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EXCERPTS FROM THE MINUTES OF THE TWENTY-FOURTH (24th) REGULAR SESSION OF THE 12th SANGGUNIANG BAYAN OF CALAUAN, LAGUNA HELD ON DECEMBER 9, 2025 AT SANGGUNIANG BAYAN SESSION HALL CALAUAN, LAGUNA.

PRESENT:	HON. VICE MAYOR ALLAN JUN V. SANCHEZ	-	PRESIDING OFFICER
	HON. ALLAN ANTONIO V. SANCHEZ II	-	SB MEMBER
	HON. JOEWEL M. GONZALES	-	SB MEMBER
	HON. JUNE JOSEPH F. BRION	-	SB MEMBER
	HON. DANTE C. ESCAREZ	-	SB MEMBER
	HON. HOMER JEFFRILLE E. HILARIO	-	SB MEMBER
	HON. JOSELITO M. MANALO	-	SB MEMBER
	HON. KENNETH B. KRAFT	-	SB MEMBER
	HON. MAC JEFFERSON T. ROXAS	-	SB MEMBER
	HON. JOAN PAMELA M. BABATID	-	EX-OFFICIO MEMBER (LnB PRESIDENT)
	HON. OLYMPIO S. AMANTE	-	EX-OFFICIO MEMBER (SK PAMBAYANG PEDERASYON PRES.)

ABSENT: NONE

MUNICIPAL ORDINANCE NO. 08-12-2025

Sponsored by the Committee on Zoning, Housing, Land Utilization and Urban Development

AN ORDINANCE APPROVING THE ISSUANCE OF DEVELOPMENT PERMIT FOR THE RESIDENTIAL SUBDIVISION PROJECT (PHIRST SIGHTS CALAUAN WEST) OF PHIRST PARK HOMES INC. LOCATED AT BARANGAY MASIIT, CALAUAN, LAGUNA.

WHEREAS, the Municipal Mayor endorsed to this Sanggunian the application for Development Permit of Phirst Park Homes Inc. for their Residential Subdivision Project (Phirst Sights Calauan West) located at Barangay Masiit, Calauan, Laguna;

WHEREAS, the Sangguniang Bayan through Municipal Ordinance No. 07-12-2025 reclassified the use of parcels of land as applied by Phirst Park Homes Inc. from agricultural to residential use, and further approved by the Sangguniang Panlalawigan through Resolution No. 1218, s. 2025;

WHEREAS, Presidential Executive Order No. 71 devolved the powers of the Housing and Land Use Regulatory Board to approve subdivision plans, to cities and municipalities pursuant to R.A. No. 7160, otherwise known as the Local Government Code of 1991 which provides that "the Sangguniang Bayan or Sangguniang Panglungsod, subject to national law, process and approve subdivision plan for residential, commercial or industrial purposes and other development purposes";

WHEREAS, the Committee on Zoning, Housing and Land Utilization, after a thorough evaluation of the documents submitted and in consultation with concerned local government agencies recognized that the applicant has complied with all the requirements based on existing laws, rules and regulations;

NOW THEREFORE, upon motion of **HON. JUNE JOSEPH F. BRION**, duly seconded by **HON. DANTE C. ESCAREZ** and unanimously approved by the Members of the Sangguniang Bayan;

Be it ordained by the Sangguniang Bayan of Calauan, Laguna in session assembled that:

SECTION 1. - APPROVAL OF DEVELOPMENT PERMIT.

The Development Permit for the proposed Residential Subdivision Project (Phirst Sights Calauan West), located in Barangay Masiit, Calauan, Laguna, with an area of 56,053 square meters and as described in the submitted subdivision plan, is hereby **APPROVED**.

SECTION 2. DESCRIPTION. The Residential Subdivision Project (Phirst Sights Calauan West) of Phirst Park Homes Inc. consists of a Gross Area of Sixty Thousand Seven Hundred Twenty-Seven (60,727) sqm. and a Net Area of Fifty Six Thousand Fifty-Three (56,053) sqm. and is expected to yield around 699 saleable units located at Barangay Masiit, Calauan, Laguna.

SECTION 3. - CONDITIONS OF APPROVAL.

The approval of the Development Permit is subject to the following conditions:

1. Compliance with all requirements of the Department of Human Settlements and Urban Development (DHSUD) and relevant national housing and subdivision standards.
2. Completion of road networks, drainage facilities, water supply system, electrical utilities, open spaces, and other mandatory facilities.
3. Strict adherence to the approved subdivision development plan; any major revisions shall require prior approval of the Sangguniang Bayan.
4. Compliance with environmental laws, including the implementation of necessary mitigation measures as indicated in the Environmental Compliance Certificate (ECC).
5. Compliance with all the terms and conditions agreed upon and all the legal requirements set forth by existing laws and ordinances.

SECTION 4. MONITORING AND ENFORCEMENT. The Municipal Planning and Development Office, Municipal Engineer's Office, and other concerned Municipal agencies shall jointly monitor the implementation of the subdivision development to ensure compliance with this Ordinance.

SECTION 5. VIOLATIONS. Any violation of the terms and conditions of this ordinance and other laws rules and regulations and permits of other government agencies and the documents submitted shall cause the revocation of the development permit.

SECTION 6. SEPARABILITY CLAUSE.

If any provision of this Ordinance is declared invalid or unconstitutional, the remaining provisions shall remain in full force and effect.

SECTION 7. EFFECTIVITY. This ordinance shall take effect upon approval.

ENACTED : DECEMBER 9, 2025

ORDER: To send copies of this ordinance to Phirst Park Homes Inc. and all other offices for their guidance and information.

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I HEREBY CERTIFY the correctness of the foregoing ordinance duly enacted by the Sangguniang Bayan.


MARIA JESUSA Q. LARONA
Secretary to the Sangguniang Bayan

Concurred:

HON. ALLAN ANTONIO V. SANCHEZ II
SB Member

HON. JUNE JOSE P. F. BRION
SB Member

HON. HOMER JEFFERILLE E. HILARIO
SB Member

HON. KENNETH B. KRAFT
SB Member

HON. JOAN PAMELA M. BABATID
EX-OFFICIO Member
(LnB President)

HON. JOEWEL M. GONZALES
SB Member

HON. DANTE C. ESCAREZ
SB Member

HON. JOSELITO M. MANALO
SB Member

HON. MAC JEFFERSON T. ROXAS
SB Member

HON. OLYMPIO S. AMANTE
EX-OFFICIO Member
(SK Pambayang Pederasyon President)

ATTESTED AND CERTIFIED
TO BE DULY ADOPTED:

HON. ALLAN JUN V. SANCHEZ
Municipal Vice Mayor
Sanggunian Presiding Officer

APPROVED:


HON. ROSELLER G. CARATIHAN
Municipal Mayor
Date Approved: _____