

MAKATI COMMERCIAL ESTATE ASSOCIATION, INC.,
MACEA Compound, Amorsolo cor. Tindalo Sts.
Makati, Metro Manila

August 11, 1988

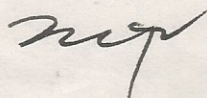
MEMORANDUM CIRCULAR #88-06
All Members Concerned

Please be advised that the Board of Governors of the Makati Commercial Estate Association (MACEA) has completed its study on the effective implementation of the requirements for the proper processing of building plans and the continuous monitoring of construction activities during the period of actual construction within the area under MACEA's jurisdiction.

With the concurrence of Ayala Corporation, MACEA will, henceforth, handle the actual processing of building plans. Construction monitoring, however, will be jointly undertaken by a MACEA-Ayala inspection team.

In order to cover the expenses involved in the hiring of a full-time MACEA Architect who will handle the processing of the plans submitted and act as MACEA's inspector, the Association's Board of Governors has decided to impose upon all MACEA members the following fees and charges:

1. Plans Processing & Construction Monitoring Fees to be paid to MACEA -
 - 1.a. For new constructions
 - 1.a.1. In Salcedo and Legaspi Districts - - - - - P25,000.00
 - 1.a.2. In Ayala Avenue/Roxas Triangle/Apartment Ridge-P50,000.00
 - 1.b. For building improvements/additions
 - 1.b.1. In Salcedo and Legaspi Districts - - - - - P20,000.00
 - 1.b.2. In Ayala/Roxas Triangle/Apartment Ridge - - - - P40,000.00
 - 1.c. Construction monitoring surcharges
 - 1.c.1. In Salcedo and Legaspi Districts For construction projects exceeding 24 months from ground breaking to full completion - - - - P1,000/mo.



1.c.2. In Ayala/Roxas Triangle/
Apartment Ridge - For construction
projects exceeding 36 months
from ground breaking to full
completion - - - P1,000/mo.

2. Guaranty Deposits:

To be deposited with MACEA to answer for
damages to utilities, streets, sidewalks, etc.
and also to answer for fines for violations of
MACEA rules and regulations on constructions.

2.a. For new constructions P300,000.00

2.b. For building improvements/
additions P100,000.00


Note: Guaranty deposits will be refunded without
interest upon completion of the building,
minus deduction for damages to utilities,
streets, sidewalks, etc. and/or fines that
may be imposed by MACEA for construction
violations.

The procedure for processing of building plans will be
as follows:

1. All required plans are submitted by the MACEA
member to Ayala Corporation for verification of
lot ownership.
2. Ayala endorses these plans to MACEA.
3. MACEA verifies if the owner is a member in good
standing.
4. Payment to MACEA of processing and monitoring
fees and guaranty deposit.
5. Plans are processed by MACEA Architect and noted
by MACEA President.
6. Plans are counterchecked by Ayala Technical
Planning Staff.
7. Plans are approved by Ayala Corporation when
verified to have complied with the Deed
Restrictions.
8. Approved plans are released to the member by
Ayala.
9. Excavation permit and permit to start cons-
truction are granted by MACEA.

Please be guided accordingly.

MAKATI COMMERCIAL ESTATE ASSOCIATION
By:


E. A. RIVERA
Executive Secretary