



Republic of the Philippines
SANGGUNIANG BAYAN
Taytay, Rizal

DO No. 2511 – 051

ORDINANCE NO. 872 series of 2025

AN ORDINANCE GRANTING THE APPLICATION FOR RECLASSIFICATION OF A PROPERTY OWNED BY KRYZIA MAIKA G. VALERA AND GLORIANNE MARIZ G. VALERA REPRESENTED BY RULF MARIUS G. VALERA, FROM AGRICULTURAL TO INDUSTRIAL, SITUATED AT HIGHWAY 2000 PHASE 2, BARANGAY SAN JUAN, TAYTAY, RIZAL

Authored & Sponsored by: Coun. Ma. Elaine T. Leonardo
Co-Sponsored by: Vice Mayor Jan Victor B. Cabitac
Coun. Joanne Marie P. Calderon
Coun. Patrick John P. Alcantara
Coun. Carizza A. Cortez
Coun. Michell B. Bermundo
Coun. Kristofer Charls S. Esguerra
SK Fed. Pres. Lucia Marie D. Alcantara

Mr. W. J.

WHEREAS, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of RA 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Mr. Rulf Marius G. Valera with Special Power of Attorney (SPA) from the owners, applied for land reclassification of a property situated at Highway 2000 Phase 2, Barangay San Juan, Taytay, Rizal;

WHEREAS, the property subject for reclassification has a total area of 1,000 square meters, covered by Transfer Certificate of 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 13th 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 owned by Kryzia Maika G. Valera and Glorianne Mariz G. Valera represented by Rulf Marius G. Valera, from Agricultural to Industrial, situated at Highway 2000 Phase 2, Barangay San Juan, Taytay, Rizal.

Section 2. Coverage - This Ordinance is applicable only to the following Transfer Certificate of Titles with Tax Declarations and a total land area of 1,000 sq.m.:

- | | |
|--------------------------------------|------------------------------|
| a. TCT No. 068-2025000576 (500 sq.m) | Tax Dec. No. 18-TY-004-35064 |
| b. TCT No. 068-2025000577 (500 sq.m) | Tax Dec. No. 18-TY-004-35063 |

[Signature]

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 Kryzia Maika G. Valera and Glorianne Mariz G. Valera.
- 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 immediately upon its approval.

ENACTED, this 17th day of November 2025, 4:36 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 11, 2025 and was passed on third and final reading on November 17, 2025, during the 20th Regular Session held on the 17th day of November 2025.


JULIETA M. JUANILLO
Secretary to the Sanggunian

ATTESTED AND CERTIFIED TO BE DULY
ADOPTED BY HIS HONOR


HON. JAN VICTOR B. CABITAC
Municipal Vice Mayor / Presiding Officer

APPROVED BY HIS HONOR

DATE NOV 24 2025


HON. ALLAN MARTINE S. DE LEON
Municipal Mayor