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of the  
**SANGGUNIANG  
BAYAN**



**MONCADA, TARLAC**

**EXCERPT FROM THE MINUTES OF THE 7<sup>th</sup> REGULAR SESSION FOR CY 2024 OF THE 11<sup>th</sup> SANGGUNIANG BAYAN OF MONCADA, TARLAC HELD ON THE 4<sup>th</sup> DAY OF MARCH 2024 AT THE SB SESSION HALL, SB-ABC-SK BUILDING.**

**PRESENT:**

<b>HON. RAMON BENITO M. AQUINO</b>	<b>..VICE MAYOR / PRESIDING OFFICER</b>
<b>HON. JANIUS M. YASAY</b>	<b>..MEMBER</b>
<b>HON. ALBERTO C. MARZAN, JR., MD</b>	<b>..MEMBER</b>
<b>HON. THELMAFLOR A. ESPEJO</b>	<b>..MEMBER</b>
<b>HON. CELESTE A. AYSON</b>	<b>..MEMBER</b>
<b>HON. CONSTANTE NESTOR A. FAVIS</b>	<b>..MEMBER</b>
<b>HON. DEAN MICHAEL V. DUQUE</b>	<b>..MEMBER</b>
<b>HON. BERNADINE C. FERRER</b>	<b>..LNB PRESIDENT</b>
<b>HON. JAYVEE B. NATIVIDAD</b>	<b>..MFSK PRESIDENT</b>

**ABSENT:**

<b>HON. RODOLFO C. ESPEJO, JR.</b>	<b>..MEMBER</b>
<b>HON. GEORGE MICHAEL P. AGUILAR</b>	<b>..MEMBER</b>

**MUNICIPAL ORDINANCE NO.  
2024-004**

**RECLASSIFYING A PARCEL OF LAND LOCATED AT BARANGAY TOLEGA SUR, THIS MUNICIPALITY, OWNED BY WINNLAND REALTY AND DEVELOPMENT SERVICE, REPRESENTED BY MS. ROWENA D. BALDONADO, WITH AN AGGREGATE LAND AREA OF THIRTY THOUSAND NINE HUNDRED THIRTY FOUR SQUARE METERS (30,934 SQ.M.) FROM AGRICULTURAL TO RESIDENTIAL USE**

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**Principal Sponsor: Coun. Celeste A. Ayson  
Chairperson, Committee on Land Use**

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**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 Ms. Rowena D. Baldonado of Winnland Realty and Development Service with an aggregate land





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area of thirty thousand nine hundred thirty-four square meters (30,934 sqms) covered under Transfer Certificate of Title Nos. 043-2019008815 and 043-2019005249;

**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);

**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.** That the thirty thousand nine hundred thirty four (30,934) square meter portion of the parcel of land situated at Barangay Tolega Sur, covered by Transfer Certificate of Title Nos. 043-2019008815 and 043-2019005249, is hereby reclassified from **AGRICULTURAL** to **RESIDENTIAL** use.

**SEC. 2.** That 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.** That 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 4<sup>th</sup> day of March, 2024 at Moncada, Tarlac.





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X-----X

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

*MSM*  
**VICTOR SANDINO S. MOLINA**  
Secretary to the Sanggunian  
*4-18-2024*

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

*AB*  
**RAMON BENITO M. AQUINO**  
Vice Mayor & Presiding Officer

*4-19-2024*

APPROVED BY HER HONOR, THE MAYOR, THIS 24<sup>th</sup> DAY OF April, 2024

*ESTELITA M. AQUINO*  
**ESTELITA M. AQUINO**  
Municipal Mayor

RECLASSIFICATION FEE PER MUNICIPAL ORDINANCE NO. 04,  
SERIES OF 2019 (2019 REVENUE CODE OF MONCADA)  
AMOUNTING TO P 77,335.00 PAID UNDER O.R. NUMBER 6981310  
DATED APRIL 17, 2024.

