U1112	1
Two Bedroom-D1	U1114	1
One Bedroom-B	U1113	1

- Date of Inscription February 8, 2019.

Approved by:


ATTY. DUNSTAN T. SAN VICENTE
Regional Office



Republic of the Philippines

Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Region NMR

LICENSE to SELL

No. 030296
REM-CR/LS-16-015(NMR10)

This license is issued for the sale of saleable lots/units/lots with units in **PRIMAVERA CITY TOWER B**

located at Blk 20 Lot 6 & 7, Pueblo de Oro Business Park, Upper Carmen, CDOC pursuant to
Sec. 11 of PD 957 and its rules and regulations. (Revised)

The project owner(s), Italpinas Development Corporation

, and developer(s), -do-

is (are) obliged to comply strictly with the following:

June 30, 2022

1. Complete the project in accordance with the approved development plan therefore not later than June 30, 2022 and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of Open Market;
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Initiate the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers; and,
13. Comply with the other provisions of the pertinent laws, rules and regulations.

Saleable units: Studio w/balcony= 98 /Studio w/o balcony= 7 /Single Bedroom w/balcony= 28

Additional Condition(s) Double Bedroom w/balcony= 7 /Commercial = 4/ Restaurant = 6/ Office = 14 /Parking= 33

Conditions stated in the ECC shall strictly be followed.

The date of completion and delivery of the unit shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same, the period of completion and delivery of the unit shall in no case exceed one (1) year from the date of purchase.

refer at the back

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Cagayan de Oro City, this 13th day of June, year 2016.

O.R. No. 3557523/3557840

Date Issued 4-5-16/5-26-16

Amount Paid P 347,141.70/10,163.75

TIN (Owner) 007-213-353-0000

TIN (Developer) _____

By Authority of the Board:

CHARITO A. RAAGAS

Regional Officer

Saleable Units/slots:

Level	Unit Number	No. of Unit
Basement: Parking	PS 1-7;14-22;30-35;40-47 <i>ent</i>	30 <i>ent</i>
Ground Fl: Restaurant	101;104;105;111;112; 113	6
Commercial	103;106;114;115	4
Second Fl: Offices	201;202;203;204;211;213;214	7
Third Fl: Offices	301;302;303;304;307;309;310	7
4 th ;5 th ;8 th & 9 th Fl: Studio w/balcony	02;03;04;05;06;07;08;26;27;28;29;30;31;32	56
Studio w/o balcony	34	4
Single Bedroom w/balcony	01;09;25;33	16
6 th ;7 th ; & 10 th Fl: Studio w/balcony	02;03;04;05;06;07;08;26;27;28;29;30;31;32	42
Studio w/o balcony	34	3
Single Bedroom w/balcony	01;09;25;33	12
11 th Fl: Double Bedroom w/balcony	1101;1102;1103;1111;1112;1113;1114	7
Total: Studio w/balcony		98
Studio w/o balcony		7
Single Bedroom w/balcony		28
Double Bedroom w/balcony		7
Offices		14
Restaurant		6
Commercial		4
Parking		30 <i>ent</i>

Approved by:

Charito A. Raagas
 CHARITO A. RAAGAS
 Regional Director



REPUBLIC OF THE PHILIPPINES
CITY OF CAGAYAN DE ORO
OFFICE OF THE CITY BUILDING OFFICIAL
BUILDING PERMIT



TEL.NO.: 858-2823 & 857-2687
EMAIL AD: obo.cdoinfo@gmail.com

B.P NO.

00298-15-PCT-CN-151
02-26-15

Date

BOX 1 (To be accomplished by the designer Architect /Civil Engineer)

NAME OF APPLICANT:		Last Name	First Name	M.I	Tax Identification Number
ITALPINAS EUROASIAN AND ECO-DEVELOPMENT CORP					007-213-303-001
For construction owned by an enterprise	Form of Ownership		Main Economic Activity/Kind of Business		
ADDRESS: No. of Street Barangay City/Municipality					
UNIT 9A/9P COUNTRY SPACE 1 BLDG. 133 HV DELA COSTA ST., MAKATI					
LOCATION: No. of Street Barangay City/Municipality					
SCOPE OF WORK :					
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Other					
USE OR TYPE OF OCCUPANCY					
RESIDENTIAL			INDUSTRIAL		
<input type="checkbox"/> Single			<input type="checkbox"/> Factory /Plant		
<input type="checkbox"/> Duplex			<input type="checkbox"/> Repair Shop, Machine Shop		
<input type="checkbox"/> Rowhouse /Accessories			<input type="checkbox"/> Refinery		
<input type="checkbox"/> Others(Specify) _____			<input type="checkbox"/> Printing Press		
COMMERCIAL			<input type="checkbox"/> Warehouse		
<input type="checkbox"/> Bank			<input type="checkbox"/> Others(Sdpecify)		
<input type="checkbox"/> Stores			AGRICULTURAL		
<input type="checkbox"/> Market			<input type="checkbox"/> Barns,poultry Houses,etc		
<input type="checkbox"/> Gasoline Station			<input type="checkbox"/> Grain Mill		
<input type="checkbox"/> Hotel/Motel/Restaurants etc.			<input type="checkbox"/> Others(specify)		
<input type="checkbox"/> Office,Condominium/Business Office			INSTITUTIONAL		
<input type="checkbox"/> Shop (Dress Tailoring, Barber and the like)			<input type="checkbox"/> School		
<input type="checkbox"/> Dormitory or Other Lodging House			<input type="checkbox"/> Church and Other Religious Structure		
<input type="checkbox"/> Others (Specify) _____			<input type="checkbox"/> Hospital or Siminar structures		
STREET FURNITURE, LANDSCAPING & SIGNBOARD			<input type="checkbox"/> Welfare and Charitable Structure		
<input type="checkbox"/> Parks,Plaza,Monuments,pools,Plants,Boxes,etc			<input type="checkbox"/> Theater,Auditorium,stadium,Court		
<input type="checkbox"/> Outdoor Ads,Signboard etc.			<input type="checkbox"/> Others(Specify)		
<input type="checkbox"/> Fence (Enclosure)			OTHER CONSTRUCTION		
<input type="checkbox"/> Sidewalks, Prominades,Terraces, Lamposts,Electrical Poles			<input type="checkbox"/> Specify _____		
<input type="checkbox"/> Telephones Poles,etc.					

BOX 2 (To be accomplished by the receiving and recording Section)

BUILDING DOCUMENTS (Five Sheets Each)	
<input checked="" type="checkbox"/> Perspective	<input type="checkbox"/> Mechanical Plans
<input checked="" type="checkbox"/> Architectural Plans	<input type="checkbox"/> Electronics Plan <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Structural Plans	<input type="checkbox"/> Specifications
<input checked="" type="checkbox"/> Sanitary/Plumbing Plans	<input type="checkbox"/> Bill of Materials and Cost Estimate
<input checked="" type="checkbox"/> Electrical Plans	<input type="checkbox"/> Soil Analysis
	<input type="checkbox"/> Structural Analysis

BOX 3 (To be accomplish by the Building Official)

ACTION TAKEN :

PERMIT is hereby GRANTED subject to the following conditions

1. That the proposed construction /addition /repair/renovation/demolition/installation etc shall be in conformity with the National Building Code (P.D. 1096) and it's corresponding implementing rules and regulations.
2. That the Duly Licensed Architect/Civil Engineer/Structural Designer has bee engaged to prepare plans and specifications and to undertake the supervision/inspection of the construction of the project
3. That a certification of completion duly signed and sealed by the designer

APPROVED

JACINTO Y. LUMACANG
City Building Official-OIC

BOX 4 (To be accomplished by the Designing Architect/Civil Engineer)

TOTAL ESTIMATED COST		COST OF EQUIPMENT	Number of Storey	1	with	without roofdeck
Building	123,585,901.75		Total Area	18,489	sq. meters	
Electrical / ELECTRICAL	15,869,788.-		Proposed Date of Construction	MARCH 2015		
Mechanical	11,920,460.-		Expected Date of Completion	MARCH 2017		
Plumbing	21,101,550.25		Materials of Construction	{ steel }	{ Concrete }	
Electronics				{ wood }	{ Mixed }	
Others (Specify)	3,475,000.-					
TOTAL COST	175,000,000.-					

BOX 5 (To be Accomplished by the Division /Section Concerned)

ASSESSMENT				
CATEGORY	AMOUNT DUE	ASSESSED FEES	O.R. NUMBER	DATE FILED
LAND USE AND ZONING				
LINE AND GRADE				
BUILDING				
PLUMBING	214,201.00			
ELECTRICAL	75,000.00			
MECHANICAL	68,846.00			
ELECTRONICS				
OTHERS				
			Reviewed by:	
			Chief, Processing Division	

BOX 6 (To be accomplished by the Division/Section concerned)

NOTED	PROGRESS FLOW				PROCESSED
	IN	OUT	TIME	DATE	
ARCH. T. MA. CONCEPCION A. ADANTARA Asst. Chief, Processing Division Chief, Processing Division					
RECEIVING and RECORDING SECTION					
LAND USE and ZONING					
LINE AND GRADE					
ARCHITECTURAL					
STRUCTURAL					
SANITARY					
ELECTRICAL	1:00	9/10/14	8:00	2/11/15	
MECHANICAL			4:25	2/13/15	
ELECTRONICS			11:00	2/12/15	

We hereby affix our hands signifying our conformity to the information herein set forth

Box 7 (To be accomplished by the Designer)

ARCHITECT/CIVIL ENGR.		PRC NO.
(Signed and Sealed Plans /Specification)		0016557
Print Name ANTONIO B. BALO		
Address UNIT 511 DONA FELISA SYJUKO BLDG., REMEDIOS ST., COR. TAIT AVE., MALATE, MANILA		
PTR No.	Date Issued	Place Issued
2741713	FEBRUARY 12, 2014	MANILA
Signature		T.I.N

Box 8 (To be accomplished by the Construction in-Charge)

ARCHITECT/CIVIL ENGR.		PRC NO.
(Signed and Sealed Plans /Specification)		0025572
Print Name ROLANDO M. POLICARPIO		
Address 11 PEACH ST. ARBORTOWNE VILLAGE, GEN. I. DE LEON VALENZUELA CITY		
PTR No.	Date Issued	Place Issued
2618986	January 23, 2014	Manila
Signature		T.I.N

BOX 9 (To be accomplished by the applicant)
Box 10 (To be accomplished by the Structural Designer)

CIVIL/STRUCTURAL ENGR.		PRC NO.
(Signed and Sealed Plans /Specification)		35344
Print Name PERILO P. MARINIAS JR.		
Address 22 PERGEUR ST., CRESTVIEW SUBD., ANTIPHO CITY		
PTR No.	Date Issued	Place Issued
2532925	1-2-14	MLA
Signature		T.I.N

Box 11 (To be accomplished by the Lot Owner)

TCT/OCT. NO.		Tax Declaration No.
T-1269191 / T-126992		G-118692 / G-118693
Print Name PUERTO DE ORO DEV. CORP		
Address		
Res. Certificate	Date Issued	Place Issued
Signature EDWINO L. TAN		T.I.N



Republic of the Philippines
Office of the President
HOUSING AND URBAN DEVELOPMENT COORDINATION COUNCIL
HOUSING AND LAND USE REGULATORY BOARD
Northern Mindanao Region (NMR)

DP NO. REM-Condo-Alt-16-004(NMR10) APPLICATION NO.: REM Condo-15-001(NMR10) REFERENCE NO.: REM-(Condo-15-001(NMR10) DATE ISSUED:	DEVELOPMENT PERMIT ALTERATION [] SUBDIVISION [X] CONDOMINIUM
NAME OF LAND OWNER ITALPINAS DEVELOPMENT CORPORATION	ADDRESS and TEL NO. c/o Primavera Residences, Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
NAME OF DEVELOPER ITALPINAS DEVELOPMENT CORPORATION	ADDRESS and TEL NO. c/o Primavera Residences, Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
NAME OF PROJECT PRIMAVERA CITY TOWER A AND B	LOCATION B20 L6 & 7 Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
LOT AREA (SQ.M.) 1,874.00	NO. OF SALEABLE LOTS/UNITS 281- Residential Units / 9- Commercial Units / 8-Restaurant 41- Office Units (11th Storey Condominium)
BLDG. AREA (SQ.M.) 18,489.00	PARKING SLOTS: 97 49-Residential slots / 9- Commercial Slots 10-Restaurant slots / 29- Office Slots
PROJECT CLASSIFICATION PD 957	RIGHT OVER LAND Owner

EVALUATION

In accordance with the Implementing Rules and Regulations of PD 957

DECISION

ALTERATION OF DEVELOPMENT PERMIT NO. REM-Condo-15-001(NMR10)/CONDO-ALT-16-001(NMR10) GRANTED

CONDITIONS:

- [X] All conditions stipulated herein form part of the DECISION and are subject to monitoring.
[X] Non-compliance therewith shall be a cause for cancellation or legal action.
[X] Pertinent provisions of PD 957, PD 1216 and PD 1096 and their implementing Rules and Regulations shall be complied with.
[] Submit condominium plans to Local Building Official for issuance of a building permit. Said plans together with the approval document shall be submitted to this office to support your application for registration of the condominium project and the issuance of License to Sell.
[X] Other condition:
The six (6) Parking slots not accommodated within the Bldg. is allocated in Blk 20 Lot 5 per Affidavit dated April 23, 2016
Additional one (1) parking slot allocated in Blk 20 Lot 5 per Affidavit dated Oct. 21, 2016
Apply Amendment of License to Sell

Approved by:


CHARITO A. RAAGA
Regional Director



O.R. No: 3558398
Date issued: 9-27-16
Amount Paid: Php 96,313.11
Paid doc. stamp: Php 15.00



Republic of the Philippines
Office of the President

HOUSING AND URBAN DEVELOPMENT COORDINATION COUNCIL

HOUSING AND LAND USE REGULATORY BOARD

Northern Mindanao Region (NMR)

DP NO. REM-Condo-Alt-16-001(NMR10) APPLICATION NO.: REM Condo-15-001(NMR10) REFERENCE NO.: REM-C Condo-15-001(NMR10) DATE ISSUED: June 13, 2016	DEVELOPMENT PERMIT ALTERATION [] SUBDIVISION [X] CONDOMINIUM
NAME OF LAND OWNER ITALPINAS DEVELOPMENT CORPORATION	ADDRESS and TEL NO. c/o Primavera Residences, Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
NAME OF DEVELOPER ITALPINAS DEVELOPMENT CORPORATION	ADDRESS and TEL NO. c/o Primavera Residences, Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
NAME OF PROJECT PRIMAVERA CITY TOWER A AND B	LOCATION B20 L6 & 7 Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
LOT AREA (SQ.M.) 1,874.00	NO. OF SALEABLE LOTS/UNITS 252- Residential Units / 9- Commercial Units / 8-Restaurant 23- Office Units (11th Storey Condominium)
BLDG. AREA (SQ.M.) 18,489.00	PARKING SLOTS: 96 47-Residential slots / 9- Commercial Slots 10-Restaurant slots / 29- Office Slots
PROJECT CLASSIFICATION PD 957	RIGHT OVER LAND Owner

EVALUATION

In accordance with the Implementing Rules and Regulations of PD 957

DECISION

ALTERATION OF DEVELOPMENT PERMIT NO. REM-Condo-15-001(NMR10) GRANTED

CONDITIONS:

- [X] All conditions stipulated herein form part of the DECISION and are subject to monitoring.
- [X] Non-compliance therewith shall be a cause for cancellation or legal action.
- [X] Pertinent provisions of PD 957, PD 1216 and PD 1096 and their implementing Rules and Regulations shall be complied with.
- [] Submit condominium plans to Local Building Official for issuance of a building permit. Said plans together with the approval document shall be submitted to this office to support your application for registration of the condominium project and the issuance of License to Sell.
- [X] Other condition:
The six (6) parking slots not accommodated within the Bldg. is allocated in Blk 20 Lot 5 per Affidavit dated April 23, 2016



Approved by:

Charito A. Raagas
CHARITO A. RAAGAS
Regional Director

O.R. No. 1557400

Date issued: 6-13-16

Amount Paid: Php 12,798.74

Paid doc. stamp: Php 15.00



Republic of the Philippines
City of Cagayan de Oro

Barangay Carmen

OFFICE OF THE BARANGAY CHAIRWOMAN

BARANGAY CONSTRUCTION CLEARANCE

This Clearance is hereby granted to /, ITALPINAS of DEVELOPMENT after verifying and evaluating that the structure/s covered by his/her application for Building Permit CORPORATION

- B20 L4&5 PUEBLO DE
1. ORIGINALLY ZONED by the Road Development Plan of the Barangay as approved by the City Government;
 2. Will not cause flooding;
 3. Will not block off the passageway of the interior residents to the existing roads; and
 4. Will not cause air or water pollution.

This Certification is issued upon the request of the above-named person in connection with his/her desire to apply for Building Permit for the year.

Issued this _____ day of _____, 20____ at Carmen, Cagayan de Oro City.

24

July

18


ROSEMARY LORNA V. UY
Barangay Chairwoman

Community Tax No.: _____
Issued on _____
Issued at _____
Paid under O.R. No. _____
Issued on _____
CARMEN

Important: Not valid if there are alterations, erasures or without 4874846 BARANGAY OFFICIAL DRY SEAL.
7/24/2018



Republic of the Philippines
Department of Environment and Natural Resource
ENVIRONMENTAL MANAGEMENT BUREAU

DENR 10 Compound, Macabalan, Cagayan de Oro City
Telephone No.(088) 856-9362 Fax No.(088) 856-9362
embregion10@yahoo.com

Visit us at <http://www.r10.emb.gov.ph/>

November 11, 2018

ECC-OL-R10-2018-0259

MR. RAMELO M. TOLEDO

Finance and Admin Manager

ITALPINAS DEVELOPMENT CORPORATION

2/F Primavera Residences Tower A, 1125 Trade St., Pueblo de Oro
Business Park, Upper Carmen, Cagayan de Oro City, 9000

Subject: **ENVIRONMENTAL COMPLIANCE CERTIFICATE**

Dear Mr. Toledo;

This refers to the Environmental Compliance Certificate (ECC) application for the proposed PRIMAVERA CITY PHASE 2 to be located at Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City.

After satisfying the requirements of the said application, this Bureau has decided to grant an ECC for the above-mentioned project.

With the issuance of this ECC, you are expected to implement the measures presented in the Initial Environmental Examination Checklist (IEEC), 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.

This Certificate does not create any right nor be used as an authorization to implement the project, you may proceed with the implementation only after securing all the necessary and relevant permits from other pertinent Government Agencies. This Office shall be monitoring the project periodically to ensure strict compliance with the stipulations cited in the attached ECC.

Please be guided accordingly.

DR. SABDULLAH C. ABUBACAR, CESO IV
Regional Director



Republic of the Philippines
Department of Environment and Natural Resource
ENVIRONMENTAL MANAGEMENT BUREAU

DENR 10 Compound, Macabalan, Cagayan de Oro City
Telephone No.(088) 856-9362 Fax No.(088) 856-9362
embregion10@yahoo.com

Visit us at <http://www.r10.emb.gov.ph/>

ENVIRONMENTAL COMPLIANCE CERTIFICATE
(Issued under Presidential Decree 1586)
ECC-OL-R10-2018-0259

THIS IS TO CERTIFY THAT THE PROPONENT, **ITALPINAS DEVELOPMENT CORPORATION**, is granted this Environmental Compliance Certificate (ECC), for the proposed **PRIMAVERA CITY PHASE 2** located at Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City, by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB).

SUBJECT ONLY to the conditions and restrictions set in this ECC and in the attached document labelled as Annexes A and B.

This Certificate is issued with the following details:

PROJECT DESCRIPTION

The ECC covers the proposed PRIMAVERA CITY PHASE 2 having a total floor area of 2.11 hectares to be established within the 1,874 square meter property located at Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City, Region 10.

This Certificate is issued in compliance with the requirements of Presidential Decree No. 1586, and in accordance to DENR Administrative Order (D.A.O.) No. 2003-30. Non-compliance with any of the provisions of this Certificate shall be a sufficient cause for the cancellation of this Certificate and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (P50, 000.00) for every violation thereof without prejudice to imposition of fines and penalties under other environmental laws. The EMB, however, is not precluded from reevaluating and correcting any deficiencies or errors that may be found after issuance of this Certificate.



Environmental Compliance Certificate
Primavera City Phase 2
Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City
Cagayan de Oro City, Misamis Oriental
ITALPINAS DEVELOPMENT CORPORATION

Issued at EMB-R10, DENR 10 Compound, Macabalan, Cagayan de Oro City
this November 11, 2018.

Recommending Approval:



ALEX D. JIMENEZ

Chief, Clearance & Permitting Division

Approved:



DR. SABDULLAH C. ABUBACAR, CESO IV
Regional Director



Environmental Compliance Certificate

Primavera City Phase 2

Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City

Cagayan de Oro City, Misamis Oriental

ITALPINAS DEVELOPMENT CORPORATION

SWORN ACCOUNTABILITY STATEMENT

I, **MR. RAMELO M. TOLEDO**, Finance and Admin Manager, representing **ITALPINAS DEVELOPMENT CORPORATION** with office address located at 2/F Primavera Residences Tower A, 1125 Trade St., Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City, takes full responsibility in complying with all conditions in this Environmental Compliance Certificate (ECC).



MR. RAMELO M. TOLEDO

TIN No. _____

Subscribed and sworn before me this **13 NOV 2018**, the above-named affiant taking oath presenting _____, issued on _____ at _____.

Notary Public

Doc. No. 371
Page No. 75
Book No. 03
Series of 2018


JOSHUA B. ABAD
NOTARY PUBLIC
Until December 31, 2018
Roll No. 64028
IBP Lifetime Member No. 013877
PTR No. 8685494A 12-28-17
MCLE No. V-0009205; 07-27-15
Notarial Commission 2017-108
Regatta Blvd., Pueblo de Oro
Cagayan de Oro City



Environmental Compliance Certificate
Primavera City Phase 2
Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City
Cagayan de Oro City, Misamis Oriental
ITALPINAS DEVELOPMENT CORPORATION

I. CONDITIONS

ENVIRONMENTAL MANAGEMENT

All commitments, mitigating measures and monitoring requirements, contained in the Initial Environmental Examination Checklist Report for the proposed *PRIMAVERA CITY PHASE 2*, particularly in the Environmental Management Plan/ Environmental Monitoring Plan, including any modifications and/or additional information as approved by the EMB-Region 10, shall be instituted to minimize any adverse impact of the project to the environment throughout its implementation, which shall include among others to wit:

1. Conduct an effective Information, Education and Communication (IEC) Program to inform and educate all stakeholders, especially its contractors, workers, and local residents about the mitigating measures embodied in its IEEC, the conditions stipulated in this Certificate and the environmental and human safety features of the project for greater awareness, understanding and sustained acceptance of the project. The program shall be submitted to EMB-Region 10 on an annual basis;
2. Submit a Compliance Monitoring Report (CMR) to the EMB-Region 10 on a semi-annual basis;
3. Conduct tree planting using endemic/indigenous species to mitigate greenhouse gas (GHG) emissions of the project in line with the DENR's thrust for GHG emissions reduction programs and National Greening Program. The tree planting plan shall be submitted to EMB-Region 10 six (6) months prior to the project implementation;
4. Designate a Pollution Control Officer (PCO) to handle environment-related concerns of the project.

GENERAL CONDITIONS

5. The DENR-EMB 10 can initiate without prior notice an on-the-spot monitoring and inspection anytime in coordination with concerned groups;



Environmental Compliance Certificate
Primavera City Phase 2
Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City
Cagayan de Oro City, Misamis Oriental
ITALPINAS DEVELOPMENT CORPORATION

II. RESTRICTIONS

6. No activities shall be undertaken other than what were stipulated in the IEEC. Should there be any expansion of the project beyond the project description or any change in the activity or transfer of location shall be subject to a new Environmental Impact Assessment; and
7. 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-Region 10 within fifteen (15) days from the transfer of ownership to allow the necessary changes brought about by such transfer.



Environmental Compliance Certificate
Primavera City Phase 2
Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City
Cagayan de Oro City, Misamis Oriental
ITALPINAS DEVELOPMENT CORPORATION

PROJECT ASSESSMENT PLANNING TOOL

For the assistance of the Proponent and the Government agencies concerned in the management of the Project and for better coordination in mitigation of the impacts of the Project on its surrounding areas and the environment, and by way of recommendation, forwarding these recommendations to the parties and authorities concerned for appropriate action.

OTHER REGULATORY REQUIREMENTS/CONDITIONS	CONCERNED GOVERNMENT AGENCIES/ENTITIES
1. Compliance with the Sanitation Code of the Philippines;	DOH
2. Compliance with the Labor Code of the Philippines	DOLE – Bureau of working condition
3. Compliance with the Building Code of the Philippines	LGU Concerned
4. Compliance with the Ecological Solid Waste Management Act.	LGU Concerned
5. Secure tree cutting permit	FMB – DENR
ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT	
6. Priority of employment shall be given to qualified local residents. Adequate public information for jobs available to local residents in the affected areas shall be provided;	



ALEX D. JIMENEZ

Chief, Clearance & Permitting Division



DR. SABDULLAH C. ABUBACAR, CESO IV

Regional Director



Environmental Compliance Certificate

Primavera City Phase 2

Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City

Cagayan de Oro City, Misamis Oriental

ITALPINAS DEVELOPMENT CORPORATION



Environmental Compliance Certificate

Primavera City Phase 2

Macapagal Drive, Pueblo Business Park, Upper Carmen, Cagayan de Oro City

Cagayan de Oro City, Misamis Oriental

ITALPINAS DEVELOPMENT CORPORATION



Republic of the Philippines
CIVIL AVIATION AUTHORITY OF THE PHILIPPINES

No: **I-1071-18-341092**

Issue Date: **OCT 15 2018**

HEIGHT CLEARANCE PERMIT

A Height Clearance Permit is hereby granted to **ITALPINAS DEVELOPMENT CORPORATION c/o JESSBEN E. COMPASAN** (the "Grantee") with postal address at **2/F Primavera Residences Tower A, 1125 Trade Street Pueblo de Oro Business Park, Upper Carmen, Cagayan De Oro City** for the construction of the proposed **48.0-m high Primavera City Condominium Building (Phase II)** with a Top Elevation of **One Hundred Fifty Six meters (156-m)** Above Mean Sea Level (AMSL), inclusive of any appurtenances such as antenna towers, billboards, flagpoles, lightning arresters, and etc. that may be installed atop the building/structure.

The location of the structure is at **Lot 4 & 5, Block 20, Pcs-10-002317 Pueblo de Oro Business Park, Upper Carmen, Cagayan De Oro City (N08° 27' 26.59" E124° 37' 25.64")** which falls within the vicinity of **Cagayan de Oro Airport**.

Any deviation from the data submitted and approved by this Office shall be a ground for cancellation/revocation of this permit.

In consideration of projected airport developments, the Grantee is hereby given a period of **two (2) years** from the issuance of this HCP within which to commence construction of the proposed structure. Failure to commence construction within the period shall invalidate this HCP, upon which a new permit must be applied for and secured.

Recommend Approval:



MICHAEL E. MAPANAO
Assistant Director General I, ATS


RAUL G. GLORIOSO
Acting Chief, ADMS

VALID UNTIL:
DATE: **OCT 15 2020**


ARNOLD R. BALUCATING
Acting Chief, ANS

Approved:
By Authority of the Director General:


CAPTAIN DONALDO A. MENDOZA
Deputy Director General for Operations

BOX 6 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

ASSESSED FEES	ASSESSED BY	AMOUNT DUE	DATE PAID	O.R. NUMBER	NSO
FILLING FEE					
PROCESSING FEE					
LOCATIONAL/ZONING OF LAND USE					
LINE AND GRADE (Geodetic)	<i>in</i>				
FENCING					
ARCHITECTURAL					
CIVIL/STRUCTURAL					
ELECTRICAL					
MECHANICAL	<i>\$</i>				
SANITARY					
PLUMBING					
ELECTRONICS					
INTERIOR					
ONE HALF (1/2) OF THE SERVICE FUND (FSF)					
TOTAL					

BOX 7 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

BUILDING PERMIT

BUILDING PERMIT NO.

00706-19-JDL-CR-D1

DATE ISSUED

M M D D Y Y

05-17-2019

OFFICIAL RECEIPT NO.

4308598A

DATE PAID

051019

M M D D Y Y

Permit is issued to ITALPINAL DEV. CORP. for the proposed CONDOMINIUM

(Owner/Applicant)

(Type of Project)

Under RESIDENTIAL HOTEL of Group D, located at Lot No. 445 Block No. 20 OCT/TCT No. T126990

(Use or Character of Occupancy)

T-126990 Street, Barangay UPPER CARMEN City/Municipality of LAGAYAN DE OR subject to the following:

- That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specification or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice due to defect in the constitution or the use of inferior materials.
- This permit shall be accompanied by the various applicable ancillary and accessory permits, plans and specifications signed and sealed by the corresponding design professionals who shall be responsible for the comprehensive and correctness of the plans in compliance to the Code and its IRR and to all applicable referral codes and professional regulatory laws.
- That the proposed construction/erection/addition/alteration/renovation/repair/moving/demolition, etc. shall be in conformity with the provisions of the National Building Code, and its IRR.
 - That prior to commencement of the proposed projects and construction an relocation survey shall be conducted by a duly licensed Geodetic Engineer.
 - That before commencing the excavation the person making or causing the excavation to be made shall notify in writing the owner of adjoining property not less than ten (10) days before such excavation is to be made and show how the adjoining property should be protected.
 - That no person shall use or occupy a street, alley or public sidewalk for the performance of work covered by a building permit.
 - That no person shall perform any work on any building or structure adjacent to a public way in general use for pedestrian travel, unless the pedestrian are protected.
 - That the supervising Architect/Civil Engineer shall keep at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code.
 - That upon completion of the construction, the said licensed supervising Architect/Civil Engineer shall submit to the Building Official duly signed and sealed logbook, as-built plans and other documents and shall also prepare and submit a Certificate of Completion of the project stating that the construction of the building/structure conform to the provision of the Code, its IRR as well as the plans and specifications.
 - All such changes, modifications and alterations shall likewise be submitted to the Building Official and the subsequent amendatory permit therefore issued before any work on said changes, modification and alteration shall be started. The as-built plans and specification maybe just an orderly and comprehensive compilation of all documents which include the originally submitted plans and specification of all amendments thereto as actually built or they may be an entirely new set of plans and specification accurately describing and/or reflecting therein the building as actually built.
- That no building/structure shall be used until the Building Official has issued a Certificate of Occupancy therefore as provided in the Code. However, a partial Certificate of Occupancy may be issued for the Use/Occupancy of a portion of a building/structure prior to the completion of the entire building/structure.
- That this permit shall not serve as an exemption from securing written clearance from various government authorities exercising regulatory function affecting building/structure.
- When the construction is undertaken by contract, the work shall be done by a duly licensed and registered contractor pursuant to the provision of the Contractor's Licensed Law (RA 4566).
- The Owner/Permittee shall submit a duly accomplished prescribed "Notice of Construction" to the Office if the Building prior to any construction activity.
- The Owner/Permittee shall put a Building permit sign which complies with the prescribed dimensions and information, which shall remain posted on the construction site for the duration for the construction.

PERMIT ISSUED BY:

[Signature] **ENGR. SINDRO B. OBLIGADO**
 City Building Official
ARCH. MA. CONCEPCION A. ALCANTARA
 OIC - CITY BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date 5/16/19

NOTE: THIS PERMIT MAY BE CANCELLED OR REVOKED PURUANT TO SECTION 305 AND 306 OF THE "NATIONAL BUILDING CODE"



Republic of the City Philippines
City of Cagayan de Oro
**CITY PLANNING AND
DEVELOPMENT OFFICE**

**cagayan
de Oro**
city of golden friendship

Zoning Certification No. 0166-2018	Date Issued : August 3, 2018
TIN : 340-630-157-0000	Date Request: August 3, 2018
Name of Applicant : REYMAR CHRISTOPHER ALIDO	Name of Lot Owner/s : PUEBLO DE ORO DEVELOPMENT CORPORATION
Address : Cagayan de Oro City	Address : 15th Floor Solidbank Bldg. 777 Paseo de Roxas Makati, Manila
Location of Lot: Carmen, Cagayan de Oro City	
Lot Number : Lot 5 & 4, Block 20, Cons. Subd. Plan, PCS-10-002317	
Title No. : T-126990 & T-126989	Total Lot Area : 1,874 sq. m. (937 sq. m. & 937 sq. m.)

ZONING CERTIFICATION

THIS IS TO CERTIFY that the above described property is located within **Planned Unit Development (PUD) - Commercial**, as reflected in the Official Zoning Map of the **City Ordinance No. 10384-2006** duly approved by the Housing and Land Use Regulatory Board (HLURB) through Board Resolution No. 798 on the 27th day of November 2006.

This certification does not authorize the establishment of a subdivision or development of any kind of sale of subdivided lots without prior approval/clearance from the City Government.


Engr. ISIDRO G. BORJA
City Planning & Development Coordinator

O. R. No. : 3948612
Amount : P 500 -
Issued On: 08-03-18
At Cagayan de Oro City



Republic of the Philippines
Department of the Interior and Local Government
BUREAU OF FIRE PROTECTION
Region 10
Cagayan de Oro Fire District
Capt. Vicente Roa St., Cagayan de Oro City
Tel No. (088) 881 9115 / (08822) 727580



FSEC NO. R10-00004

04 JANUARY 2019

Date

FIRE SAFETY EVALUATION CLEARANCE

TO WHOM IT MAY CONCERN:

By virtue of the provisions of RA 9514 otherwise known as the Fire Code of the Philippines of 2008 the application
for **FIRE SAFETY EVALUATION CLEARANCE** of
PROPOSED 11-STOREY PRIMAVERA CITY CONDOMINIUM PHASE II
(Name of Building/Structure/Facility)

WITH A TOTAL FLOOR AREA OF 21,062 SQ.M.
to be constructed / renovated / altered / modified / change of occupancy located at
B20 L4 & 5, PUEBLO DE ORO BUSINESS PARK, CAGAYAN DE ORO CITY
(Address)

owned by **ITALPINAS DEVELOPMENT, CORP.** is hereby **GRANTED** after the building plans and
(Name of Owner/Representative)

other documents conform to the fire safety and life safety requirements of the Fire Code of the Philippines of 2008 and its IRR and that the recommendations in the Fire Safety Checklist (FSC) will be adopted.

This clearance is being issued for

SECURING BUILDING PERMIT

Violation of Fire Code provisions shall *ipso facto* cause this certificate null and void, and shall hold the owner of the building liable to the penalties provided for by the said Fire code.

Fire Code Fees:

Amount Paid: **P 50,000.00**

O.R. Number: **4534002**

Date: **03 JANUARY 2019**

RECOMMEND APPROVAL:

F/INSP ARNULFO G NABUA II
CHIEF, FSES

APPROVED:

F/SUPT ALAN A. CABOT
CITY/MUNICIPAL FIRE MARSHAL
District Fire Marshal

NOTE: "This Clearance is accompanied by Fire safety Checklist and does not take the place of any license required by law and is not transferable. Any change or alteration in the design and specification during construction shall require a new clearance"

PAALALA: "MAHIGPIT NA IPINAGBABAWAL NG PAMUNUAN NG BUREAU OF FIRE PROTECTION SA MGA KAWANI NITO ANG MAGBENTA O MAGREKOMENDA NG ANUMANG BRAND NG FIRE EXTINGUISHER"

"FIRE SAFETY IS OUR MAIN CONCERN"

DISTRIBUTION:

Light Blue-Green (Applicant/Owner's copy)

Pink (OBO's copy)

Blue (BFP's copy)



Republic of the Philippines
Department of the Interior and Local Government
Bureau of Fire Protection



ADDITIONAL REQUIREMENTS (Subject to compliance with pertinent provisions of the Fire Code of the Philippines of 2008 and Philippine Standard)

- 1.) PROVIDE STAIRWAY PRESSURIZATION OF ALL INTERIOR STAIRWAYS. SUBMIT STAIR PRESSURIZATION CALCULATION.
- 2.) PROVIDE A SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM (AFSS) IN ACCORDANCE WITH NFPA 13. WITH COMPLETE ACCESSORIES. PROVIDE A SECONDARY PUMP FOR LOW ZONE AND HIGH ZONE.
- 3.) PROVIDE FIRE DETECTION AND ALARM SYSTEM (FDAS) USING AN ADDRESSABLE TYPE OF FIRE CONTROL PANEL.
- 4.) PROVIDE A FIRE COMMAND CENTER OF ATLEAST (16) SQUARE METER.
- 5.) PROVIDE FIRE STOP SEALANTS TO ALL ELECTRICAL CONDUIT PIPING AND PLUMBING INSTALLATION THAT TRAVERSES TO OTHER FLOORS AND SPACES IN ALL FLOOR.
- 6.) PROVIDE PANIC DOORS TO ALL EXIT DOORS AND EQUIPPED WITH SELF CLOSING DEVICE.
- 7.) ALL STAIRWELLS SHALL BE ENCLOSED AND PROTECTED. ALL DOORS ON STAIRWELLS SHALL BE KEPT CLOSED.
- 8.) PROVIDE A RE-ENTRY MECHANISM DOORS IN EVERY FOUR FLOORS TO PROVIDE A WAY OUT.
- 9.) PROVIDE WET STANDPIPE SYSTEM WITH FIRE HOSE CABINET USING VARIABLE NOZZLE.
- 10.) PROVIDE A FOUR WAY FIRE DEPARTMENT INLET CONNECTION FOR DRY STANDPIPE SYSTEM WITH FEMALE TYPE 2 1/2 INCHES IN DIAMETER.
- 11.) PROVIDE FIRE ALARM SPEAKERS WITH STROBE LIGHTS.
- 12.) PROVIDE EMERGENCY LIGHTING SYSTEM IN ALL CORRIDORS, LANDING AREAS, HALLWAYS, & PASSAGE WAYS.
- 13.) PROVIDE AN EXIT ROUTE PLAN POSTED ON LOBBY, HALLWAYS AND IN ALL UNITS.
- 14.) PROVIDE AN ILLUMINATED MARKINGS AND SIGNAGES.
- 15.) PROVIDE SUFFICIENT NUMBERS OF FIRE FIGHTING APPLIANCE.
- 16.) PROVIDE DRY STANDPIPE SYSTEM AT EXIT ENCLOSURES.
- 17.) SUBJECT FOR ADDITIONAL FIRE SAFETY REQUIREMENTS UPON INSPECTION OF FIRE SAFETY INSPECTORS.

These sheets are part of the plans and shall remain attached thereto. Corrections as above indicated must be complied.

ACKNOWLEDGE BY:

JESSE BEN E. COMPASAN

Signature over Printed Name Applicant/Owner

1-8-19

Date and Time

Fire Code Fees:

Amount Paid: PHP 50,000.00

O.R. Number: 4534002

Date Paid: 01/03/2019

Original (Applicant/Owner's copy)
Duplicate (BO/BPLO copy as the case maybe)
Triplicate (BFP copy)

Plans Checked by: SFOT SERLOU G CENA

(Name of Plan Checker)

Date Check: 01/03/2019

RECOMMEND APPROVAL:

ARMANDO C. CABUA II
1st Lt.
C, FIRE SAFETY ENFORCEMENT SECTION

01-07-2019
(Date)

APPROVED/DISAPPROVED:

SUPA ALAN A. CAROT, MPA
City/Municipal Fire Marshal
DISTRICT FIRE MARSHAL



Republic of the Philippines
Department of the Interior and Local Government
BUREAU OF FIRE PROTECTION R-10
CAGAYAN DE ORO CITY FIRE DISTRICT
CAPT., VICENTE ROA ST., COGON, CAGAYAN DE ORO CITY
TEL. NO: 8565466 / 160 / 727580



FSCHWO NO. R _____

03 JANUARY 2019

DATE

FIRE SAFETY CLEARANCE
(HOT WORKS OPERATION)

By virtue of the provisions of RA 9514 otherwise known as the Fire Code of the Philippines of 2008 and its Implementing Rules and Regulations (IRR), this **FIRE SAFETY CLEARANCE** for **Hot Work Operation** is hereby issued to _____, owned by: **ITALPINAS DEVELOPMENT, CORP.**

(Name of Installer/ Contractor)

(Owner)

BEFORE INIATING HOT WORK, ENSURE PRECAUTION ARE IN PLACE!
MAKE SURE AN APPROPRIATE FIRE EXTINGUISHER IS READILY AVAILABLE!

INSTRUCTIONS	REQUIRED PRECAUTIONS MEASURE
Verify precautions listed at right (or do not Proceed with the work) Complete and retain this permit	IMPORTANT: SAFETY OFFICER shall be responsible in checking FIRE SAFETY PRECAUTIONARY MEASURE and shall be liable in authorizing hot work despite the presence of the following conditions:
JOB NO	<input checked="" type="checkbox"/> Available sprinklers, hose streams and extinguishers in service/operable.
NATURE OF JOB/OBJECT PROPOSED PRIMAVERA CITY PHASE II W/ 21, 062 SQ.M.	<input checked="" type="checkbox"/> Hot work equipment in good repair
BUILDING/ESTABLISHMENT AND ADDRESS, B20 L4 & 5, PUEBLO DE ORO BUSINESS PARK, CAGAYAN DE ORO CITY	REQUIREMENT WITHIN 35FT (10M) OF WORK
NAME OF PERSON(S) DOING HOT WORK	<input checked="" type="checkbox"/> Flammable liquids, dust, lint and all deposits removed
NAME OF PERMIT AUTHORIZING INDIVIDUAL (PAI)	<input checked="" type="checkbox"/> Explosive atmosphere in area eliminated
CLEARANCE DURATION: DATE AND TIME	<input checked="" type="checkbox"/> Floors swept clean
NAME OF FIRE WATCH/WATCHMEN	<input checked="" type="checkbox"/> Combustible floors wet down, covered with damp sand or fire resistant sheets
	<input checked="" type="checkbox"/> Remove other combustibles where possible, otherwise protect with fire resistant tarpaulins or metal shields
	<input checked="" type="checkbox"/> All wall and floor openings covered
	<input checked="" type="checkbox"/> Fire resistant tarpaulins suspended beneath work
	WORK ON WALLS OR CEILINGS/ENCLOSED EQUIPMENT
	<input checked="" type="checkbox"/> Construction is non-combustible and without combustible covering insulation
	<input checked="" type="checkbox"/> Combustible on other side walls moved away
	<input checked="" type="checkbox"/> Danger exist by conduction of heat into another area
	<input checked="" type="checkbox"/> Enclosed equipment cleaned of all combustibles
	<input checked="" type="checkbox"/> Containers purged of flammable liquids/vapors
	FIRE WATCH/HOT WORK AREA MONITORING
	<input checked="" type="checkbox"/> Fire watch will be provided during and for 30 minutes after work, including any coffee or lunch breaks
	<input checked="" type="checkbox"/> Fire watch is supplied with suitable extinguishers
	<input checked="" type="checkbox"/> Fire watch is trained in use of this equipment and in sounding alarm
	<input checked="" type="checkbox"/> Fire watch may be required for adjoining area, above and below
	<input checked="" type="checkbox"/> Monitor hot work area for 30 minutes after job is completed. Conduct numbers of nearest fire station conspicuously displayed in the area
	<input checked="" type="checkbox"/> Is area protected with smoke or heat detection
	<input checked="" type="checkbox"/> Ample ventilation to remove smoke/vapor from work area

Violation of Fire Code provisions shall *ipso facto* cause this certificate null and void, and shall hold the owner of the building/facility or structure liable to the penalties provided for by the said Fire code (RA 9514).

Fire Code Fees:

Amount Paid: 150.00

O.R. Number: 4534002

Date: 03 JANUARY 2019

RECOMMEND APPROVAL

ARNULFO G NABUA II
INSP BFP

CHIEF PSES

APPROVED

SUPT ALAN A CADOT, MPA

CITY MUNICIPAL FIRE MARSHAL

NOTE: "This Clearance is accompanied by Fire Safety Checklist and does not take the place of any license required by law and is not transferable. Any change or alteration in the design and specification during construction shall require a new clearance"

PAALALA: "MAHIGPIT NA IPINAGBABAWAL NG PAMUNUAN NG BUREAU OF FIRE PROTECTION SA MGA KAWANI NITO ANG MAGBENTA O MAGREKOMENDA NG ANUMANG BRAND NG FIRE EXTINGUISHER"

"FIRE SAFETY IS OUR MAIN CONCERN"



Republic of the Philippines
Department of the Interior and Local Government
Bureau of Fire Protection



FIRE PROTECTION		
53	Provide approved type portable fire extinguisher (dry chemical) ABC type, lbs. capacity for every 278 m ² (3000 ft ²) of floor area or 22.8 m (75 ft) travel distance on every floor level.	89 Provide/post allowable occupant load sign/s. Such signs shall be conspicuously and suitably located.
54	Provide dry & wet standpipe system with mm ϕ riser and coupling of fire department standards with pumps of reliable pressure & connected to an adequate water supply tank. Hose and hose cabinet shall be provided at every hose gate valve on all floors.	90 Provide fire protection/suppression during construction.
55	Provide Fire Service connection with a standard outlet of 64 mm ϕ , and 102 mm ϕ dry standpipe, and shall located on a street front.	91 Provide fire exit plan for each floor of the building showing the routes from each room to appropriate exits, displayed prominently on the door of each room.
56	Provide automatic fire extinguishing system where kitchen equipment is located (Kitchenhood).	92 No heating or lighting apparatus or equipment capable of igniting flammable materials shall be used in any storage or work area where rags, excelsior, hair or other highly flammable or combustible materials are stored or used.
57	Provide automatic chemical extinguishing system on all areas where electronic/electrical equipment are located.	93 Provide/post "NO SMOKING" sign/s where combustible materials are stored or handled. Such signs shall be conspicuously and suitably located.
58	Provide approved-type automatic fire extinguishing system in accordance with NFPA 13. Approval of system plan is required prior to installation.	94 If high hazard commodities will be stored/handled, automatic fire suppression system shall be provided.
MISCELLANEOUS		95 Provide/post "DO NOT USE ELEVATOR IN CASE OF FIRE" sign/s.
59	Provide outside window opening on bedrooms with a clear opening of not less than fifty six (56) cm in least dimension and forty five-hundredths (0.45) m ² in area. The bottom of the window shall be not more than one hundred twenty two (122) cm above the floor.	96 LPG tank/s must be installed outside the building and should be provided with safety devices that automatically stop the flow of gas should a leak develop.
60	All liquefied petroleum gas equipment including such equipment installed at utility gas plants shall be installed in accordance with the provisions of NFPA 59.	97 Provide fire resistive walls between stair & kitchen area.
61	No grills or any obstruction shall be installed on window openings and/or fire exits.	98 Provide outside window/s for rescue and ventilation with a minimum clear opening of 55 cm and approximately one half (0.5) m ² in area; the bottom of window opening is not more than eighty two (82) cm above the floor; it can readily be opened from the inside without the use of tools; where storm windows, screens, or anti-burglar devices are used, these be provided with quick mechanism so that they may be so arranged that when opened they will not drop to the ground.
62	Provide emergency lighting facilities with automatic transfer switch to AGDC power source.	99 Rooms used for kindergarten, first or second grade pupils shall not be located above or below the floor of exit discharge. Rooms used for second grade pupils shall not be located more than one (1) storey above the floor of exit discharge.
63	Air conditioning ducts must be provided with approved fire dampers.	100 Provide firefighters' elevator.
64	Roof covering must be of non-combustible materials. Combustible roof covering must have fire retardant treatment.	101 All correction indicated on the original approved plan from this office on shall be followed.
65	Provide fire escape ladders.	102 Any changes in occupancy other than stated shall be in accordance with Rule 10.
66	Provide fire escape stairs.	103 Subject to inspection during construction.
67	All unit partition wall shall be extended up to upper floor slab and/or one (1) meter above the roofline.	104 Fire Safety Inspection Certificate must be secured before/prior to issuance of Certificate of Occupancy.
68	Provide effective means of smoke ventilation such as access panels, movable windows.	105 Subject to additional requirements upon recommendation of the Fire Safety Inspector during construction phase and final inspection.
69	Project activity shall not affect the effectivity of the existing fire protection facilities.	

ADDITIONAL REQUIREMENTS (Subject to compliance with pertinent provisions of the Fire Code of the Philippines of 2008 and Philippine Standard)

COMPLY ALL ENCIRCLED FIRE SAFETY REQUIREMENTS ABOVE. (SEE ATTACH OTHER SHEET)

PROVIDE FIRE PROTECTION DURING CONSTRUCTION

SUBJECT FOR ADDITIONAL FIRE SAFETY REQUIREMENTS UPON FINAL INSPECTION

These sheets are part of the plans and shall remain attached thereto. Corrections as above indicated must be completed.

ACKNOWLEDGE BY:

JESSEN E. COMPANAN

Signature over Printed Name Applicant/Owner

Date and Time

Fire Code Fees:

Amount Paid: PHP 50,000.00

O.R. Number: 4534002

Date Paid: 01/03/2019

Plans Checked by: SFO1 SERLOU G. CENA

(Name of Plan Checker)

Date Check: 01/03/2019

RECOMMEND APPROVAL:

C, FIRE SAFETY ENFORCEMENT SECTION

(Date)

APPROVED/DISAPPROVED:

Original (Applicant/Owner's copy)

Duplicate (BO/BPLO copy as the case maybe)

Triplicate (BFP copy)

City/Municipal Fire Marshal



Republic of the Philippines
Department of the Interior and Local Government
Bureau of Fire Protection
CAGAYAN DE ORO FIRE DISTRICT
FIRE SAFETY CHECKLIST
ON BUILDING PLANS



Plan Evaluator: SFO1 SERLOU G CENA
Name of Owner/Establishment: ITALPINAS DEV.T CORP.

Checklist #: _____
Location of Const.: PUEBLO DE ORO, CDOC

Project Title: PROPOSED PRIMAVERA CITY PHASE II

Date Received: 12/28/2018 Date Released: _____

No. of Storeys: 11 STOREY W/ ROOF DECK

Occupancy Classification: RESIDENTIAL

Total Floor Area: 21,062 SQ.M Lot Area: _____

NOTE: CHECKED ITEMS ARE THE REQUIREMENTS NOT FOUND IN THE SUBMITTED BUILDING PLANS AND SHALL BE COMPLIED OR CORRECTED BEFORE THE ISSUANCE OF FIRE SAFETY EVALUATION CLEARANCE (FSEC).

MEANS OF EGRESS			
1	Building exits must abut a public street or approved alley.	29	Vertical distance between stairway landings are limited to 3.69 m (12 ft) in assembly occupancies, distance is 2.43 m (8 ft)
2	Provide at least two (2) means of egress for each floor, room.	30	Handrails should be placed not less than 81.28 cm (32 in) above the tread. Two (2) handrails are required when stairways exceed 111.7 cm in width.
3	Provide secondary stairs/exits as far remote from main stair, to serve _____	31	Guardrails for stairs, balconies, stair landings, ramps & aisles located along the edge of openable floors and mezzanines shall be provided.
4	Enclose all stairways and fire escapes with walls having _____ hours of fire resistance with access thru self-closing fire doors.	32	There shall be no enclosed usable space under the stairs in an exit enclosure nor shall the open space under such stairs be used for any purpose.
5	Provide two (2) doors as exit ways from all rooms.	33	Non-combustible outside stairs are required to have 2.03 m (6 ft, 8 in) minimum headroom clearance for stairways which should be indicated on plans.
6	Interconnect stairs and fire escapes with fire resistive passageways on corridors at least _____ meters wide.	34	Ramp slopes should have be roughened or with nonslip surface.
7	Enclose walls, doors, stairs ramps, escalators and other components of exits systems.	35	Ramp slopes should not exceed 30.3 cm. (1 ft) in 3.03 m (10 ft.).
8	Provide protected/enclosed horizontal exits with self-closing fire doors.	36	No openings other than the required exits are permitted and exit passageways should be one (1) hr fire resistive construction for a three (3) storey building or less and two (2) hrs for four (4) storey building or more. Any opening therein shall be protected with an approved self-closing fire doors.
9	Travel distance to an exit shall not be more than _____ meters.	37	Exit illumination and directional EXIT signs shall be provided.
10	Exit doors shall swing in the direction of exit travel.	38	Basic hardware is required on exit doors. In lieu of this, doors shall have no locks or latches.
11	Revolving doors shall not be used as means of egress except _____	COMPARTMENTATION	
12	Exit doors should be operable from the inside without the use of keys, special knowledge or effort flush bolts or surface bolts are prohibited.	39	Provide fire break up to the roof for ceiling areas.
13	Exit door should have a minimum width of 71 cm and a maximum width 122 cm and shall not restrict the opening.	40	Provide monitored and curtained roof of sheet metal or non-combustible material of a minimum of 1.82m (6 ft) high spaced not more than 76 m (250 ft) & curtained area limited to a minimum of 4, 630 m ² (50,000 ft ²).
14	A floor or landing is required not less than the width of exit door.	41	Provide smoke partition at enclosed areas of 2, 063 m ² (22, 500 ft ²) or less with the length of 45.7m (150 ft) or less, with self-closing fire doors.
15	Door should be not project into the required corridor width when fully opened so as not to reduce the corridor width to less than 76.17 cm.	42	Provide smoke partition of two (2) hour fire resistance from floor to underside of floor above.
16	Exit doors should provide immediate access to an approved means of egress. Exiting through a bathroom, bedroom or other room subject to locking does not comply.	43	Provide interior finish as follows; Exit, Class: _____ Access to Exit, Class: _____ Other Spaces, Class: _____
17	Corridors should have a minimum width of _____ meters.	44	Provide fire stopping for all concealed spaces.
18	Required corridors in _____ occupancies shall have 2.43 meters (8 ft) minimum width.	WALLS	
19	Dead-end corridors and exit balconies is limited to 6.08 m (20 ft).	45	Provide standard fire wall with at least 100 cm (39.38 in) high parapets on all portion of the building on the property line.
20	Aisles in auditorium shall be minimum of _____ meters in width.	46	Extend exterior masonry walls to form parapets or wings.
21	Walls and ceilings of corridors should be fire resistive construction materials.	47	Provide protection of all exterior walls. All exterior walls facing approved alleys which are dead-ended must have a fire resistance of _____ hours.
22	Interior openings into corridor should be protected as set forth in _____	48	Provide automatic fire dampers on wall openings.
23	Main stairways should have a minimum width of 112 cm. Treads and handrails should not project more than 8.90 cm (3 1/2 in) into the required width.	WARNING SYSTEMS	
24	Landings on stairways should have a minimum dimension of 112 cm (44 in) in the direction of travel.	49	Provide approved emergency alarm bell system on each floor with adequate number of sounding stations.
25	Risers on stairways should not exceed 19 cm and tread exclusive of nosing or projections should not be less than 25 cm.	50	Provide approved type heat and smoke detection system.
26	Doors between guest's rooms and corridors shall be self-closing and shall have a fire protection rating at least twenty (20) minutes.	51	Provide efficient communication system for warning occupants and calling fire department.
27	Openings in corridor partitions other than door openings shall be prohibited.		
28	Basement portion of stairways should be provided with an approved barrier where continuous to upper floor in an exit enclosure.		



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Northern Mindanao Region (NMR)

Republic of the Philippines
City of Cagayan de Oro
CITY PLANNING AND DEVELOPMENT OFFICE

RECEIVED

Date: 4-5-19

19-1-2019

DP NO. REM-Condo-19-001(NMR10)	DEVELOPMENT PERMIT
APPLICATION NO.: Condo-19-001(NMR10)	
REFERENCE NO.: Condo-19-001(NMR10)	
DATE ISSUED: 04 APR 2019	
	<input type="checkbox"/> SUBDIVISION <input checked="" type="checkbox"/> CONDOMINIUM PD 957 & BP 220 (SHP)
NAME OF LAND OWNER Pueblo de Oro Development Corporation	ADDRESS and TEL NO. 15th Fl. Solidbank, 777 Paseo de Roxas Makati, Metro Manila
NAME OF DEVELOPER Italpinas Development Corporation	ADDRESS and TEL NO. c/o Primavera Residences, Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
NAME OF PROJECT CITTA BELLA AT PRIMAVERA CITY	LOCATION B20 L4 & 5 Pueblo de Oro Business Park Upper Carmen, Cagayan de Oro City
LOT AREA (SQ.M.) 1,874.00	NO. OF SALEABLE LOTS/UNITS Open Market =262 units/ Socialized Housing =29 units Restaurant =3/ Commercial/Office =54
BLDG. AREA (SQ.M.) 21,063.00	PARKING SLOTS: 106 Residential =52 / Restaurant =4 Commercial/Office =48
PROJECT CLASSIFICATION PD 957 & BP 220 (SHP)	RIGHT OVER LAND Contract to Sell between Pueblo de Oro Development Corporation & Italpinas Development Corporation

EVALUATION

In accordance with the Implementing Rules and Regulations of PD 957 & BP 220

DECISION

DEVELOPMENT PERMIT OF CITTA BELLA AT PRIMAVERA CITY GRANTED

CONDITIONS:

- ☒ All conditions stipulated herein form part of the DECISION and are subject to monitoring.
- ☒ Non-compliance therewith shall be a cause for cancellation or legal action.
- ☒ Pertinent provisions of PD 957, PD 1216 and PD 1096 and their implementing Rules and Regulations shall be complied with.
- ☒ Submit condominium plans to Local Building Official for issuance of a building permit. Said plans together with the approval document shall be submitted to this office to support your application for registration of the condominium project and the issuance of License to Sell.
- ☒ Other condition:
 - Submit certified true copy of title with annotation of cancellation of mortgage
 - Ownership of the lots shall already be transferred upon application of License to Sell

Approved by:

ATTY. RICHARD L. MANILA
Regional Officer

O.R. No: 2108310

Date issued: 2-21-19

Amount Paid: Php 504,547.50

Paid doc.stamp: Php 30.0

RECEIVED INCHARGE DP.
Pms
040519
Resonance



Republic of the Philippines
Office of the President
HOUSING AND LAND USE REGULATORY BOARD
Region ~~NMR~~

Certificate of Registration

No. 26291

REM-CR/LS-19-020(NMR10)

BE IT KNOWN:

THAT ** CITTA BELLA AT PRIMAVERA CITY **
a project covered by Blk 20 Lot 4 & 5, Pcs-10-002317
and located at Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City
with an area of Lot: 1,874.0 sq.m. is hereby REGISTERED pursuant to Sec. 10 of PD 957
and its rules and regulations. Bldg.: 19,096.0 sq.m.
Revised

THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents thereof and other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the abovementioned project.

AND THAT the project owner(s), Italpinas Development Corp.
and the developer (s) -do-
take the solidary responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Cagayan de Oro City this 24th
day of June, year 2019.

By Authority of the Board:


ATTY. RICHARD L. MANILA
Regional Director/Officer



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD
Region NMR

LICENSE to SELL

No. 033775

REM-CR/LS-19-020(NMR10)

This license is issued for the sale of saleable lots/units/lots with units in
**** CITTA BELLA AT PRIMAVERA CITY ****
located at Blk 20 Lot 4 & 5 Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City *pursuant to*
Sec. 11 of PD 957 *and its rules and regulations.*

The project owner(s), Itaplina Development Corporation
, and developer(s), -do-
, is (are) obliged to comply strictly with the following.

1. Complete the project in accordance with the approved development plan therefore not later than August 31, 2024 and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of Open Market;
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Initiate the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers, and,
13. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s)

refer at the back

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Cagayan de Oro City, *this* 24th *day of* June, *year* 2019.

O.R.No. 2108763
Date Issued 5-23-19
Amount Paid ₱ 270,179.40
TIN (Owner) _____
TIN (Developer) 007-213-353-0001

By Authority of the Board:

ATTY. RICHARD L. MANILA

Regional Officer

Saleable units/parking slots:

Level	Unit Number	No. of Units
Basement 2: Parking slots	1 to 30	30
Basement 1: Parking slots	31 to 75	45
Ground Floor: Restaurant Commercial	101; 103; 104	3
	102; 105; 106; 107; 108; 109; 110; 111; 112; 113; 114; 115; 116; 117	14
2 nd Floor : Office	201 to 220	20
3 rd Floor : Office	301 to 320	20
4 th Floor : Residential	401; 402; 403; 404; 419; 420; 436; 437; 438	9
5 th to 10 th Floor : Residential	01 to 38	228
11 th Floor : Residential	1101 to 1125	25

The date of completion and delivery of the condominium unit shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same, the period of completion and delivery of the condominium unit shall in no case exceed one (1) year from date of purchase.

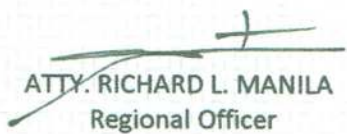
Socialized Housing Compliance:

Level	Unit Number	No. of Units
4 th Floor : Residential	405 to 418; 421 to 435	29

Affidavit of Undertaking dated June 20, 2019 to submit within six (6) months from release of the License to Sell, the following documents:

1. Updated certified true copy of titles in the name of IDC free from any lien and encumbrance; and
2. Annotation of Master Deed with Declaration of Restrictions in the said titles

Approved by:


ATTY. RICHARD L. MANILA
Regional Officer

The mode of compliance shall be annotated within six (6) months from the issuance of the License to Sell on the Condominium Transfer Certificate of Title of the individual units specifically Units 405 to 418; 421 to 435 and specifying on the titles of the Socialized Housing (SH) units the actual lot number, block numbers allocated for sale based on the SH price ceiling only.

Failure to comply with the annotation requirements mentioned above within six (6) months shall cause the automatic suspension of the License to Sell and issuance of A Cease and Desist Order (CDO) against the developer.



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD
Region ~~NMR~~

LICENSE to SELL

No. 033774

REM-CR/LS-19-020(NMR10)/ Socialized Units

This license is issued for the sale of saleable lots/units/lots with units in

**** CITTA BELLA AT PRIMAVERA CITY ****

located at Blk 20 Lot 4 & 5 Pueblo de Oro Business Park, Upper Carmen, Cagayan de Oro City *pursuant to*
RA 10884 *and its rules and regulations.*

The project owner(s), Itaipinas Development Corporation
, and developer(s), -do-
, is (are) obliged to comply strictly with the following.

1. Complete the project in accordance with the approved development plan therefore not later than August 31, 2024 and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of Php 650,000.00
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Initiate the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers, and,
13. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s)

refer at the back

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Cagayan de Oro City, *this* 24th *day of* June, *year* 2019.

O.R.No. 2108763
Date Issued 5-23-19
Amount Paid ₱ 270,179.40
TIN (Owner) _____
TIN (Developer) 007-213-353-0001

By Authority of the Board:

ATTY. RICHARD L. MANILA

Regional Officer

Saleable units: 29

Level	Unit Number	No. of Units
4 th Floor : Residential	405 to 418; 421 to 435	29

The date of completion and delivery of the condominium unit shall be explicitly provided in the contract to sell or any purchase agreement. In the absence of such provision or in case of failure to indicate the same, the period of completion and delivery of the condominium unit shall in no case exceed one (1) year from date of purchase.

Affidavit of Undertaking dated June 20, 2019, to submit within six (6) mo. from release of the License to Sell, the following documents:

1. Updated certified true copy of titles in the name of IDC free from any lien and encumbrance; and
2. Annotation of Master Deed with Declaration of Restrictions in the said titles

Approved by:


ATTY. RICHARD L. MANILA
Regional Officer

The mode of compliance shall be annotated within six (6) months from the issuance of the License to Sell on the Condominium Transfer Certificate of Title of the individual units specifically Units 405 to 418; 421 to 435 and specifying on the titles of the Socialized Housing (SH) units the actual lot number, block numbers allocated for sale based on the SH price ceiling only.

Failure to comply with the annotation requirements mentioned above within six (6) months shall cause the automatic suspension of the License to Sell and issuance of A Cease and Desist Order (CDO) against the developer.



Republic of the Philippines
City of Cagayan de Oro
OFFICE OF THE BUILDING OFFICIAL

cagayan
de oro

APPLICATION FOR BUILDING PERMIT

☒ NEW

☐ RENEWAL

☐ AMENDATORY

APPLICATION NO.

AREA NO.

BOX 1 (TO BE ACCOMPLISHED IN PRINT BY THE APPLICANT)

DO NOT FILL-UP (NSO USE ONLY)

OWNER/APPLICANT <u>ITALPINAS DEVELOPMENT CORPORATION</u>	LASTNAME <u>ITALPINAS</u>	FIRSTNAME <u>DEVELOPMENT CORPORATION</u>	M.I. <u></u>	TIN <u>007-213-303-001</u>
FOR CONSTRUCTION OWNED BY AN ENTERPRISE		FORM OF OWNERSHIP <u>CORPORATION</u>		
ADDRESS NO., STREET, <u>UNIT 28 CARIPTAN WALK BLDG. 6811 AVALON AVE. CAGAYAN CITY, MARIKINA (02) 890328</u>		BARANGAY, <u>PUEBLO DE ORO BUSINESS PARK</u>	CITY/MUNICIPALITY <u>UPPER CARMEN</u>	ZIP CODE <u>120590</u>
LOCATION OF CONSTRUCTION: LOT NO. <u>43.5</u> BLK NO. <u>20</u> TCT NO. <u>120590</u> TAX DEC. NO. <u>6-18691</u>		CITY/MUNICIPALITY OF <u>CAGAYAN DE ORO</u>		
SCOPE OF WORK				
<input checked="" type="checkbox"/> NEW CONSTRUCTION				
<input type="checkbox"/> RENOVATION				
<input type="checkbox"/> RAISING				
<input type="checkbox"/> ERECTION				
<input type="checkbox"/> CONVERSION				
<input type="checkbox"/> ACCESSORY BUILDING/STRUCTURE				
<input type="checkbox"/> ADDITION				
<input type="checkbox"/> REPAIR				
<input type="checkbox"/> OTHERS (Specify) _____				
<input type="checkbox"/> ALTERATION				
<input type="checkbox"/> MOVING				
USE OR CHARACTER OF OCCUPANCY				
<input type="checkbox"/> GROUP A: RESIDENTIAL, DWELLINESS				
<input checked="" type="checkbox"/> GROUP B: RESIDENTIAL HOTEL, APARTMENT				
<input type="checkbox"/> GROUP C: EDUCATIONAL, RECREATIONAL				
<input type="checkbox"/> GROUP D: INSTITUTIONAL				
<input type="checkbox"/> GROUP E: BUSINESS AND MERCATILE				
<input type="checkbox"/> GROUP F: INDUSTRIAL				
<input type="checkbox"/> GROUP G: INDUSTRIAL STORAGE AND HAZARDOUS				
<input type="checkbox"/> GROUP H: RECREATIONAL, ASSEMBLY OCCUPANCY LOAD LESS THAN 1000				
<input type="checkbox"/> GROUP I: RECREATIONAL, ASSEMBLY OCCUPANT LOAD 1000 OR MORE				
<input type="checkbox"/> GROUP J: AGRICULTURAL, ACCESSORY				
OCCUPANCY CLASSIFIED <u>RESIDENTIAL / CONDOMINIUM</u>				
NUMBER OF UNITS <u>291 units</u>				
TOTAL FLOOR AREA <u>19,096</u> SQUARE METERS				
TOTAL ESTIMATE COST P <u>392,819,269.01</u>				
PROPOSED DATE OF CONSTRUCTION _____				
EXPECTED DATE OF COMPLETION _____				

BOX 2

FULL-TIME INSPECTION AND SUPERVISOR OF CONSTRUCTION WORKS (REPRESENTING THE OWNER)

<u>JESSEN E. COMPASAN</u> ARCHITECT OR CIVIL ENGINEER (Signed and Sealed Over Printed Name) Date _____	Address <u>LOT 26, BLOCK 25, LESSANDRA GRAN EUROPE</u>	
	PRC No. <u>32216</u>	Validity <u>12/25/2020</u>
	PTR No. <u>3769354</u>	Date Issued <u>3/23/2018</u>
	Issued at <u>CAGAYAN DE ORO</u>	TIN <u>414-463-238-02</u>

BOX 3

APPLICANT:

<u>JOSE D. LEVISTE III</u> (Signature Over Printed Name)	Date _____
Address _____	
CTC No. _____	Placed Issued _____
Date Issued _____	

BOX 4

WITH THE CONSENT OF THE OWNER

<u>VP & General Manager</u> (Signature Over Printed Name)	Date _____
Address _____	
CTC No. _____	Date Issued _____
Placed Issued _____	

BOX 5

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF

)) S.S
)

BEFORE ME, at the City/Municipality of CAGAYAN DE ORO, on 03 DEC 2018, personally appeared the following:

APPLICANT ITALPINAS DEVELOPMENT CORP. C.T.C. No. _____ Date Issued _____ Placed Issued _____

LICENSED ARCHITECT OR CIVIL ENGINEER JESSEN E. COMPASAN C.T.C. No. _____ Date Issued _____ Placed Issued _____
(Full Name Inspector and Supervisor of Construction Works)

Whose signature appear hereinabove, known to me to be the same persons who executed this standard prescribed from and acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL on the date and place above written.

Doc. No. 171
Page No. 35
Book No. 152
Series of 2618



NOTARY PUBLIC (Until December _____)



Republika ng Pilipinas
Municipality of Sto. Tomas

BARANGAY SAN RAFAEL

OFFICE OF THE BARANGAY CHAIRMAN

C E R T I F I C A T I O N

November 24, 2016
Date

RUEL M. QUIAONZA
Barangay Chairman

MEMBERS:

ALBERTO C. MANGABAT
Peace & Order, Transpo. & Comm.

LEODEGARIO L. MANALO
Finance, Rules & Ordinances

REYNALDO G. MEDEL
Agriculture, Trade & Industry

ELYN B. MANZOLIM
Sanitation & Env't Protection

ROGEL M. RECILLO
Women & Family, Human Rights

FLORENCIO M. FLORES
Health & Social Welfare Services

ELADIO U. EVANGELISTA
Public Works, Education, Culture & Youth and Sports

HELLANIE M. GERONA
Secretary

ARACELI C. JOVES
Treasurer

CENON M. CAMILA
Brgy. Police Chief

ROSALLA L. PIMENTEL
B.R.K

Ang "CLEARANCE" na ito ay ipinagkakaloob sa
ITALPINAS DEVELOPMENT CORPORATION's upang makapagtayo
ng gusali sa LIGHT INDUSTRY SCIENCE PARK III, Barangay San
Rafael, Sto. Tomas, Batangas, alinsunod sa mga kautusan at patakaran na
ipinatutupad ng "National Building Code of the Philippines" at tanggapin
ng Pamibayang Inhinyero ng Sto. Tomas. Ang kapahintulatang ito ay naayon
at nababatay rin sa mga alituntuning ipinatutupad ng Sangguniang Barangay
ng SAN RAFAEL.

Ang clearance na ito ay ipinagkaloob ngayong ika-24 ng November,
2016 sa Pamahalaang Barangay ng San Rafael, Sto. Tomas, Batangas.

HON. RUEL M. QUIAONZA
Barangay Chairman

ENVIRONMENTAL COMPLIANCE CERTIFICATE

(Issued under Presidential Decree 1586)

ECC-OL-R4A-2017-0139

THIS IS TO CERTIFY THAT THE PROPONENT, ITALPINAS DEVELOPMENT CORPORATION is granted with this Environmental Compliance Certificate (ECC) for the MIRAMONTI PROJECT located at Lot 1-A-3, Light Industry & Science Park III, Barangay San Rafael, Santo Tomas, Batangas by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB), CALABARZON Region.

This Certificate being issued for the project, with the following details:

PROJECT DESCRIPTION

The Miramonti Project shall cover a total floor area of Twenty Two Thousand Forty Nine and 20/100 (22,049.20) square meters within a total land area of Two Thousand Fifty Seven (2,057) square meters of parcel of land embraced by TCT No. 056-2016008247 located at Lot 1-A-3, Light Industry & Science Park III, Barangay San Rafael, Santo Tomas, Batangas. The project components shall include: Twenty (20) storey building with roof terrace, Three Hundred Sixty Two (362) units of residential components (Studio A, Studio B, and Single Bedroom unit with balcony per unit) within an area of Thirteen Thousand Six Hundred Fifty Three and 1/10 (13,653.1) square meters, Eleven (11) units of commercial components within an area of Three Thousand Two Hundred Six and 4/10 (3,206.4) square meters. One (1) unit of institutional component within an area of One Hundred Eighty One and 1/10 (181.1) square meters, multi-functional room, swimming pool, platform, terrace, technical room, roof terrace, cistern tank, parking area, waste water management facility, drainage system, solar panels, and other related support facilities/amenities.

This Certificate is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found after issuance of this Certificate.

This is to certify, further, that in issuing this CERTIFICATE, it should be understood that the same is a PLANNING TOOL and NOT A PERMIT. Hence, the proponent shall secure appropriate PERMITS/CLEARANCES from all concerned government agencies (i.e. HLURB, NWRB, LGUs, PEZA, LLDA, DOT, DOH, DTI, DOLE, DPWH, DOTr, LWUA, DAR, DA, NIA, MGB, PMRB, etc.) prior to the implementation of the project to be submitted to this Office within sixty (60) working days upon receipt thereof, otherwise this Office shall be constrained to take appropriate action. The issuance of the ECC shall not be construed as resolving issues within the mandate of other government agencies.

Issued at EMB-R4A, 1515 L and S Building, Roxas Boulevard, Ermita, City of Manila this **March 31, 2017.**

Recommending Approval:

Approved by:

ROBERT ANGELO M. METIN
OIC, Clearance and Permitting Division

DIR. NOEMI A. PARANADA
OIC-Regional Director



Environmental Compliance Certificate
Miramonti Project
Lot 1-A-3, Light Industry & Science Park III Brgy. San Rafael Santo Tomas,
Batangas
Italpinas Development Corporation

SWORN STATEMENT OF OWNER/PROPONENT

Under the provisions of Presidential Decree 1586, I, **MA. TERESA T. FERNANDEZ**, do hereby certify that the information provided to the Department of Environment and Natural Resources (DENR) - Environmental Management Bureau (EMB), CALABARZON Region pertaining to the Miramonti Project located at Lot 1-A-3, Light Industry & Science Park III, Barangay San Rafael, Santo Tomas, Batangas are true and correct to the best of my personal knowledge and based on the records in my possession and I shall take full responsibility in complying with all conditions and restrictions contained in this Environmental Compliance Certificate (ECC).


MA. TERESA T. FERNANDEZ
Chief Operating Officer
ITALPINAS DEVELOPMENT CORPORATION
TIN No. 122-373-083

SUBSCRIBED AND SWORN TO before me this _____, the above-named
affiant taking oath presenting to me her Government-issued ID SSS No.
03-8231419-7 issued on _____ at _____


CARLO ARTEMUS-V. DIAZ
Pacia & Reyes Law Office

8/E, Chatham House, 116 Valero cor. V.A. Rufino Sts.
1227 Salcedo Village, Makati City, Tel No 8443906
Roll No. 65662 / IBP Lifetime No. 014850/ Manila Chapter

Doc. No. 312
Page No. 63
Book No. _____
Series of 2018

PTR No. 9908805/Makati City/ Jan. 3, 2017/ Appt. No. M-07
Notary Public for Makati City until 31 December 2018

L. CONDITIONS



Environmental Compliance Certificate
Miramonti Project
Lot 1-A-3, Light Industry & Science Park III Brgy. San Rafael Santo Tomas,
Batangas
Italpinas Development Corporation

ENVIRONMENTAL MANAGEMENT AND MONITORING PLAN

The proponent shall strictly implement the following mitigating, enhancement, and rehabilitating measures:

1. That re-greening and landscaping shall be established within the periphery of the project site to help attenuate noise levels, abate heat and absorb some pollutant emissions.
2. That the proponent shall strictly manage all operational, spillage, erosion, excessive surface run-off, siltation and occupational & health hazards identified in the Initial Environmental Examination (IEE) Checklist Report and in case of emergency episodes, appropriate response activities shall be immediately undertaken for the protection of the workers/personnel, host and nearby communities and the receiving environment.
3. That effective and adequate drainage system and appropriate wastewater treatment facility shall be installed by the proponent and that all effluents shall conform with the DENR Effluent Standards. The plans and designs of the proposed wastewater treatment facility shall be submitted one (1) month upon receipt of the ECC with a completion period of six (6) months.
4. That in support of the concern of the government to phase-out mercury from all possible sources and to address global warming, the proponent shall install environment-friendly lighting fixtures (i.e. light-emitting diode lamps, compact fluorescent lamps, etc.).
5. That proper Air Pollution Source and Control Installations (APSCI) shall be provided by the proponent to avert pollutant emission.
6. That the proponent shall properly implement the following:
 - a) Effective Information, Education and Communication (IEC) Plan shall be implemented in all project phases including communication of environmental risks of the project.
 - b) Beneficial Social Development Program (SDP) among the employees/workers, host barangay and affected communities which shall cover livelihood training and employment, including assistance in the setting-up of social welfare programs for health and education that will ensure the participation of youth and women.
 - c) That the solid waste management scheme as provided in the Environmental Management Plan (EMP) shall be continuously implemented from the start of the construction/operation.
 - d) Portalets/temporary sanitation facilities shall be provided before the start and during the construction works.

GENERAL CONDITIONS

Further administrative conditions for the grant of this Certificate shall be strictly complied:



Environmental Compliance Certificate
Miramonti Project
Lot 1-A-3, Light Industry & Science Park III Brgy. San Rafael San Jose Tomas,
Batangas
Italpines Development Corporation

7. That the proponent shall religiously comply with the applicable provisions of P.D. 1586 (Philippine Environmental Impact Statement System), R.A. 9003 (Ecological and Solid Waste Management Act of 2000), R.A. 6969 (Toxic Substances and Hazardous and Nuclear Waste Control Act of 1990), R.A. 8749 (Philippine Clean Air Act of 1999), R.A. 9275 (Philippine Clean Water Act of 2004) and other existing and applicable Philippine Laws.
8. That the proponent shall set-up a competent Environmental Unit in accordance with DAO 2014-02, Series of 2014 (Revised Guidelines for Pollution Control Officer Accreditation). The Environmental Unit shall handle all environment related aspects of the project in addition to the monitoring requirements as specified in the Environmental Management Plan (EMP) such as but not limited to the following:
 - 8.1 Monitor actual project impacts vis-à-vis the predicted impacts and management measures in the submitted IEE Checklist Report.
 - 8.2 Regular submission of semi-annual ECC Compliance Monitoring Reports (on or before January 15 and July 15 of each year the project is implemented) provided with supporting documents pursuant to the guidelines set forth in DAO 2003-30 (IRR of P.D. 1586).
 - 8.3 Ensure that all post-assessment permits/clearances from other concerned government agencies are secured and in place relative to the implementation of the project.
 - 8.4 Submit a quarterly environmental monitoring report using the prescribed format of the Self-Monitoring Report (SMR) pursuant to DAO 2003-27.
 - 8.5 Submit an Abandonment Plan two (2) months prior to abandonment. It shall include rehabilitation measures, clean-up and presentation of proposed alternative projects in the area.
9. That all recommendations enumerated in the Engineering Geological and Geohazard Assessment Report (EGGAR) of the project geologist shall be strictly implemented by the proponent. Mitigating measures for seismic and hydrologic hazards in the GAR should be appropriately accomplished by the proponent.
10. That proper health and sanitation practices shall be observed in all phases/stages of the project and safety & personal protective equipment/gadgets shall always be provided to the personnel within the premises of the project site to prevent health and occupational hazards.
11. That any authorized DENR-EMB personnel, with proper identification card and travel/mission order, shall be allowed unconditional access to conduct an on-the-spot inspection/monitoring to oversee compliance to the ECC without the need for prior notice to the proponent.
12. That when the implementation of the project causes adverse environmental impacts and/or poses nuisance to public health and safety, the proponent shall immediately suspend its project operation until such time that appropriate remedial measures are effected and/or any damage to persons and/or properties resulting from the same are properly compensated.
13. That a Memorandum of Agreement (MOA) shall be entered into by and between the proponent with the Industrial Park to become part of the Multi-Partite Monitoring Team (MMT) and in setting up of the corresponding Environmental Monitoring Fund (EMF).
14. That a copy of the ECC shall be posted in a conspicuous location of the project site clearly visible to the public and shall be adequately framed or otherwise protected against damage.

II. RESTRICTIONS



Environmental Compliance Certificate
 Miramonti Project
 Lot 1-A-5, Light Industry & Science Park III Brgy. San Rafael Santo Tomas,
 Batangas
 Itaipinas Development Corporation

The proponent is strictly subject to the following restrictions:

1. That no other activities should be undertaken other than what was stipulated in the IEE Checklist Report. Should there be an expansion of the project beyond the project description, construction of other structures beyond those stated in the IEE Checklist Report; or any change in the activity or location, shall be made subject to a new Environmental Impact Assessment (EIA) requirements.
2. That no trees shall be affected in all phases of the project, or if there is any, necessary documents such as "Tree Cutting Permit", "Balling Permit" and other permits/clearances, shall be secured from the concerned DENR sector.
3. That during the construction phase of the project, the proponent shall install a temporary 3-stage settling pond for wastewater prior to its final disposal into local sewer and drainage system.
4. That in case of transfer of ownership/management of this project, these same conditions and restrictions shall apply and the transferee shall be required to notify this Office within fifteen (15) days as regards to the transfer of ownership.
5. That the proponent (ITALPINAS DEVELOPMENT CORPORATION, as represented by its Chief Executive Officer, Ms. Ma. Teresa T. Fernandez) shall be jointly and severally accountable for any misrepresentation and failure to state material information in the submitted documents.

The conditions stipulated in this Certificate shall be deemed final within fifteen (15) days from receipt hereof and all conditions and restrictions set forth above shall be complied with by the herein grantee. This ECC is deemed expired if not implemented within five (5) years from the date of issuance and the proponent shall have to apply for a new ECC if it intends to pursue the project.

Non-compliance with any of the provisions of this Certificate shall be a sufficient cause for the cancellation or suspension 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.

PROJECT ASSESSMENT PLANNING TOOL



Environmental Compliance Certificate
Miramonti Project
Lot 1-A-3, Light Industry & Science Park III Brgy. San Rafael Santo Tomas,
Batangas
Italpinas Development Corporation



Republic of the Philippines
Department of Environment and Natural Resources
Environmental Management Bureau CALABARZON
6/F DENR Building, 1515 Alabang Boulevard, Ermita, Manila
Tel. No. (02) 526-8794 526-3303 526-3095 404-1410 Fax No. (02) 526-8794 526-3095
Website at <http://www.calabarzon.emb.gov.ph>

March 31, 2017

ECC-OL-R4A-2017-0139

MS. MA. TERESA T. FERNANDEZ
CEO/COO
Italpinas Development Corporation
Unit 9A, 9th Floor Country Space 1 Bldg.
133 M.V. Dela Costa Street
Salcedo Village, Makati City 1227

Subject: **ENVIRONMENTAL COMPLIANCE CERTIFICATE**

Dear Ms. Fernandez:

This refers to the Environmental Compliance Certificate (ECC) application for the **MIRAMONTI PROJECT** located at Lot 1-A-3, Light Industry & Science Park III Barangay San Rafael Santo Tomas, Batangas. After satisfying the requirements of the said application, this Bureau has decided to grant an ECC for the above-mentioned project.

With the issuance of this ECC, you are expected to implement the measures presented in the Initial Environmental Examination (IEE) Checklist 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 the 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,


DIR. NOEMI A. PARARADA
OIC-Regional Director

Republic of the Philippines
Department of Environment and Natural Resources
Environmental Management Bureau CALABARZON
6/F DENR Building, 1515 Alabang Boulevard, Ermita, Manila
Tel. No. (02) 526-8794 526-3303 526-3095 404-1410 Fax No. (02) 526-8794 526-3095
Website at <http://www.calabarzon.emb.gov.ph>


For the assistance of the Proponents and government agencies concerned 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 undersigned and are forwarding these recommendations to the parties and authorities concerned for proper appreciation and action.

REGULATORY CONDITIONS	CONCERNED AGENCIES
1. The proponent shall comply with, but not limited to the following: 1.1 PD 856 or the Sanitation Code of the Philippines; 1.2 PD 442 or the Labor Code of the Philippines including occupational health and safety; 1.3 R.A. 6541 or the National Building Code of the Philippines including adequate storm drainage system and other flood control measures and compliance to the Fire Safety and Emergency Preparedness; 1.4 R.A. 9367 or the Bio-Fuels Act of 2006; 1.5 PD 1067 or the Water Code of the Philippines.	DOH DOLE-Bureau of Working Condition Municipal Planning & Dev't. Office/Building Official/BFP/PEZA LGU Concerned DOE DPWH/NWRB
ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT	
2. Close monitoring should be undertaken by the proponent to maintain a high level of safety and efficiency at all stages of the project, and to immediately address any environmental hazard/change that may take place.	

For dissemination and proper action of the parties concerned.


ROBERT ANGELO M. METIN
 OIC, Clearance and Permitting Division


DIR. NOEMI A. PARARADA
 OIC-Regional Director

Processing Fee : Php 8,055.00
 Trans. Seq. No. : 13730
 Date : 12/22/2016



Environmental Compliance Certificate
 Miramonti Project
 Lot 1-A-3, Light Industry & Science Park III Brgy. San Rafael Santo Tomas,
 Batangas
 Italpines Development Corporation



Republic of the Philippines
Department of Transportation

CIVIL AVIATION AUTHORITY OF THE PHILIPPINES
Office of the Director General

No. I-0436-16-S7CBm3

Date: July 20, 2016

HEIGHT CLEARANCE PERMIT

A Height Clearance Permit is hereby granted to ITALPINAS DEVELOPMENT CORPORATION with postal address at Unit 9A, 9th Floor, Country Space 1 Building, 137 Sen. Gil Puyat Avenue, Salcedo Village, Makati City for the construction of the proposed 79.10-m high Condominium Building with Top Elevation of Two Hundred Fifteen meters and Ninety-Six centimeters (215.96m) 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.

The subject structure is located at Lot 1-A, (Portion), Psd-04-095618, Light Industry Science Park III, Barangay San Rafael, Sto. Tomas, Batangas (N14° 07' 45.501" E121° 08' 23.496") which falls beyond the Obstacle Limitation Surfaces of Ten(10)-Km Radius, Fernando Air Base. Any deviation from the data submitted and approved by this Office shall be a ground for cancellation/revocation of this permit.

The owner is directed to notify/inform the nearest CAAP office/airport on the start and completion date of the proposed structure. A copy of this permit shall be retained in the construction site.

Recommend Approval:


RAUL G. GLORIOSO
Acting Chief, ADMS


MICHAEL E. MAPANAO
Acting Chief, ATS


ARNOLD R. BALUCATING
Officer-In-Charge, ANS

Approved:

By Authority of the Director General:


CAPT. JIM C. SYDIONGCO
Deputy Director General for Operations

Not valid without dry seal



Republic of the Philippines
Province of Batangas
MUNICIPALITY OF STO. TOMAS

OFFICE OF THE MUNICIPAL PLANNING AND DEVELOPMENT COORDINATOR

ZNC NO. 16-108

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that the property of **(20611) RFM Science Park of the Phil. Inc.,** under **Assessment of Real Property No. 2010-021-01824** with **PIN 024-26-021-006-023** (**OCT/TCT No. T-85403, Survey No. PSD-04-095618, Lot No. L1-A**) located at **Barangay San Rafael, Sto. Tomas, Batangas** with an area of six thousand two hundred eight square meters (6,208 sq.m.) is within the **light industry zone** pursuant to the approved **1996-2005 Landuse Plan and Zoning Ordinance** of the municipality, (**Sangguniang Bayan Res. No. 98-19/Ordinance No. 7** dated **June 15, 1998**; **Sangguniang Bayan Res. No. 00-81/Ordinance No. 00-14** dated **June 9, 2000** and **Sangguniang Panlalawigan Res. No. 052** dated **February 7, 2001**)

This certification shall not, however, be construed as Locational Clearance/Certificate of Zoning Conformance, Simple Subdivision Approval, Preliminary Approval and locational viability and/or Development permit.

This certification is issued on this **18th day of October 2016** upon request of **Mr. Jose D. Leviste III** thru **Ms. Michelle Marie U. Zuñiga** for **Environmental Compliance Certificate (ECC)** Compliance purposes.

Yours in public service,

MR. SALVADOR M. GELING
MGDH – OIC (MPDC)

Noted by:


HON. EDNA P. SANCHEZ
Municipal Mayor

Zoning Fee: 250.00
C. R. No. 15147774
Date: 10/18/2016
Issuing Certificate: 16



OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BAYAN OF STO. TOMAS, BATANGAS
HELD ON MARCH 06, 2017 AT THE SANGGUNIANG BAYAN SESSION HALL.

Present:

Hon. ARMENIUS O. SILVA
Hon. FLORENCE M. MABILANGAN
Hon. CATHERINE J. PEREZ
Hon. RENANTE V. AROLLAS
Hon. LEONINO M. VILLEGAS
Hon. GERARDO M. MALUAN
Hon. CRESCENCIANO E. RAMOS JR.
Hon. ARLENE F. MAÑESO
Hon. PETER THOMAS R. REYES
Hon. HILARIO M. PANGILINAN

Municipal Vice-Mayor/Presiding Officer

Municipal Councilor
Municipal Councilor
Municipal Councilor
Municipal Councilor
Municipal Councilor
Municipal Councilor
Municipal Councilor
Municipal Councilor
Municipal Councilor
ASO President

Absent:

None

RESOLUTION NO. 2017 - 227
(Author - Hon. PETER THOMAS R. REYES)

RESOLUTION APPROVING THE REQUEST FOR LOCATIONAL / SANGGUNIANG BAYAN CLEARANCE OF ITALPINAS DEVELOPMENT CORPORATION FOR THE CONSTRUCTION OF MIXED - USED TWENTY-ONE FLOOR BUILDING LOCATED AT LIGHT INDUSTRY AND SCIENCE PARK III, BARANGAY SAN RAFAEL STO. TOMAS BATANGAS

WHEREAS, Ms. Michelle Marie U. Zufiga, Compliance Manager of Itaipinas Development Corporation had requested a Locational/Sangguniang Bayan Clearance to construct a mixed - used twenty-one floor building at Light Industry and Science Park III, San Rafael, Sto. Tomas, Batangas;

WHEREAS, the establishment of the said business will boost economic activity by way of revenue it will generate for the municipality;

WHEREAS, the Committee on Engineering and Public Works, after proper and careful evaluation of pertinent documents submitted by Itaipinas Development Corporation had favorably recommended the approval of the request for Locational/Sangguniang Bayan Clearance for the construction of mixed - used twenty-one floor building at Light Industry and Science Park III, San Rafael, Sto. Tomas, Batangas;

WHEREAS, this resolution is without prejudice to the issuance of other permits and/or clearances that other department or agencies may require;

NOW THEREFORE, upon motion of Hon. Peter Thomas R. Reyes seconded by all members of the Sangguniang Bayan, be it resolved as it is hereby resolves by the Sangguniang Bayan of Sto. Tomas, Batangas to APPROVE THE REQUEST FOR LOCATIONAL / SANGGUNIANG BAYAN CLEARANCE OF ITALPINAS DEVELOPMENT CORPORATION FOR THE CONSTRUCTION OF MIXED - USED TWENTY-ONE FLOOR BUILDING LOCATED AT LIGHT INDUSTRY AND SCIENCE PARK III, BARANGAY SAN RAFAEL STO. TOMAS BATANGAS.

Unanimously Approved: March 06, 2017

I HEREBY CERTIFY to the correctness of the foregoing excerpt.


CESARIO R. CASTILLO
Secretary to the Sanggunian-DAO

ATTESTED:


HON. ARMENIUS O. SILVA
Municipal Vice-Mayor/Presiding Officer


Author



Republic of the Philippines
Department of the Interior and Local Government
BUREAU OF FIRE PROTECTION
Region 4-A CALABARZON
Province of Batangas
Station Sto Tomas
Poblacion 1 Sto Tomas, Batangas



(043) 776-3243

bfpsto.tomas@yahoo.com

Number: 36347

2017-02; 36347

FIRE SAFETY EVALUATION CLEARANCE

15 Mar 2017

Date

TO WHOM IT MAY CONCERN:

By virtue of the provisions of Republic Act No. 9514, otherwise known as the Fire Code of the Philippines, in 2008, **STO TOMAS** Application for FIRE SAFETY EVALUATION CLEARANCE for the **MIRAMONTI GREEN RESIDENCES** to be constructed/renovated/alterd/modified/changed

(Name of Building/Structure/Facility) **1-A-3 LISP III, SAN RAFAEL, STO TOMAS** owned by

to a new type of occupancy located at **ALPINAS DEVT CORP** is hereby granted FIRE SAFETY EVALUATION CLEARANCE after

(Name of Owner/Representative) said building plans and other documents have been evaluated with the recommendations in the Fire Safety Checklist (FSC) be adopted in compliance with the requirements of the Fire code of the Philippines (RA 9514) and its Implementing Rules and Regulations.

This clearance is issued on condition that all Fire Code provisions now adopted, or shall thereafter be adopted, shall continue to be complied with until completion of construction.

Violation of Fire Code provisions shall ipso facto cause this clearance null and void, and shall hold the owner of the building liable to the penalties provided for by the said Fire Code (RA 9514).

RECOMMEND APPROVAL:

SFO1 Cherry V Viray

CHIEF, FS&S

APPROVED:

FSI LYNELLE M MARBELLA

CITY/MUNICIPAL FIRE MARSHAL

Fire Code Fees: **P50,000.00**

Amount Paid: **17-3854855**

O.R. Number: **15 Mar 2017**

Date: **15 Mar 2017**

Received By: **Michael C. Belino**

Name & Signature

Date:

FO2 Tommy C Belino

Plan Evaluator

NOTE: This Clearance is accompanied by Fire Safety Checklist and does not take the place of any license required by law and is not transferable. Any change or alteration in the design and specification during construction shall require a new clearance.

"FIRE SAFETY IS OUR MAIN CONCERN"

(Original (Applicant/Owner's copy))

"PAALALA: MAHIGPIT NA IPINAGBABAWAL NG PAMUNUAN NG BUREAU OF FIRE PROTECTION SA MGA KAWANI NITO



Republic of the Philippines
Department of the Interior and Local Government
BUREAU OF FIRE PROTECTION

Regional Office IV-A
Batangas Provincial Office
STO TOMAS FIRE STATION

General Malvar Highway, Poblacion 1, Sto Tomas, Batangas

Telephone # 778 32 43

Email: bfpsto.tomas@yahoo.com



FIRE SAFETY CHECKLIST
ON BUILDING PLANS

Plan Evaluator: RCG TOMMY C. BELINO

Name of Owner/Establishment: DALPINAS DEVT CORP/MIRAMONTI

Checklist #: STF-2017-03-24

Location of Const: LOT 1-5-3 LISE III SAN RAFAEL, STO. TOMAS, BATANGAS

Project Title: CONSTRUCTION OF 21 STOREY MIRAMONTI GREEN RESIDENCES PHASE 1

Date Received: _____

Date Released: _____

Occupancy Classification: RESIDENTIAL

No. of Storeys: 21

Total Floor Area: 23045.2 sq.m

Lot Area: _____

MEANS OF EGRESS			X	25	Vertical distance between stairway landings are limited to 3.60 m (12 ft) in assembly occupancies; distance is 2.40 m (8 ft)
X	1	Building exits must abut a public street or approved alley	X	30	Handrails should be placed not less than 81.28 cm (32 in) above the tread. Two (2) handrails are required when stairways exceed 111.7 cm in width
X	2	Provide at least two (2) means of egress for each floor/room	X	31	Guardrails for stairs, balconies, stair landings, ramps & aisles located along the edge of open-side floors and mezzanines shall be provided
X	3	Provide secondary stair/exits as far remote from main stair, to serve all floor level	X	32	There shall be no enclosed usable space under the stairs in an exit enclosure nor shall the open space under such stairs be used for any purpose
X	4	Enclose all stairways and fire escapes with walls having <u>2</u> hours of fire resistance with access thru self-closing fire doors	X	33	Non-combustible outside stairs are required to have 2.00 m (6 ft, 6 in) minimum headroom clearance for stairways which should be indicated on plans
X	5	Provide two (2) doors as exit ways from all rooms	X	34	Ramp slopes should have be roughened or with nonslip surface
X	6	Interconnect stairs and fire escapes with fire resistive passageways on corridors at least _____ meters wide	X	35	Ramp slopes should not exceed 30.3 cm (1 ft) in 3.05 m (10 ft)
X	7	Enclose walls, doors, stairs ramps, escalators and other components of exits systems	X	36	No openings other than the required exits are permitted and exit passageways should be one (1) hr fire resistive construction for a three (3) storey building or less and two (2) hrs for four (4) storey building or more. Any opening therein shall be protected with an approved self-closing fire doors
X	8	Provide protected/enclosed horizontal exits with self-closing fire doors	X	37	Exit illumination and directional EXIT signs shall be provided
X	9	Travel distance to an exit shall not be more than <u>30</u> meters	X	38	Panic hardware is required on exit doors. In lieu of this, doors shall have no locks or latches
X	10	Exit doors shall swing in the direction of exit travel	COMPARTMENTATION		
X	11	Revolving doors shall not be used as means of egress except _____			
X	12	Exit doors should be openable from the inside without the use of keys, special knowledge or effort. Flush bolts or surface bolts are prohibited	X	39	Provide fire break up to the roof for ceiling areas
X	13	Exit door should have a minimum width of 71 cm and a maximum width 122 cm and shall not restrict the opening	X	40	Provide monitored and contained roof of sheetmetal or non-combustible material of a minimum of 1.82m (6 ft) high spaced not more than 76 m (250 ft); & contained area limited to a minimum of 4, 830 m ² (50,000 ft ²)
X	14	A floor or landing is required not less than the width of exit door	X	41	Provide smoke partition in enclosed areas of 2, 060 m ² (22, 500 ft ²) or less with the length of 45.7 m (150 ft) or less, with self-closing fire doors
X	15	Door should be not project into the required corridor width when fully opened so as not to reduced the corridor width to less than 76.17 cm	X	42	Provide smoke partition of two (2) hour fire resistance from floor to underside of floor above
X	16	Exit doors should provide immediate access to an approved means of egress. Exiting through a bathroom, bedroom or other room subject to locking does not comply	X	43	Provide interior finish as follows: Exit: Class _____ Access to Exit: Class _____ Other Spaces: Class _____
X	17	Corridors should have a minimum width of <u>1.18</u> meters	X	44	Provide fire stopping for all concealed spaces
X	18	Required corridors in _____ occupancies shall have 2.43 meters (8 ft) minimum width	WALLS		
X	19	Dead-end corridors and exit balconies is limited to 9.08 m (20 ft)			
X	20	Aisles in auditorium shall be minimum of _____ meters in width	X	45	Provide standard fire wall with at least 100 cm (39.38 in) high parapet on all portion of the building on the property line
X	21	Walls and ceilings of corridors should be fire resistive construction materials	X	46	Extend exterior masonry walls to form canopies or wings
X	22	Interior openings into corridor should be protected as set forth in _____	X	47	Provide protection of all exterior walls. All exterior walls facing approved alleys which are dead-ended must have a fire resistance of _____ hours
X	23	Main stairways should have a minimum width of 112 cm. Treads and handrails should not project more than 8.90 cm (3 1/2 in) into the required width	X	48	Provide automatic fire dampers on wall openings
X	24	Landings on stairways should have a minimum dimension of 114 cm			

FIRE PROTECTION			
		66	Provide/post allowable occupant load signs. Such signs shall be conspicuously and suitably located.
67	Provide approved type portable fire extinguisher (dry chemical) ABC type _____ lbs. capacity for every 278 m ² (3000 ft ²) of floor area or 22.8 m (75 ft) travel distance on every floor level.	X	70
			71
68	Provide dry & wet standpipe system with _____ mm Φ riser and coupling of fire department standards with pumps of reliable pressure & connected to an adequate water supply tank. Hose and hose cabinet shall be provided at every hose gate valve on all floors.		72
69	Provide Fire Service connection with a standard outlet of 64 mm Φ , and 122 mm Φ dry standpipe, and shall located on a street front.		73
70	Provide automatic fire extinguishing system where kitchen equipment is located (Kitchenhood).	X	74
71	Provide automatic chemical extinguishing system on all areas where electronic/electrical equipment are located.	X	75
72	Provide approved-type automatic fire extinguishing system in accordance with NFPA 13. Approval of system plan is required prior to installation.	X	76
MISCELLANEOUS			
73	Provide outside window opening on bedrooms with a clear opening of not less than fifty six (56) cm in least dimension and forty five-hundredths (0.45) m ² in area. The bottom of the window shall be not more than one hundred twenty two (122) cm above the floor.		77
74	All liquefied petroleum gas equipment including such equipment installed at utility gas plants shall be installed in accordance with the provisions of NFPA 58.		78
75	No grills or any obstruction shall be installed on window openings and/or fire exits.		79
76	Provide emergency lighting facilities with automatic transfer switch to AC/DC power source.		80
77	Air conditioning ducts must be provided with approved fire dampers.		81
78	Roof covering must be of non-combustible materials. Combustible roof covering must have fire retardant treatment.	X	82
79	Provide fire escape ladders.	X	83
80	Provide fire escape stairs.	X	84
81	All unit partition wall shall be extended up to upper floor slab and/or one (1) meter above the roofline.	X	85
82	Provide effective means of smoke ventilation such as access panels, movable windows.	X	86
83	Project activity shall not affect the effectivity of the existing fire protection facilities.	X	87
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ADDITIONAL REQUIREMENTS (Subject to compliance with pertinent provisions of the Fire Code of the Philippines of 2008 and Philippine Standard)

1. Provide Fire Command Center.
2. Provide fire exits with re-entry mechanism every four (4) floors to provide access out of the stairway to another exit.
3. Provide additional fire hose cabinet at the first floor and 6th to 20th floor.
4. Provide additional sprinkler head at the 2nd and 6th floor.
5. Provide additional automatic emergency lights at the ground floor, 2nd floor and 5th floor.
6. Provide smoke detector and upright sprinkler heads at the parking area.

Note: Inform person, agent or company who will install building fire protection and fire detection and alarm system to secure installation clearance from this office prior to the installation of the systems.

These sheets are part of the plans and shall remain attached thereto. Corrections as above indicated must be complied.

ACKNOWLEDGED BY:

Signature over Printed Name Applicant/Owner

Date and Time

Fire Code Fees:

Amount Paid: ₱ 50,000.00

O.R. Number: 17-3834855

Date Paid: 15 March 2017

Plans Checked by: FO2 Tommy C Belino
(Name of Plan Checker)

Date Checked: 15 March 2017

RECOMMEND APPROVAL:

SFO1 Cherry V Viray
C, Fire Safety Enforcement Section
15 March 2017
(Date)



Department of Planning and Urban Development
Housing and Urban Development Coordinating Council
HOTELING AND DEVELOPMENT DIVISION
STATION 1, EDSA, ALABANG, MARIKINA CITY

DE No. 15-04-004

Application No.

Reference No.

Date Issued:

DEVELOPMENT PERMIT (Approval of Condominium Plan)

Name of Owner: ITALPINAS DEVELOPMENT CORPORATION	Address: RA-97 Country Space 1,133 H.V. De la Costa Street, Salcedo Village, Makati City, 1200
Name of Developer: ITALPINAS DEVELOPMENT CORPORATION	Address: RA-97 Country Space 1,133 H.V. De la Costa Street, Salcedo Village, Makati City, 1200
Name of Project: MIRAMONTI GREEN RESIDENCES PHASE I	Location: Lot A-3, Millennium Drive, Brgy. San Rafael, Sec. Tomas, Batangas
Area in Square Meters or Hectares: 2.05⁺ sq.m.	No. of Lots/Units: Commercial-10; R/O-4; RU-360
Project Classification: 21-STORY MIXED-USE COMMERCIAL & RESIDENTIAL CONDOMINIUM	Right Over Land: Owner's Deed of Absolute Sale TCT No. 850 20 60052-7

Resolution of Facts:

In conformity with the Implementing Rules & Regulations of PD 957 (Condominium Project), With Zoning Certification/Project Viability from the MGDE-CCC (MPDC) noted by Hon. ARMENTIL'S O. SILVA, Acting Municipal Mayor, that the proposed twenty one (21) storey project is viable allowed in the area dated 28 March 2017.

DECISION:

DEVELOPMENT PERMIT GRANTED

NOTES:

1. All conditions specified herein shall be complied with and observed.
2. Non-compliance therewith shall be cause for the revocation and/or annulment.
3. Technical compliance of PD 957, PD 1606, PD 1606-A, RA-959, RA-959-A, RA-959-B, RA-959-C, RA-959-D and RA-959-E and their implementing Rules and Regulations shall be complied with.
4. Submit condominium plans and other pertinent requirements to the Local Building Office for issuance of building permit. Said building permit shall be submitted to the DPWH to expedite the application for registration of the condominium and the issuance of Certificate of Completion.
5. In approval, condominium plans shall be approved from party (RA-959) and shall comply with Department of Environment - NCR, as well as other related laws. The DPWH shall be recorded in the Register of Deeds and provided or the owner shall the property and the DPWH shall be recorded in the Register of Deeds.
6. The DPWH shall be recorded in the Register of Deeds and provided or the owner shall the property and the DPWH shall be recorded in the Register of Deeds.
7. This Development Permit shall be valid for a period of one (1) year from the date of issuance and shall be subject to the DPWH's approval.
8. This Development Permit shall be valid for a period of one (1) year from the date of issuance and shall be subject to the DPWH's approval.

FOR THE DEPARTMENT APPROVAL OF CONDOMINIUM PROJECTS:

1. The DPWH shall be recorded in the Register of Deeds and provided or the owner shall the property and the DPWH shall be recorded in the Register of Deeds.
2. The DPWH shall be recorded in the Register of Deeds and provided or the owner shall the property and the DPWH shall be recorded in the Register of Deeds.
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7. The DPWH shall be recorded in the Register of Deeds and provided or the owner shall the property and the DPWH shall be recorded in the Register of Deeds.
8. The DPWH shall be recorded in the Register of Deeds and provided or the owner shall the property and the DPWH shall be recorded in the Register of Deeds.

DR No. 15-04-004
Date 15 March 2017
Amount 9,177,979.70

11544735

JOSE O. PERA, JR.
Regional Officer

RMC-1

(Signature Over Printed Name) Date _____		
Address _____		
C.T.C. No. _____	Date Issued _____	Place Issued _____

User _____		
Address _____		
C.T.C. No. _____	Date Issued _____	Place Issued _____

BOX 8 (TO BE ACCOMPLISHED BY THE PROCESSING AND EVALUATION DIVISION)

FEE PAID _____	DATE PAID _____	OFFICIAL RECEIPT NO. _____	DATE ISSUED _____
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BOX 9 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

ACTION TAKEN:

Permit is hereby issued/granted to _____ with postal address at _____
to install/erect/construct/attach/paint _____ with the word _____ at
the premises of _____ as per submitted plans pursuant to pertinent provisions
of the "National Building Code" (PD 1096) and its Implementing Rules and Regulations and to the following conditions:

- That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is responsible for damages if within fifteen (15) years from the completion of the structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
- That the proposed sign shall be in conformity with Rule XX of the "National Building Code" (PD 1096).
 - That prior to commencement of the proposed project and construction/erection, an actual relocation survey shall be conducted by the responsible licensed geodetic engineer.
 - That before commencing the excavation the person making or causing the excavations to be made shall notify in writing the owner of the adjoining building not less than ten (10) days before such excavation is to be made and show how the adjoining building should be protected.
 - That the owner of the sign structure shall engage the services of a responsible licensed architect or civil engineer to undertake the full-time inspection and supervision of the construction work.
 - That there shall be kept at the jobsite a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code.
 - That upon completion of the construction/sign structure, the responsible licensed supervising architect or civil engineer shall submit the logbook duly signed and sealed to the Building Official including as-built plans and other documents.
 - That he shall also prepare and submit a Certificate of Completion of the project stating that the construction/sign structure conforms to the provision of the "National Building Code" (PD 1096) as well as with plans and specifications.
- That no sign shall be used and no change in the existing character of occupancy classification of a building/structure or portion thereof shall be made until the Building Official has issued a Certificate of Use or Occupancy therefor as provided in the "National Building Code" (PD 1096).
- That this permit shall not serve as an exemption from securing permit/written clearances from various government authorities exercising regulatory function affecting building and other related structures.
- Signs shall adhere to the Code of Ethics for Advertising and Promotions and to the rules and regulations of the appropriate agency in-charge of the conduct of the business.
- Signs shall promote and uphold the public goods especially in historical monuments and shrines, natural scenic areas, parks, parkways and their immediate approaches. Immediate approaches shall mean a distance not exceeding fifty (50.00) meters from the periphery of said areas.
- Signs shall display or convey only message or visuals that conform to public decency and good taste.
- Signs shall follow standards of design, construction and maintenance in the interest of public safety, convenience, good viewing and to promote proper urban design or community architecture.
- Sign structures may be constructed only in areas where zoning regulations permit them and in accordance with the accepted standards of design, construction and maintenance.
- Signs and sign structures shall be constructed in accordance with the provisions of Section 2003 of the "National Building Code" (PD 1096). Plans of sign structure exceeding three (3.00) meters in height from the ground shall be signed and sealed by the responsible designing architect or civil engineer.
- Signs and sign structures built within highly restrictive fire zones shall be of incombustible materials. No combustible materials other than approved plastic shall be used in construction of electrical signs.
- Signs and sign structures equipped with electrical devices shall have an electrical plan conforming with the provisions of the latest edition of the Philippine Electrical Code duly signed and sealed by the responsible Professional Electrical Engineer, if the installation or the machinery is rated less than 500 kVA or less than 600 volts.
- Signs shall be placed in a such manner that no part of its surface will interfere in any way with the free use of a doorway, a fire escape, standpipe or other required means of exit and fire-protective devices.
- Signs, which are written in foreign language, shall have corresponding translation in English or in the local dialect.
- The bottom line of all signboards adjacent to each other shall follow a common base line as determined by the Building Official.

PERMIT ISSUED BY:

ENCR. FILED R. PAPER 100

BUILDING OFFICIAL
(Signature Over Printed Name)
Date _____



Republic of the Philippines

Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Region III

Southern Tagalog Region

Marikina City, Laguna

Marikina City, Laguna

Certificate of Registration

No. _____

BE IT KNOWN:

THAT MIRAMONTI GREEN RESIDENCES PHASE 1
a project owned by Pac-04-143871
and located at LISP III, Brgy. San Rafael, Sto. Tomas, Batangas
with an area of 2.337 sq.m. is hereby REGISTERED pursuant to Sec. 4 of PD 957
(Sec. 10, Revised LUPC of 1971)
and its rules and regulations.

THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents stated and other legal grounds provided by or shall be a null and void as to the effect of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any portion of the aforementioned project.

AND THAT the project owner/s, ITALPINAS DEVELOPMENT CORPORATION
and the developer/s, ITALPINAS DEVELOPMENT CORPORATION
take the binding responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell.

IN WITNESS WHEREOF I have hereunto set my hand and cause the seal of the Board to be affixed at Calamba City, Laguna this 5th
day of December, year 2021.

By Authority of the Board

Atty. RICHARD L. MANILA
Regional Director/Officer

15956321



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Region IV - Southern Tagalog Region
Dencris Business Center
Brgy. Malang, Calamba City, Laguna

LICENSE TO SELL

No. _____

This license is issued for the sale of saleable lots/units/lots with units in MIRAMONTI GREEN RESIDENCES PHASE 1 (352 residential units & *
located at LISP III, Brgy. San Rafael, Sto. Tomas, Batangas pursuant to
Sec. 5 of PD 957 and its rules and regulations.
(Sec 11, Revised IRR of 2001) *88 Parking slots)

The project owner(s), ITALPINAS DEVELOPMENT CORPORATION
and developer(s), ITALPINAS DEVELOPMENT CORPORATION

is (are) obliged to comply strictly with the following:

1. Complete the project in accordance with the approved development plan therefore not later than August 7, 2022 and advise buyers in writing of such time frame for development;
2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid, within 180 days from execution;
4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged, redeem and deliver the same within six months from full payment;
5. Secure clearance prior to any mortgage, alienation of plans, advertisement or change of name of ownership;
6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
9. Sell only at the maximum selling price of N/A;
10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
11. Inform the organization of home/unit owners;
12. Refrain from levying any fee for an alleged community benefit upon the buyers, and;
13. Comply with other provisions of the pertinent laws, rules and regulations.

Additional Condition(s):

Parking Slots - 88

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Calamba City, this 07th day of December, year 2017.

O.R.No. 9868927

Date issued 08/09/2017

Amount Paid ₱ 258,831.36

TIN (Owner) _____

TIN (Developer) _____

By Authority of the Board:

Atty. RICHARD L. MANILA
Regional Officer

08/09/2017
15956322

<input type="checkbox"/>	ARCHITECTURAL		
<input type="checkbox"/>	STRUCTURAL		
<input type="checkbox"/>	ELECTRICAL		
<input type="checkbox"/>	MECHANICAL		
<input type="checkbox"/>	SANITARY		
<input type="checkbox"/>	PUMPS		
<input type="checkbox"/>	ELECTRONICS		
<input type="checkbox"/>	INTERIOR		
<input type="checkbox"/>	ONE-HALF (1) OF THE SERVICE FUND (SF)		
		TOTAL	

BOX 7 (TO BE ACCOMPLISHED BY THE BUILDING OFFICIAL)

BUILDING PERMIT

OFFICIAL RECEIPT NO.

BUILDING PERMIT NO.

DATE ISSUED

DATE PAID

Permit is issued to _____ for the proposed _____
 under _____ of Group _____ located at Lot No. _____ Block No. _____ DISTRICT No. _____
 (Use of Character of Occupancy) Street, Barangay _____ City/Municipality of _____ subject to

the following:

- That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
- This permit shall be accompanied by the various applicable ancillary and accessory permits, plans and specifications signed and sealed by the corresponding design professionals who shall be responsible for the comprehensiveness and correctness of the plans in compliance to the Code and its IRR and to all applicable referral codes and professional regulatory laws.
- That the proposed construction/erection/addition/alteration/renovation/conversion/repair/moving/demolition, etc. shall be in conformity with the provisions of the National Building Code, and its IRR.
 - That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by a duly licensed Geodetic Engineer.
 - That before commencing the excavation the person making or causing the excavation to be made shall notify in writing the owner of adjoining property not less than ten (10) days before such excavation is to be made and show how the adjoining property should be protected.
 - That no person shall use or occupy a street, alley or public sidewalk for the performance of work covered by a building permit.
 - That no person shall perform any work on any building or structure adjacent to a public way in general use for pedestrian travel, unless the pedestrians are protected.
 - That the supervising Architect/Civil Engineer shall keep at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of his/her inspection pursuant to Section 207 of the National Building Code.
 - That upon completion of the construction, the said licensed supervising Architect/Civil Engineer shall submit to the Building Official duly signed and sealed logbook, as-built plans and other documents and shall also prepare and submit a Certificate of Completion of the project stating that the construction of the building/structure conform to the provision of the Code, its IRR as well as the plans and specifications.
 - All such changes, modifications and alterations shall likewise be submitted to the Building Official and the subsequent amendment permit therefor issued before any work on said changes, modifications and alterations shall be started. The as-built plans and specifications of all amendments thereto as actually built or their comprehensive completion of all documents which include the originally submitted plans and specifications of all amendments thereto as actually built or their may be an entirely new set of plans and specifications accurately describing and/or reflecting therein the building as actually built.
- That no building/structure shall be used until the Building Official has issued a Certificate of Occupancy therefor as provided in the Code; however, a partial Certificate of Occupancy may be issued for the Use/Occupancy of a portion or portions of a building/structure prior to the completion of the entire building/structure.
- That this permit shall not serve as an exemption from securing written clearances from various government authorities exercising regulatory function affecting buildings/structures.
- When the construction is undertaken by contract, the work shall be done by a duly licensed and registered contractor pursuant to the provisions of the Contractor's License Law (RA 4686).
- The Owner/Permittee shall submit a duly accomplished prescribed "Notice of Construction" to the Office of the Building Official prior to any construction activity.
- The Owner/Permittee shall put a Building Permit sign which complies with the prescribed dimensions and information, which shall remain posted on the construction site for the duration of the construction.

PERMIT ISSUED BY:

BUILDING OFFICIAL
 (Signature Over Printed Name)
 Date _____

NOTE: THIS PERMIT MAY BE CANCELLED OR REVOKED PURSUANT TO SECTION 208 AND 209 OF THE NATIONAL BUILDING CODE

Republic of the Philippines
Office of the President
Housing and Urban Development Coordinating Council

AP NO: 17-10-009

APPLICATION NO:

REFERENCE NO.:

DATE ISSUED: 26 October 2017

ALTERATION OF PLAN

NAME OF OWNER:

ITALFINAS DEVELOPMENT

CORPORATION

NAME OF DEVELOPER:

ITALFINAS DEVELOPMENT

CORPORATION

ADDRESS AND TEL. NO.:

9A, 9F Country Space 1,133 H.V. De la Costa
Street, Salcedo Village, Makati City, 1200

ADDRESS AND TEL. NO.:

9A, 9F Country Space 1,133 H.V. De la Costa
Street, Salcedo Village, Makati City, 1200

NAME OF PROJECT:

MIRAMONTI GREEN RESIDENCES

PHASE 1

No. of Lots/Units:

Commercial - 30; R/O-4; RU-552

LOCATION:

Lor A-3, Millennium Drive, Brgy. San

Rafael, Sto. Tomas, Batangas

AFFECTED AREAS (hectares)

2,087 sq.m.

PROJECT CLASSIFICATION:

11-STORY MIXED-USE;

COMMERCIAL & RESIDENTIAL

CONDOMINIUM

RIGHT OVER LAND:

Owner's Deed of Absolute Sale/TCT No.

136-20160082-7

NATURE OF ALTERATION:

(see book)

EVALUATION OF FACTS:

In conformity with the Implementing Rules & Regulations of PD 957 (Condominium Project), With Zoning Certification/Project Viability from the NIGDH-OIC (MPDC) noted by Hon. ARMENTUS O. SILVA, Acting Municipal Mayor, that the proposed twenty one (21) storey project is viable/allowed in the area dated 28 March 2017.

DECISION:

ALTERATION OF PLAN GRANTED

CONDITIONS:

- (X) All conditions stipulated form part of the DECISION and are subject to monitoring.
- (X) Non compliance therewith shall be a cause for cancellation or legal action.
- (X) Pertinent provisions of PD 957, Pd 8096 and their Implementing Rules and Regulations shall be complied with.
- () License to Sell for the affected area is temporarily suspended.
- () Submit the altered plans to the Lands Management Bureau/National Land Titles and Deed registration Administration (LRCA) Register of Deeds for verification and approval of the survey returns. Upon approval same shall be applied to this office for registration and issuance of License to Sell.
- () Other conditions

OR No. 1 9669627 M

Date: 26 October 2017

Amount: P 1,440,000



Atty. RICHARD L. MANILA
Regional Officer

ALMAYSA RAM-AYON-Donor's Business Center, National Hi-way, Brgy. Haling, Calamba City

Tel. No: (049) 502-9751, 502-9812, 502-9747, 834-1678

Telefax No: (049) 502-9752, 502-9819



Republic of the Philippines

National Ecology Center, East Avenue, Diliman, Quezon City

PC-18a-017-00248

Date: _____

CLEARANCE

FOR DEVELOPMENT PLAN/PROGRAM/PROJECT IN THE
LAGUNA DE BAY REGION

Pursuant to Section 4 (d) of Republic Act 4850, as amended by Presidential Decree No. 813 and further clarified by Executive Order No. 927, LLDA Board Resolution No. 7 (Series of 1993) and No. 408 (Series of 2011), clearance to implement development plan/program/project in the Laguna de Bay Region is hereby granted to:

ITALPINAS DEVELOPMENT CORPORATION (MIRAMONTI)

Name of Firm, Individual Owner, Plant, etc.

STS17295

Establishment ID No.

Lot 1-A-3 Light Industry & Science Park III, Brgy. San Rafael, Santo Tomas, Batangas
Address

Specifically,

to proceed with the operation of a twenty (20) storey building with roof terrace having the following components: three hundred sixty two (362) units of residential components (studio A, studio B, and single bedroom unit with balcony per unit) within an area of thirteen thousand six hundred fifty three and 1/10 (13,653.1) square meters, eleven (11) units of commercial components within an area of three thousand two hundred six and 4/10 (3,206.4) square meters, one (1) unit of institutional component within an area of one hundred eighty one and 1/10 (181.1) square meters, multi-functional room, swimming pool, platform, terrace, technical room, roof terrace, cistern tank, parking area, wastewater management facility, drainage system, solar panels, and other related support facilities/amenities with a total floor area of twenty two thousand forty nine and 20/100 (22,049.20) square meters located within a total land area of two thousand fifty seven (2,057) square meters.

Attached to this Clearance are the CONDITIONS that need to be strictly complied with. Failure to comply shall be subject to appropriate fines and penalties.

APPROVED BY

JAIIME C. MEDINA
General Manager

Processing Fee
Regulatory Fee

O.R. No.: 9215061
O.R. No.: 9215061

Amount: PHP
Amount: PHP

1,500.00
35,848.58

Date: 08 May 2017
Date: 09 May 2017

This Clearance is not valid without the LLDA Official Seal.

UyZW10



Republic of the Philippines

National Ecology Center, East Avenue, Diliman, Quezon City

Date: _____

ITALPINAS DEVELOPMENT CORPORATION (MIRAMONTI)

Lot 1-A-3 Light Industry and Science Park III

Brgy. San Rafael, Santo Tomas, Batangas

Establishment ID No. STS17295

PC-18a-017-00248

LLDA CLEARANCE CONDITIONS

- a. Transfer of ownership/location shall be with prior written consent of LLDA;
- b. Alteration in the original plans shall be made with prior written approval by LLDA;
- c. The implementation of such plan/program/project shall not pose environmental problems as determined by LLDA;
- d. Future expansion shall be covered by another LLDA Clearance as per LLDA BR No. 408, Series of 2011;
- e. A copy of **Locational Clearance (LC)** shall be submitted to this Office within ninety (90) days upon receipt of this Clearance. All conditions stipulated in the LC shall be complied with and in case of revocation of the LC, this Clearance shall be null and void;
- f. Operation shall conform with the provisions of R.A. 9003, R.A. 8749, R.A. 8989 and R.A. 9275;
- g. A **Discharge Permit** shall be secured from this Office within fifteen (15) days prior to operation;
- h. Should verified complaints arise against this project, the operation shall be suspended until corrective measures are implemented and the complaints are resolved; and
- i. This Clearance or a copy hereof should be posted in a conspicuous location of the project clearly visible to the public for verification and guidance and shall be adequately framed or otherwise protected against damage.

ENGR. EMITERIO C. HERNANDEZ
Department Manager III
Environmental Regulations Department

JAIME C. MEDINA
General Manager



Republic of the Philippines
LAGUNA LAKE DEVELOPMENT AUTHORITY
National Ecology Center, East Avenue, Diliman, Quezon City
Tel. Nos.: 332-2346, 376-4039, 376-4072, 376-4049, 376-4061



Certificate Number AJA-15-001

13 JUN 2017

MS. GRACE A. GUARIN

Exec. VP for Operations

ITALPINAS DEVELOPMENT CORPORATION (MIRAMONTI)

Unit 9A, 9th Floor Country Space 1 Building

133 H.V. Dela Costa Street, Salcedo Village, Makati City

Dear Ms. Guarin:

We are pleased to inform you that the application for LLDA Clearance (LC) for your commercial/residential building located at Lot 1-A-3 Light Industry & Science Park III, Brgy. San Rafael, Santo Tomas, Batangas has been approved and is valid during the lifetime of the project subject to the conditions contained therein.

Any future expansion of the project will be considered a new undertaking, which should likewise be required to obtain a separate clearance from this Office. Should you fail to claim your LC within thirty (30) days from receipt of hereof, the same shall be considered as not having been applied or rescinded and without further force and effect.

We look forward to your cooperation towards a clean and healthy environment in the Laguna de Bay region.

Very truly yours,


JAIME C. MEDINA
General Manager



PHILIPPINE INSTITUTE OF VOLCANOLOGY AND SEISMOLOGY
PHIVOLCS Bldg., C.P. Garcia Ave., University of the Philippines Campus, Diliman, Quezon City
Tele: 438-1435 to 79, 838-2611, 827-1098, 838-6284, 827-4334; 820-7055; 838-3787
Fax: 838-8333, 827-1097, 838-3233



GERD-HAS1-Q3-04

HAS-Apr-17-419

DATE 03 April 2017
FOR ITALPHINAS DEVELOPMENT CORPORATION
REPRESENTED BY ANICHELLE MARIE U. ZURIGA
PURPOSE HLURB requirement

EARTHQUAKE HAZARD ASSESSMENT

LOT DESCRIPTION, PROJECT NAME, LOCATION	GROUND RUPTURE			
Lot 1-A-3, Pcd-04-343- 671; Millamonti Project; Millenium Drive, Brgy. San Rafael, Sto. Tomas, Batangas	Safe; Approximately 10 kilometers southeast of the West Valley Fault			

EXPLANATION AND RECOMMENDATION

- ✓ All hazard assessments are based on the latest available hazard maps and on the location indicated in the vicinity map provided.
- ✓ Ground rupture hazard assessment is the distance to the nearest known active fault. The recommended buffer zone, or Zone of Avoidance, against ground rupture hazard is at least 5 meters on both sides of the active fault or from its zone of deformation.
- ✓ All sites may be affected by strong ground shaking.
- ✓ Ground shaking hazard can be mitigated by following the provisions of the National Building Code and the Structural Code of the Philippines.
- ✓ This hazard assessment supersedes previous assessment made by this office regarding this site.

Assessed by Sethy D. Pogay
Verified by Maria Lynn P. Melosantos

Officer-of-the-Day
Hazard Assessment Services Officer

Approved by **BARTOLOME C. BALTIETA**
01-2016-08-01

Deputy Director