



REPUBLIC OF THE PHILIPPINES
MUNICIPALITY OF SANTA MARIA
PROVINCE OF BULACAN

OFFICE OF THE SANGGUNIANG BAYAN

PROVINCE OF BULACAN
OFFICE OF THE SECRETARY
JULY 17, 2024

5-22-24

EXCERPTS FROM THE MINUTES OF THE 94TH REGULAR SESSION OF THE
ELEVENTH SANGGUNIANG BAYAN OF SANTA MARIA, BULACAN HELD ON MAY
06, 2024 AT THE SANGGUNIANG BAYAN SESSION HALL.

PRESENT:

HON. PABLO L. JUAN – MUNICIPAL VICE MAYOR

SANGGUNIANG BAYAN MEMBERS:

Hon. Marisa T. Tuazon
Hon. Neil B. Mateo
Hon. Nelson Carmelo V. Luciano
Hon. Jesus B. de Guzman, Jr.
Hon. Leovigildo A. Ramos
(Ex-Officio – LNB President)

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

ABSENT: N O N E

ORDINANCE NO. 680

AN ORDINANCE RECLASSIFYING PARCELS OF LAND WITH A TOTAL AREA OF
237,187 SQ. METERS, MORE OR LESS, LOCATED AT BARANGAY CATMON,
SANTA MARIA, BULACAN IN FAVOR OF RAEMULAN LANDS, INC. FROM
AGRICULTURAL TO RESIDENTIAL USE

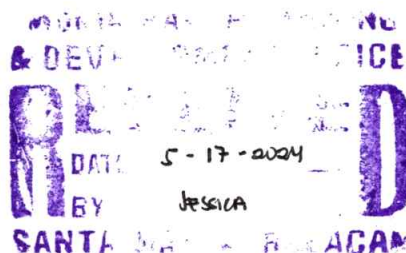
PREAMBULATORY CLAUSE

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;

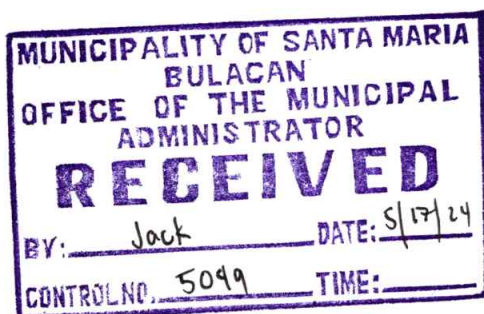
WHEREAS, per Memorandum Circular No. 54, issued in 1993, entitled
"Prescribing the Guidelines Governing Section 20 of RA 7160 Authorizing Cities and
Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses," the
Municipality of Santa Maria, being a First-Class municipality, is authorized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

WHEREAS, Mr. Timothy S. Gobio, Authorized Representative of Raemulan
Lands, Inc., applied and submitted all requirements for the reclassification of parcels of
land located at Barangay Catmon, Santa Maria, Bulacan from agricultural to residential
use on 18 March 2024 and was referred to the Committee on Land Use and Agrarian
Reform on 25 March 2024;



POBLACION, SANTA MARIA 3022, BULACAN
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Received: Gina 5/17/24
3:04pm



Handwritten signatures and initials.



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WHEREAS, a public hearing was convened on April 26, 2024, and was attended by the Chairman of the Committee on Land Use and Agrarian Reform, Punong Barangay of Barangay Catmon, and representatives from various municipal departments, including the Municipal Zoning Officer, Municipal Assessor, MPDC, MENRO and Sanitary Inspector. In addition, Atty. Judith Z. Luis, Atty. Hansel P. Moraña and Ms. Imelda M. Muslim, Authorized Representatives of Raemulan Lands, Inc., were present along with nearby residents;

WHEREAS, the applicant's intention for reclassification is to construct and put-up a residential subdivision;

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

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 237,187 square meters, more or less, located at Barangay Catmon, Santa Maria, Bulacan is hereby reclassified from agricultural to residential use in favor of Raemulan Lands, Inc.

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

	REGISTERED OWNER	TITLE NO.	LOT NO.	AREA (SQ. M.)
1	RENATO P. SERAPIO M/TO FILIPINAS M. SERAPIO	040-2019029790	10-B-2-A	10,000
2	INTER-LAND SHELTERS CORPORATION	T-298570 (M)	1	85,543
3	INTER-LAND SHELTERS CORPORATION	T-303432 (M)	2-B	3,447
4	INTER-LAND SHELTERS CORPORATION	T-303434 (M)	2-D	553
5	INTER-LAND SHELTERS CORPORATION	T-303375 (M)	3-B-1	39,569
6	INTER-LAND SHELTERS CORPORATION	T-303376 (M)	3-B-2	10,431
7	SUNACER SECURITY SERVICES (AND/OR EX-MAYOR ROMUALDO C. SUNGA)	040-2021026285	5	300
8	INTER-LAND SHELTERS CORPORATION	T-298579 (M)	7-H	6,000
9	INTER-LAND SHELTERS CORPORATION	T-298580 (M)	7-I	6,000
10	INTER LAND SHELTERS CORPORATION	T-298582 (M)	7-J	6,000
11	INTER LAND SHELTERS CORPORATION	T-298583 (M)	7-K	6,000



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12	INTER LAND SHELTERS CORPORATION	T-298574 (M)	7-Q	3,720
13	INTER-LAND SHELTERS CORPORATION	T-298575 (M)	7-R	3,720
14	INTER LAND SHELTERS CORPORATION	T-298584 (M)	7-S	3,720
15	INTER LAND SHELTERS CORPORATION	T-298585 (M)	7-T	3,720
16	INTER LAND SHELTERS CORPORATION	T-298581 (M)	7-U	3,720
17	INTER-LAND SHELTERS CORPORATION	T-298578 (M)	7-V	3,716
18	INTER-LAND SHELTERS CORPORATION	T-298576 (M)	7-W	4,073
19	INTER-LAND SHELTERS CORPORATION	T-298577 (M)	7-Z	1,368
20	INTER LAND SHELTER CORPORATION	T-299576 (M)	8-B-2-C-6-B-3-C-5	200
21	INTER LAND SHELTER CORPORATION	T-299574 (M)	8-B-2-C-6-B-3-G	830
22	INTER LAND SHELTERS CORPORATION	T-299572 (M)	8-B-2-C-6-B-3-I	600
23	INTER LAND SHELTERS CORPORATION	T-299573 (M)	8-B-2-C-6-B-3-J	1,190
24	INTER LAND SHELTER CORPORATION	T-299575 (M)	8-B-2-C-6-B-3-M	1,698
25	INTER-LAND SHELTERS CORPORATION	T-303740 (M)	9	15,049
26	INTER-LAND SHELTERS CORPORATION	T-272730 (M)	9-A	16,020
				237,187

SECTION 3. This Ordinance shall take effect upon approval.

ENACTED this 6th day of May, 2024.

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



BENILDA M. ZARAGOZA
Local Legislative Staff Officer II

ATTESTED BY:


PABLO L. JUAN
Municipal Vice Mayor

APPROVED BY:


BARTOLOME R. RAMOS
Municipal Mayor


JOBELLE VALENCIA
5/7/24