



Republic of the Philippines
SANGGUNIANG BAYAN
Taytay, Rizal

DO No. 2402 - 005

ORDINANCE NO. 805 series of 2024

**AN ORDINANCE GRANTING THE APPLICATION FOR
RECLASSIFICATION OF A PROPERTY APPLIED BY JEM GAS TRADING,
INC. FROM COMMERCIAL TO INDUSTRIAL, LOCATED AT SITIO BUROL,
BARANGAY SAN JUAN, TAYTAY, RIZAL**

Authored & Sponsored by: Coun. Ma. Elaine T. Leonardo
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Coun. Ma. Jeca B. Villanueva
Coun. Philip Jeison J. Cruz
Coun. Patrick John P. Alcantara
Coun. Joanne Marie P. Calderon

WHEREAS, Jem Gas Trading, Inc. applied for land reclassification of a property situated at Sitio Burol, Barangay San Juan, Taytay, Rizal;

WHEREAS, the property subject for reclassification has a total area of 1,613 square meter, covered by Transfer Certificate Title and Tax Declaration;

WHEREAS, this grant of land reclassification 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 12th Sangguniang Bayan of Taytay, Rizal, 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 application of Jem Gas Trading, Inc. to reclassify a property situated at Sitio Burol, Barangay San Juan, Taytay, Rizal, from Commercial to Industrial.

Section 3. This Ordinance is applicable only to TCT No. 068-2022010135 with Tax Declaration No. 18-TY-004-32497 containing an area of 1,613 sqm.

Section 4. This Ordinance is enacted for the purpose of the following:

- a. To guide, control and regulate the future improvement of the property of Jem Gas Trading, Inc.
- b. To promote and protect the health, safety, peace, comfort, convenience, and general welfare of the residents in the nearby area of the location.
- c. To regulate the use of machineries and infrastructure that may cause noise and air pollution in the area.

- d. Provide an effective requirement to secure necessary license and permit to operate.

Section 5. That the Sangguniang Bayan of Taytay granted this reclassification based on the pertinent documents submitted by the applicant, the MPDO and Assessor Office. Any act of non-compliance to existing laws and agreements with the Local Government shall compel the Sanggunian to file appropriate action to concerned offices.

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 28th day of February, 2024, 2:45 PM at the Sangguniang Bayan Session Hall, Municipality of Taytay, Province of 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 February 21, 2024 and was passed on third and final reading on February 28, 2024, during the 83rd Regular Session held on the 28th day of February, 2024.



ATTY. STANLEE D. CALMA
Secretary to the Sanggunian

ATTESTED AND CERTIFIED TO BE DULY
ADOPTED BY HER HONOR



HON. SOPHIA PRISCILLA L. CABRAL
Municipal Vice Mayor / Presiding Officer

APPROVED BY HIS HONOR
DATE MAR 22 2024



HON. ALLAN MARTINE S. DE LEON
Municipal Mayor