



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**

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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  
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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 13<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 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



**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.

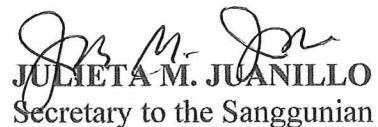
**Section 4. Repealing Clause** - That the Sangguniang Bayan of Taytay granted this reclassification based on the pertinent documents submitted by the applicant. Any act of non-compliance to existing laws and agreements with the Local Government shall compel the Sanggunian to file appropriate action 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.

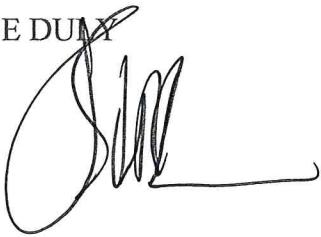
**Section 6. Effectivity** - This Ordinance shall take effect immediately upon its approval.

ENACTED, this 17<sup>th</sup> day of November 2025, 4:36 PM at the Sangguniang Bayan Session Hall, Municipality of Taytay, Province of Rizal.

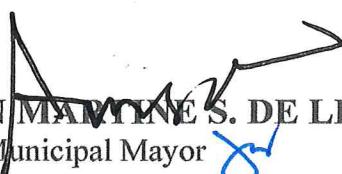
I HEREBY CERTIFY, to the correctness of the foregoing Ordinance which was duly enacted by the Sangguniang Bayan of Taytay on second reading on November 11, 2025 and was passed on third and final reading on November 17, 2025, during the 20<sup>th</sup> Regular Session held on the 17<sup>th</sup> day of 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