



Republic of the Philippines  
**SANGGUNIANG BAYAN**  
Taytay, Rizal

DO No. 2411 - 043

**ORDINANCE NO. 826 series of 2024**

**AN ORDINANCE GRANTING THE APPLICATION FOR  
RECLASSIFICATION OF A PROPERTY APPLIED BY BETHSAIDA LUZ  
ESGUERRA - AGUILAR FROM RESIDENTIAL TO INDUSTRIAL, SITUATED  
AT HIWAY 2000 PHASE 2, BRGY. STA. ANA, TAYTAY, RIZAL**

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Authored & Sponsored by: Coun. Ma. Elaine T. Leonardo  
Co-Sponsored by: Vice Mayor Sophia Priscilla L. Cabral  
Coun. Jan Victor B. Cabitac  
Coun. Ma. Jeca B. Villanueva  
Coun. Philip Jeison J. Cruz  
Coun. Patrick John P. Alcantara  
Coun. John Tobit E. Cruz  
Coun. Joanne Marie P. Calderon  
Coun. Andres C. Cruz Jr.  
LnB Pres. Roseller Z. Valera  
SK Fed. Pres. Janinah Olivienne D.L. Mercado  
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WHEREAS, cities or municipalities are vested with the authority to reclassify residential lands and provide manner for their utilization pursuant to Section 20 of RA 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Bethsaida Luz Esguerra - Aguilar applied for land reclassification of a property situated at Hiway 2000 Phase 2, Brgy. Sta. Ana, Taytay, Rizal;

WHEREAS, the property subject for reclassification has a total area of 14,135 square meter, covered by *Katitigan ng Orihinal na Titulo* 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 12<sup>th</sup> Sangguniang Bayan of Taytay, Rizal, by the power vested in it by law in session duly assembled, that:

**Section 1. Title** - An Ordinance Granting the Application for Reclassification of a property applied by Bethsaida Luz Esguerra - Aguilar from Residential to Industrial, situated at Hiway 2000 Phase 2, Brgy. Sta. Ana, Taytay, Rizal.

**Section 2. Coverage** - This Ordinance is applicable only to *Katitigan ng Orihinal na Titulo* Blg. 1812 with Tax Declaration No. 18-TY-005-03556 containing an area of 14,135 sqm.

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

- a. To guide, control and regulate the future improvement of the property of Bethsaida Luz Esguerra - Aguilar.
- 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 4. Repealing Clause** - That the Sangguniang Bayan of Taytay granted this reclassification based on the pertinent documents submitted by the applicant. 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 5. Separability Clause** - 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 6. Effectivity** - This Ordinance shall take effect immediate upon its approval.

ENACTED, this 27<sup>th</sup> day of November 2024, 7:16 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 November 27, 2024 and was passed on third and final reading on November 27, 2024, during the 121<sup>st</sup> Regular Session held on the 27<sup>th</sup> day of November 2024.



**ATTY. STANLEE D. CALMA**  
Secretary to the Sanggunian

ATTESTED AND CERTIFIED TO BE DULY  
ADOPTED BY HIS HONOR



**HON. JAN VICTOR B. CABITAC**

Municipal Councilor / Acting Vice Mayor / Presiding Officer

APPROVED BY HER HONOR

DATE \_\_\_\_\_



**HON. SOPHIA PRISCILLA L. CABRAL**

Municipal Vice Mayor / Acting Mayor