



OFFICE
of the
**SANGGUNIANG
BAYAN**



MONCADA, TARLAC

EXCERPT FROM THE MINUTES OF THE 2nd REGULAR SESSION FOR CY 2025 OF THE 11th SANGGUNIANG BAYAN OF MONCADA, TARLAC HELD ON THE 20th DAY OF JANUARY 2025 AT THE SB SESSION HALL, SB-ABC-SK BUILDING.

PRESENT:

HON. RAMON BENITO M. AQUINO

..VICE MAYOR / PRESIDING OFFICER

HON. JANIUS M. YASAY

..PRO-TEMPORE / FLOOR LEADER

HON. ALBERTO C. MARZAN, JR., MD

..MEMBER

HON. THELMAFLOR A. ESPEJO

..MEMBER

HON. CELESTE A. AYSON

..MEMBER

HON. GEORGE MICHAEL P. AGUILAR

..MEMBER

HON. CONSTANCE NESTOR A. FAVIS

..MEMBER

HON. DEAN MICHAEL V. DUQUE

..MEMBER

HON. BERNADINE C. FERRER

..LnB PRESIDENT

HON. JAYVEE B. NATIVIDAD

..MFSK PRESIDENT

ABSENT:

NONE

**MUNICIPAL ORDINANCE NO.
2025-001**

RECLASSIFYING A PARCEL OF LAND LOCATED AT BARANGAY STA MARIA, THIS MUNICIPALITY, OWNED BY MAREENLAND REALTY DEVELOPMENT AND SERVICES OPC, REPRESENTED BY ITS CHIEF EXECUTIVE OFFICER, MS. AIREEN V. MARTINEZ, WITH AN AGGREGATE LAND AREA OF TWENTY SEVEN THOUSAND TWO HUNDRED NINETY TWO (27,292) SQUARE METERS FROM AGRICULTURAL TO RESIDENTIAL USE

**Authored and Sponsored by: Coun. Celeste A. Ayson
Chairperson, Committee on Land Use and Zoning**

WHEREAS, Section 447(a) (2) (vii) of Republic Act 7160 otherwise known as the Local Government Code of 1991 authorizes the Sangguniang Bayan to reclassify lands within its territorial jurisdictions;

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, the land to be reclassified is owned by Mareenland Realty Development and Services OPC with an aggregate land area of twenty seven thousand two hundred ninety two (27,292) square meters covered under Transfer Certificate of Title Nos. 043-2024006024 (13,646 sqms) and 043-2024007373 (13,646 sqms);

WHEREAS, the necessary documents were submitted by the applicant which satisfy the requirements as provided under Article 38 of the Rules and Regulations Implementing the Local Government Code of 1991 (RA 7160), to wit:

- 1) Letter of Intent for Reclassification
- 2) Land Titles





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- 3) Tax Declaration
- 4) Tax Clearance 2025 and Official Receipt of RPT Payment
- 5) Zoning Certification
- 6) Certification from National Irrigation Administration
- 7) DAR Clearance
- 8) Barangay Certification
- 9) Barangay Resolution of No Objection
- 10) Non-Tenancy
- 11) Site Development Plan
- 12) Vicinity Map
- 13) MAO Certification
- 14) Official Receipt of Reclassification Fee Payment

NOW, THEREFORE, on motion by Coun. Celeste A. Ayson, duly seconded;

BE IT ENACTED by the Sangguniang Bayan of Moncada, Tarlac in session duly assembled, that:

SECTION 1. The twenty-seven thousand two hundred ninety-two (27,292) square meter parcel of land, owned by Mareenland Realty Development and Services OPC situated at Barangay Sta Maria, this municipality, covered by Transfer Certificate of Title Nos. 043-2024006024 (13,646 sqms) and 043-2024007373 (13,646 sqms), is hereby reclassified from **AGRICULTURAL** to **RESIDENTIAL** use.

SEC. 2. The applicant/owner shall be responsible for the relocation and just compensation of the tenants, should there be any on subject properties as provided for under pertinent laws and other rules and regulations.

SEC. 3. The reclassification of the above-described property from AGRICULTURAL TO RESIDENTIAL use shall strictly comply with the existing rules and regulations under RA 7160, particularly the required permits and all other forms of licenses, taxes, fees, and charges that the Department of Human Settlements and Urban Development (DHSUD) and the LGU of Moncada shall impose.

SEC. 4. Any law, ordinance, or issuance inconsistent with any provision hereof is hereby repealed or modified accordingly, provided it is not contrary to the Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Moncada.

SEC. 5. This Ordinance shall take effect upon its approval.

ENACTED, this 20th day of January, 2025 at Moncada, Tarlac.

Affirmative Votes: Yasay, Marzan, T. Espejo, Ayson, Aguilar, Favis, Duque, Ferrer, Natividad

Negative Votes: None **Abstentions:** None

Presided by: Aquino

I HEREBY CERTIFY to the correctness of the foregoing Ordinance which was enacted on Third and Final Reading by the 11th Sangguniang Bayan of Moncada during its Regular Session held on the aforementioned date and place.

VICTOR SANDINO S. MOLINA
Secretary to the Sanggunian



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UNANIMOUSLY ENACTED:


JANIUS M. YASAY
Pro-Tempore & Floor Leader


ALBERTO C. MARZAN, JR., MD
Member


THELMA FLOR A. ESPEJO
Member


CELESTE A. AYSON
Member / Sponsor


GEORGE MICHAEL P. AGUILAR
Member


CONSTANTE NESTOR A. FAVIS
Member


DEAN MICHAEL V. DUQUE
Member


BERNADINE C. FERRER
LnB President


JAYVEE B. NATIVIDAD
MFSK President

**ATTESTED AND CERTIFIED
TO BE DULY ENACTED:**


RAMON BENITO M. AQUINO
Vice Mayor & Presiding Officer

APPROVED BY HER HONOR, THE MAYOR, THIS 27th DAY OF Jan, 2025


ESTELITA M. AQUINO
Municipal Mayor

Reclass Fee: P 68,230.00
OR No. 8088921
Date Paid: 01/20/2025


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