



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 46

11th CITY COUNCIL

Begun and held in the City Council on Thursday,
the nineteenth day of December, Two Thousand Nineteen

ORDINANCE NO. 8606

AN ORDINANCE PROVIDING FOR THE DEVELOPMENT FRAMEWORK FOR THE PURPOSE OF REVIVING ESCOLTA, KNOWN AS MANILA'S QUEEN OF THE STREETS, TO ITS ERSTWHILE REPUTATION AS ECONOMIC CENTER OF MANILA

PRINCIPAL AUTHORS: **HON. ERNESTO C. ISIP, JR.**, President Pro-Tempore, **HON. JOEL R. CHUA**, Majority Floor Leader, **HON. MANUEL M. ZARCAL** and **HON. JOEY S. HIZON III**

PREAMBLE

WHEREAS, the street of Escolta looms large in the economic and cultural history of the City of Manila;

WHEREAS, the street of Escolta was the Philippines's first business district, being in proximity to the government center of Intramuros, and suburbs of Quiapo, Sta. Cruz and Binondo;

WHEREAS, in its heyday, Escolta was the home of the Philippine Stock Exchange and other important commerce building;

WHEREAS, the street of Escolta enjoys strategic location as it is accessible both from the land and from the Pasig River;

WHEREAS, the rapid overcrowding of the City of Manila, along with the rise of other commercial districts elsewhere in the metropolis has led to Escolta's decline, as well as the dilapidation of its once-grand structures;

WHEREAS, for the City of Manila to reclaim its former glory as the Philippine's foremost economic and historical center, there is a need for its supervised comprehensive development: NOW, THEREFORE,

Be it ordained by the City Council of Manila, in session assembled, *THAT*:

SECTION 1. Short Title. – This Ordinance shall be known as the “**Escolta Development Ordinance of Manila**”.

SEC. 2. Declared Policy. – It is the policy of the city to pursue a development framework in Escolta aimed to use its cultural heritage value as a driver of urban economic development.

SEC. 3. Establishment of the Escolta Development Area (EDA). – There is hereby established the Escolta Development Area (“EDA”) covering the following area: Escolta St., Binondo, City of Manila, in particular, the zone bound by Muelle Del Banco National (along Pasig River) a portion of Quintin Paredes St., San Vicente St., a portion Tomas Pinpin St., Martires St., a portion of Burke St., a portion of Banquero St., (Estero Dela Reina), a portion of Dasmariñas St., a portion of Tetuan St., and a portion of Plaza Sta. Cruz St., closing off at Muelle del Banco National.

SEC. 4. Creation of the Escolta Development Council (EDC). – There is hereby created the Escolta Development Council (EDC) which will oversee any and all construction in the EDA. The EDC shall be composed of the City Mayor as the Chairman, the City Assessor as the Vice Chairman, and the following as members: the City Engineer, the City Planning and the Urban Development Officer, and the Majority Floor Leader of the Sangguniang Panlungsod ng Maynila.

SEC. 5. Any and all construction, development, renovation, and improvements made to properties or lots located in the EDA shall require the approval of the Majority of the members of the EDC. The EDC shall have the power to approve or reject any application for any and all construction, development, renovation, and improvements made to properties or lots located in the EDA on the basis of its general benefit to the residents of the City of Manila vis-a-vis the pursuit of the city's herein declared policy.

SEC. 6. The owners/developers covered by the EDA shall employ as its administration and maintenance only those who are residents of the City of Manila.

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SEC. 7. Newly constructed buildings with twenty (20) stories and above located along the EDA, shall be taxed at zero percent (0%) of the prevailing real property tax rate for a period of fifteen (15) years from the issuance of the certificate of occupancy.


SEC. 8. Effectivity Clause. – This Ordinance shall take effect fifteen (15) days after its publication in the Official Gazette or a newspaper of general circulation.

This Ordinance was finally enacted by the City Council of Manila on January 16, 2020.

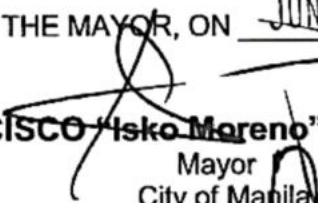
PRESIDED BY:


MARIA SHEILAH "Honey" LACUNA-PANGAN, MD, FPDS
Vice-Mayor and Presiding Officer
City Council, Manila

ATTESTED:


LUCH R. GEMPIS, JR.
City Government Department Head III
(Secretary to the City Council)

APPROVED BY HIS HONOR, THE MAYOR, ON JUN 06 2022


FRANCISCO "Isko Moreno" DOMAGOSO
Mayor
City of Manila

ATTESTED:

BERNARDITO C. ANG
City Government Department Head III
(Secretary to the Mayor)

RNF: rrb/jvl/jok/cpl/eee