



REPUBLIC OF THE PHILIPPINES
MUNICIPALITY OF SANTA MARIA
PROVINCE OF BULACAN

OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF THE 89TH REGULAR SESSION OF THE ELEVENTH SANGGUNIANG BAYAN OF SANTA MARIA, BULACAN HELD ON APRIL 01, 2024 AT THE SANGGUNIANG BAYAN SESSION HALL.

PRESENT:

HON. PABLO L. JUAN – MUNICIPAL VICE MAYOR

SANGGUNIANG BAYAN MEMBERS:

Hon. Marisa T. Tuazon
Hon. Carl Gerard Castillo
Hon. Esperanza G. Ramos
Hon. Mark Angelo R. Clemente
Hon. Marco B. Trajano
(Ex-Officio – SK Federation Pres.)

Hon. Froilan C. Caguia
Hon. Nelson Carmelo W. Luciano
Hon. Jesus B. de Guzman, Jr. (Online)
Hon. Leovigildo A. Ramos
(Ex-Officio – LnB President)

ABSENT:

Hon. Neil B. Mateo – SB Member

ORDINANCE NO. 675

AN ORDINANCE RECLASSIFYING PARCELS OF LAND WITH A TOTAL AREA OF 64,655 SQ. METERS, MORE OR LESS, LOCATED AT BARANGAY MAG-ASAWANG SAPA, SANTA MARIA, BULACAN IN FAVOR OF PHILIPPINE ESTATES CORPORATION FROM AGRICULTURAL TO RESIDENTIAL USE

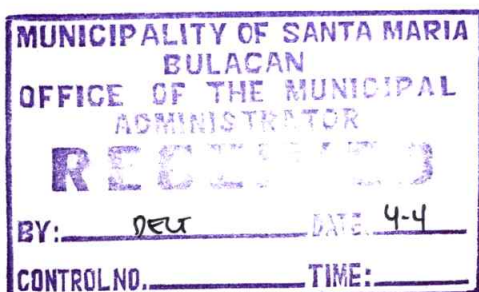
PREAMBULATORY CLAUSE

WHEREAS, Section 447(a) (2) (viii) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, authorizes the Sangguniang Bayan to reclassify lands within its territorial jurisdiction;

WHEREAS, Section 20 of the same Code provides that the Sangguniang Bayan, through an ordinance, may reclassify lands and provide for the manner of their utilization or disposition where the land shall have substantially greater economic value for residential, commercial, or industrial purposes;

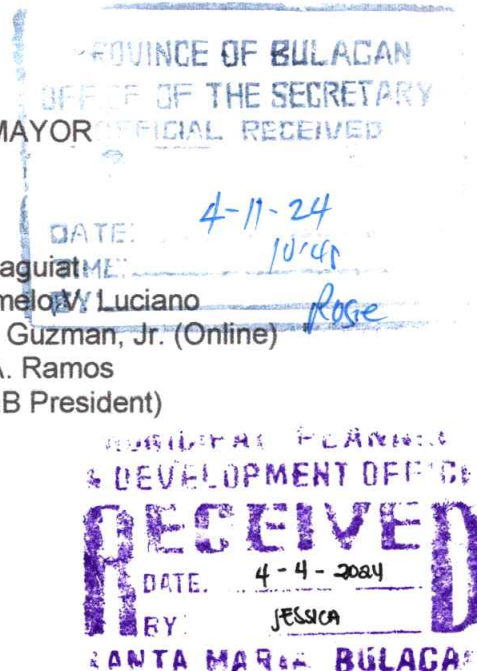
WHEREAS, per Memorandum Circular No. 54, issued in 1993, entitled "Prescribing the Guidelines Governing Section 20 of RA 7160 Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses," the Municipality of Santa Maria, being a First-Class municipality, is authorized to reclassify ten percent (10%) of its agricultural land;

WHEREAS, Ms. Raquel T. Manalo, Authorized Representative of Philippine Estates Corporation, applied and submitted all requirements for the reclassification of parcels of land located at Barangay Mag-asawang Sapa, Santa Maria, Bulacan from agricultural to residential use on 15 February 2024 and was referred to the Committee on Land Use and Agrarian Reform on 26 February 2024;



Received: Gina
9:11am
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WHEREAS, a public hearing was convened on March 19, 2024, and was attended by the Chairman of the Committee on Land Use and Agrarian Reform, the Sangguniang Barangay Council of Mag-asawang Sapa, and representatives from various municipal departments, including the Municipal Zoning Officer, Municipal Planning and Development Coordinator, Municipal Agriculturist, MENRO, and Sanitary Inspector. In addition, Ms. Raquel T. Manalo was present along with nearby residents;

WHEREAS, the applicant's intention for reclassification is to construct and put-up a residential subdivision under P.D. No. 957 (Open Market);

NOW, THEREFORE, on motion of Hon. Leovigildo A. Ramos duly seconded by SB Members Nelson Carmelo V. Luciano, Froilan C. Caguiat, Marisa T. Tuazon, Carl Gerard Castillo, Jesus B. de Guzman, Jr., Esperanza G. Ramos, Mark Angelo R. Clemente and Marco B. Trajano

BE IT ENACTED by the Sangguniang Bayan of Santa Maria, Bulacan in session duly assembled that:

SECTION 1. Parcels of land with a total area of 64,655 square meters, more or less, located at Barangay Mag-asawang Sapa, Santa Maria, Bulacan are hereby reclassified from agricultural to residential use in favor of Philippine Estates Corporation.


SECTION 2. Subject parcels of land are particularly described as follows:

REGISTERED OWNER	TITLE NO.	LOT NO.	AREA (SQ. M.)
PHILIPPINE ESTATES CORPORATION	040-2022029954	1714-A	46,321
PHILIPPINE ESTATES CORPORATION	040-2022029960	1713-B	9,167
SPS. BIENVINIDO ALONZO AND MARCELA CASAS	T-23686	1713-C	9,167
			64,655


SECTION 3. This Ordinance shall take effect upon approval.

ENACTED this 1st day of April, 2024.

X=====X
I hereby certify that this Ordinance has been approved by the Sangguniang Bayan.


EVELYN B. DILAG
Secretary to the Sangguniang Bayan

ATTESTED BY:


PABLO L. JUAN
Municipal Vice Mayor

APPROVED BY:


BARTOLOME R. RAMOS
Municipal Mayor

