



Republic of the Philippines  
**LAGUNA LAKE DEVELOPMENT AUTHORITY**  
 2<sup>nd</sup> & 3<sup>rd</sup> Floors, ASIAPRO Building  
 No. 70 San Rafael Street, Brgy. Kapitolyo  
 Pasig City, Philippines

E2492  
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**ENVIRONMENTAL COMPLIANCE COMMITMENT**  
 (Environmental Compliance Certificate)  
 (Issued under Presidential Decree 1586)  
 ECC-LLDA-2008-115-5012

THIS IS TO CERTIFY THAT PROPONENT, Philippine Judicial Academy (Philja) Development Center, Inc. represented by its Chancellor, Hon. Ameurlina A. Melencio Herrera, is granted this ECC, for the proposed renovation and construction of new building facilities Project located in Brgy. Maitim, Tagaytay City by the Department of Environment and Natural Resources (DENR), through the Laguna Lake Development Authority (LLDA).

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

**PROJECT DESCRIPTION**

The ECC covers the renovation/construction and operation of the existing Philippine Judicial Academy Development Center Project with a total floor area not to exceed Thirty Six Thousand Sixty Six and 24/100 (36,066.24) square meters within a land area of Thirty Three Thousand One Hundred Fifty One (33,151) square meters to be located in Barangay Maitim, Tagaytay

The center was formerly used as sports and country club and envisioned to be an educational institution for justices, judge, court personnel and lawyer, complete with lodging facilities, offices for Philja officials and staff members, recreational facilities and other necessary amenities. Thus, renovation and construction for the new facilities will be undertaken to modernize the center and make it more conducive.

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. It is expected that the proponent will diligently secure pertinent PERMITS/CLEARANCES from all concerned government agencies prior to the start/implementation of the proposed project. Furthermore, the DENR/LLDA will be monitoring the project periodically to ensure compliance with the stipulations cited in the attached conditions and restrictions which are made as integral part of this ECC.

This ECC is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. This Office/EMB, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found to be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this ECC.

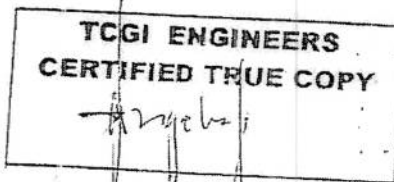
Issued at the LLDA Office, Barangay Kapitolyo, Pasig City this JUN 27 2008

Approved by:

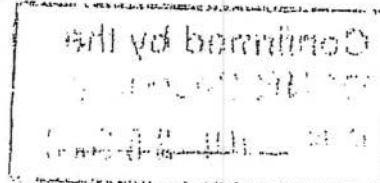
Recommending Approval:

*Jessie B. Chua*  
**JESSIE B. CHUA**  
 Officer-in-Charge

Environmental Impact Assessment Unit



*Edgardo C. Manda*  
**EDGARDO C. MANDA**  
 General Manager



I. CONDITIONS

A. ENVIRONMENTAL MANAGEMENT and MONITORING PLAN (EMMoP)

1. The proponent shall ensure that all commitments, appropriate mitigating/enhancement measures and monitoring requirements especially those contained in the EMP in the IEE, its modifications and additional information as approved by this Office shall be instituted and strictly implemented throughout the project implementation;
2. Formulate and enter into a Memorandum of Agreement on Social Development Plan;
3. Proper, effective and adequate sewerage treatment facilities and drainage system shall be provided and in no instance, that wastewater be discharge untreated or partially treated;
4. Undertake a continuing Information, Education and Communication (IEC) Program to explain to all stakeholders the final approved EMMoP and the conditions of this ECC as well as an update of project status including any significant changes on the EMMoP, and over-all performance against this ECC;
4. Submit an updated Project Environmental Risk Categorization prior to implementation or as soon as or after the final siting and design of facilities have been decided, whichever comes earlier; (Using Annex 2-7d of the Revised Procedural Manual of DAO 2003-30); and
5. Submit an Abandonment Plan to the DENR/LLDA at least Six (6) months prior to the project's abandonment. The plan shall include rehabilitation measures/clean-up, remediation of areas affected by the project and proposed alternative projects in the area.

II. GENERAL CONDITION

1. The operations shall conform to the applicable provisions of R.A. 6969 (Toxic and Hazardous Waste Act of 1990), R.A. 8749 (Philippine Clean Air Act of 1999), R.A. 9003 (Ecological Solid Waste Management Act of 2000); and R.A. 9275 (Philippine Clean Water Act of 2004);
2. An Environmental Unit (EU) or its equivalent shall be established to competently handle environment related aspects of the project. In addition to the monitoring requirements as specified in the Environmental Management Plan (EMP)/Environmental Monitoring Plan (EMOP), the EU shall:
  - 2.1 Monitor actual project impacts vis-à-vis the predicted impacts and management measures in the IEE;
  - 2.2 Submit semi-annually an ECC Compliance Report to the ECC endorsing or issuing office, wherein each second or year-end report shows the summary of cumulative performance of Proponent against previous years' requirements and commitments; and

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Renovation and Expansion  
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- 2.3 Ensure that all post-assessment permits/clearances from other concerned government agencies are secured and in place.
3. A Pollution Control Officer shall be appointed for the project during all project phases to oversee the implementation of the submitted Environmental Management Plan and the name and resume of the same shall be submitted to this Office for accreditation prior to any development; and
4. Discharge Permit shall be secured from Laguna Lake Development Authority (LLDA) and to be submitted to this Office within Fifteen (15) days upon receipt of this certificate;
5. That a billboard bearing ECC- LLDA- 2008-115-5012 issued to P.D. 1586" shall be displayed in a conspicuous location at the project site for identification and guidance; and
6. That any authorized DENR-LLDA personnel, with proper identification card and travel/mission order, shall be allowed unconditional access to conduct an on-the- spot inspection and monitoring without the need for prior notice to oversee compliance to the ECC.

## II. RESTRICTIONS

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 document. Should there be an expansion of the project beyond the project description, construction of other structures beyond those stated in the IEE documents; or any change in the activity, shall be made subject to a new Environmental Impact Assessment EIA requirements; and
2. In case of transfer of ownership 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.

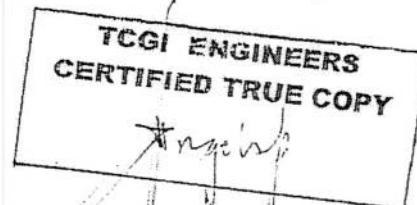
The conditions stipulated in this Certificate shall be deemed final within fifteen (15) days from receipt hereof and to be complied with by the herein grantee. This Certificate shall be considered automatically revoked if the project has not commenced within a period of five (5) years from issuance hereof or suspension / stoppage of operation extends to two (2) years such that significant changes in land and resource uses have occurred in the project area or its vicinities.

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

O.R. No : 3239500  
Processing Fee : PhP 31,000.00

Date : 11 April 2008

ECC, LLDA- 2008-115-5012  
Renovation and Expansion  
Philippine Judicial Academy, Dev 1 Center, etc



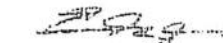
**PROJECT ASSESSMENT PLANNING TOOL**

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

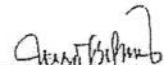
By way of recommendation, the following have been taken notice of and are forwarding these recommendations to the parties and authorities concerned for proper appreciation and action, and integration into their decision-making process.

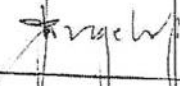
A. REGULATORY CONDITIONS	CONCERNED PERMITTING, DECIDING, MONITORING ENTITIES
1. All recommendations provided by the project geologist in the submitted Engineering Geological and Geohazard Assessment Report (EGGAR) as validated and sustained for implementation by the Mines and Geo-sciences Bureau shall be strictly implemented and shall be submitted to this office for monitoring purposes.	DENR – MGB / LGU concerned
2. That the regulation/occupational health and safety standards be complied with.	DOLE – Bureau of Working Condition
3. Coordination for the traffic management in the area affected in anticipation of the growth of traffic caused by the project.	MMDA/LGU concerned
4. That the structural and substructure component of the project shall conform with the design guidelines of the new Building Code of the Philippines	Building Official
5. Need for the provision of a segregation, collection, recycling, and disposal mechanism for solid waste.	LGU concerned
<b>B. ENVIRONMENTAL PLANNING RECOMMENDATIONS FOR THE PROPONENT</b>	
1. Close monitoring of the project should be undertaken by the proponent to maintain a high level of safety and efficiency at all stages of the construction, and to immediately address any environmental impacts/hazard/changes that may take place.	
2. Conduct orientation for resident engineers and contractor who will undertake and implement the project, to apprise them of the conditions/stipulations of this ECC and the necessary measures that will mitigate adverse environmental impacts and submit reports of such orientation.	
4. That any handling, transport and storage of construction materials shall not cause nuisance to the immediate surroundings (i.e. traffic disturbance, noise, etc.).	
5. Hauling and transport of toxic and non-toxic waste shall only be done by accredited contractors and disposed to DENR approved sites.	
6. The Occupational Health and Safety Program, Traffic Management Plan, Comprehensive Waste Management Plan and Emergency Response Plan shall be prepared and strictly implemented in coordination with the Government Office or Local Government Unit concerned.	

  
**JAMES B. JANIER**  
 Case Handler

  
**EDGAR O. MANDA**  
 General Manager

ERIC A. LIDA, 2006-11-15 2012  
 Re-validated in accordance with DENR-DO  
 Philippine Judicial Academy Development

  
**JESSIE B. CHUA**  
 Officer-in-Charge  
 Environmental Impact Assessment Unit

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