



# **PAMAHALAANG BAYAN NG TAYTAY TANGGAPAN NG SANGGUNIANG BAYAN**

**EXCERPT FROM THE MINUTES OF THE 112<sup>th</sup> REGULAR SESSION OF THE 11<sup>th</sup>  
SANGGUNIANG BAYAN, TAYTAY, RIZAL, HELD ON OCTOBER 27, 2021, 1:34 PM  
AT THE SESSION HALL OF THE MUNICIPAL BUILDING, TAYTAY, RIZAL**

## **PRESENT:**

Hon. Michell B. Bermundo	-	Vice Mayor/Presiding Officer
Hon. Sophia Priscilla L. Cabral	-	Councilor
Hon. Ma. Jeca B. Villanueva	-	"
Hon. Patrick John P. Alcantara	-	"
Hon. Joanne Marie P. Calderon	-	"
Hon. Ceferino R. Resurreccion Jr.	-	"
Hon. Kyle Georic Y. Gacula	-	"
Hon. Ma. Elaine T. Leonardo	-	"
Hon. Philip Jeison J. Cruz	-	"

## **ABSENT:**

Hon. Frank Luster L. Santos	-	LnB President (O.B.)
Hon. Roda May A. Diño	-	SK Federation President (O.B.)

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Authored & Sponsored by:	Coun. Ceferino R. Resurreccion Jr.
Co-Sponsored by:	Vice Mayor Michell B. Bermundo
	Coun. Sophia Priscilla L. Cabral
	Coun. Ma. Jeca B. Villanueva
	Coun. Patrick John P. Alcantara
	Coun. Joanne Marie P. Calderon
	Coun. Kyle Georic Y. Gacula
	Coun. Ma. Elaine T. Leonardo
	Coun. Philip Jeison J. Cruz
	LnB Pres. Frank Luster L. Santos
	SK Fed. Pres. Roda May A. Diño

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## **ORDINANCE NO. 719 series of 2021**

**AN ORDINANCE GRANTING THE RECLASSIFICATION OF PROPERTIES  
APPLIED BY BON AVENIR REALTY DEVELOPMENT CORPORATION,  
FOR THEIR SUBDIVISION PROJECT "VERDE GRANDE II LUGANO  
HIGHLANDS", FROM RAW LAND TO RESIDENTIAL LAND, LOCATED  
AT TANAWAN, BRGY. DOLORES, TAYTAY, RIZAL**

WHEREAS, the properties acquired by Bon Avenir Realty Development Corporation, situated at Tanawan, Brgy. Dolores, Taytay, Rizal, needs to be reclassified from Raw Land to Residential Land;

WHEREAS, the properties subject for reclassification has a total area of 23,984 sq.m., covered by Transfer Certificate Titles, Tax Declarations and Deed of Absolute Sale between the Heirs of Felino Marcelo and Bon Avenir Realty Development Corporation;

WHEREAS, this grant of zoning reclassifications was based on the pertinent documents submitted by the applicant and were verified by the Municipal Assessor and Municipal Planning and Development Officer;

NOW THEREFORE, BE IT ORDAINED, by the Sangguniang Bayan of Taytay, by the power vested in it by law, in session duly assembled, that:

**Section 1.** This Ordinance is enacted pursuant to the power vested upon to Sangguniang Bayan of Taytay, Rizal.

**Section 2.** This Ordinance is enacted relative to the properties of Bon Avenir Realty Development Corporation, situated at Tanawan, Brgy. Dolores, Taytay, Rizal, that needs to be reclassified from Raw Land to Residential Land.

**Section 3.** This Ordinance is enacted for the purpose of the following:

- a. To guide, control and regulate the future improvement of the properties. To promote and protect the health, safety, peace, comfort, convenience and general welfare of the residents in the nearby area of the location.
- b. To regulate the use of machineries and infrastructure that may cause noise and air pollution in the area.
- c. Provide an effective requirement to secure necessary license and permit to operate.

**Section 4.** This Ordinance is applicable only to the following properties:

TCT No.	AREA (sq.m.)
068-2017000660	22,849
068-2017000661	1,135
<b>TOTAL</b>	<b>23,984 sq.m.</b>


**Section 5.** That the Sangguniang Bayan of Taytay granted this reclassification based on the pertinent documents submitted by the application and not be subject for any liability if the applicant failed to comply to the requirements of other government agencies concerned or any misrepresentations.

**Section 6.** Conditions, provisions and guidelines for the improvement and development of the said properties shall be pursuant to existing local rules and regulations, and to the Building Code of the Republic of the Philippines.

**Section 7.** This Ordinance shall take effect immediately upon its approval.

ENACTED, this 27<sup>th</sup> day of October, 2021, 2:31 PM at the Session Hall of the Municipal Building, Taytay, Rizal.

I HEREBY CERTIFY, to the correctness of the foregoing Ordinance which was duly enacted by the Sangguniang Bayan of Taytay on second reading on October 27, 2021 and was passed on third and final reading on October 27, 2021, during the 112<sup>th</sup> Regular Session held on the 27<sup>th</sup> day of October, 2021.

  
**SONIA C. SAMSON**  
Secretary to the Sanggunian  
Officer-in-Charge



ATTESTED AND CERTIFIED TO BE DULY  
ADOPTED BY HER HONOR

  
**HON. MICHEL B. BERMUNDO**  
Municipal Vice Mayor/Presiding Officer

APPROVED BY HIS HONOR  
DATE 02 NOV 2021

  
**HON. GEORGE RICARDO R. GACUA II**  
Municipal Mayor