



Republic of the Philippines
Province of Quezon
Municipality of Sariaya
OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BAYAN OF SARIAYA, QUEZON HELD LAST MARCH 6, 2023 AT SANGGUNIANG BAYAN SESSION HALL, SARIAYA, QUEZON.

PRESENT:

Hon. Alexander A. Tolentino	Municipal Vice-Mayor/Presiding Officer
Hon. Arlene M. Genove	SB Member
Hon. Demia P. Maghirang	SB Member
Hon. Vince Rudolph E. Alcala	SB Member
Hon. Renz Kevin E. Marcuap	SB Member
Hon. Minerva R. Remo	SB Member
Hon. Ofelia C. Villapando	SB Member
Hon. Haydee Medina-Caringal	SB Member
Hon. Mario M. Medrano	SB Member
Hon. Francis Joshua L. Alcala	SK President/Ex-Officio Member
Hon. Alberto P. Rances	Liga President/Ex-Officio Member

Absent:

N O N E

MUNICIPAL ORDINANCE NO. 2023-02

AN ORDINANCE APPROVING THE RECLASSIFICATION OF NINETY THOUSAND TWO HUNDRED NINETY-FIVE (90,295) SQUARE METERS OF LAND OWNED BY COTTA REALTY & DEVELOPMENT CORPORATION FROM AGRICULTURAL LAND TO RESIDENTIAL LAND LOCATED AT BRGY. POBLACION 4 AND BRGY. BALUBAL IN THE MUNICIPALITY OF SARIAYA, QUEZON

Sponsored by: Hon. Demia P. Maghirang
SB Member/Chairperson
Committee on Housing and Land Utilization
Committee En Banc

WHEREAS, the Presiding Officer, Vice Mayor Alexander A. Tolentino, presented the endorsement from the Office of the Municipal Mayor regarding the application of Cotta Realty & Development Corporation for the reclassification of ninety thousand two hundred ninety-five (90,295) square meter of land from agricultural zone to residential zone and referred it to Committee En Banc headed by the Chairperson of the Committee on Housing and Land Utilization, for appropriate and immediate recommendation to the Sangguniang Bayan;

WHEREAS, as per Section 447 of RA 7160 the Sangguniang Bayan, as the legislative body of the municipality, shall enact ordinances, approve resolutions and appropriate funds for the general welfare of the municipality and its inhabitants;

WHEREAS, Section 20 of RA 7160, otherwise known as the Local Government Code, provides the authority of the Sangguniang Bayan to reclassify land through an ordinance and provides for the manner of their utilization or disposition in the following cases: 1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture, 2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes;

WHEREAS, the Cotta Realty & Development Corporation, appealed to the Municipal Government of Sariaya, Quezon for the reclassification of ninety thousand two hundred ninety-five (90,295) square meters of land from Agricultural Land to Residential Land located at Barangay Poblacion 4 and Brgy. Balubal, Sariaya, Quezon, as follows;

No.	Transfer Certificate of Title No.	Lot No.	Area	Owner
1	066-2016000485	4980	12,068 sq.m.	Cotta Realty & Dev't Corp.
2	066-2016003266	4963	24,119 sq.m.	
3	463880	4965	21,341 sq.m.	
4	145935	4979	25,000 sq.m.	
5	066-201911317	4981	7,767 sq. m.	
	Total		90,295 sq. m.	

WHEREAS, the abovementioned barangay provide consent and interpose no objection to Cotta Realty & Development Corporation for the reclassification of agricultural land to residential land and at the same provide certification of no tenant and no improvements of land;

WHEREAS, the Municipal Planning and Development Coordinator through a letter dated March 6, 2023 certifies that the 90,295 sq. m. lot owned by Cotta Realty & Development Corporation is within the vicinity of Residential Zone declared in 2018 Sariaya Zoning Ordinance and is currently not used in agricultural activity thus suitable for residential use with its proximity and accessibility to urban areas of Sariaya and form part of the Development Node 1 of Sariaya CLUP 2018-2027;

WHEREAS, pursuant to Memorandum Circular No. 54, series of 1993, "Prescribing Guidelines Governing Section 20 of RA 7160 otherwise known as the Local Government Code of 1991 Authorizing Cities and Municipalities to Agricultural Lands into Non-Agricultural Uses, the Municipality of Sariaya as a First (1st) Class municipality is allowed to reclassify ten percent (10%) of its agricultural land;

WHEREAS, after hearing the opinions of the resource persons invited and thorough deliberation during the committee hearing, the committee sees that the reclassification will boost the economic activities in the area, thereby opening new job opportunities that will benefit Sariayahin especially during this pandemic where most people lose their jobs;

WHEREAS, upon review of this august body, the initial requirements for the reclassification of land have been met and satisfied and that the said reclassification will also benefit the municipality in terms of income from real property taxes;

NOW THEREFORE, pursuant to Section 20 and 447 of Republic Act No. 7160, upon motion of Hon. Demia P. Maghirang, and duly seconded by Hon. Arlene M. Genove, Hon. Vince Rudolph E. Alcala, Hon. Renz Kevin E. Marcuap, Hon. Minerva R. Remo, Hon. Ofelia C. Villapando, Hon. Haydee Medina-Caringal, Hon. Mario M. Medrano, Hon. Francis Joshua L. Alcala and Hon. Alberto P. Rances, be it:-

BE IT ENACTED AS IT IS HEREBY ENACTED BY THE SANGGUNIANG BAYAN OF SARIAYA, QUEZON BY VIRTUE VESTED IN IT BY LAW, IN SESSION ASSEMBLED THAT:

SECTION 1. Parcels of land located at Brgy. Poblacion 4 and Balubal, Sariaya, Quezon with a total aggregate area of Ninety Thousand Two Hundred Ninety-Five (90,295) square meter owned by Cotta Realty & Development Corporation is hereby classified from agricultural to residential land, as follows:

No.	Transfer Certificate of Title No.	Lot No.	Area	Owner
1	066-2016000485	4980	12,068 sq.m.	Cotta Realty & Dev't Corp.
2	066-2016003266	4963	24,119 sq.m.	
3	463880	4965	21,341 sq.m.	
4	145935	4979	25,000 sq.m.	
5	066-201911317	4981	7,767 sq. m.	
	Total		90,295 sq. m.	

SECTION 2. The applicant, Cotta Realty & Development Corporation shall comply with all laws, rules and regulations prescribed by other agencies concerning land reclassification.

SECTION 3. All ordinances, rules and regulations, or parts thereof, whose provisions are in conflict with, or contrary to the provisions of this ordinance are hereby repealed, amended or modified accordingly.

SECTION 4. This ordinance shall take effect upon its approval.

ENACTED: March 6, 2023.

I hereby certify to the correctness of the foregoing ordinance which was duly enacted by the Sangguniang Bayan of Sariaya, Quezon during its Regular Session.

(SGD)
MERCEDITA L. DE LUNA
 Sangguniang Bayan Secretary

ATTESTED CERTIFIED TO BE DULY ENACTED:

(SGD)
HON. ALEXANDER A. TOLENTINO
 Municipal Vice-Mayor/Presiding Officer

CONCURRED BY:

(SGD)
HON. ARLENE M. GENOVE
 SB Member

(SGD)
HON. OELIA C. VILLAPANDO
 SB Member

(SGD)
HON. DEMIA P. MAGHIRANG
SB Member

(SGD)
HON. HAYDEE MEDINA-CARINGAL
SB Member

(SGD)
HON. VINCE RUDOLPH E. ALCALA
SB Member

(SGD)
HON. MARIO M. MEDRANO
SB Member

(SGD)
HON. RENZ KEVIN E. MARCUAP
SB Member

(SGD)
HON. FRANCIS JOSHUA L. ALCALA
PPSK President/Ex-Officio Member

(SGD)
HON. MINERVA R. REMO
SB Member

(SGD)
HON ALBERTO P. RANCES
Liga President/Ex-Officio Member

APPROVED:

(SGD)
HON. MARCELO P. GAYETA
Municipal Mayor