



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LAGUNA
CALAUAN

MUNICIPALITY OF CALAUAN, LAGUNA
OFFICE OF THE MAYOR

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OFFICE OF THE SANGGUNIANG BAYAN

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. 10-12-2025

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

Chairperson : Hon. June Joseph F. Brion, Vice-Chairperson : Hon. Joselito M. Manalo

Members : Hon. Allan Antonio V. Sanchez II, Hon. Joewel M. Gonzales, Hon. Homer Jeffrille E. Hilario

AN ORDINANCE RECLASSIFYING PARCELS OF LAND APPLIED BY BORLAND DEVELOPMENT CORPORATION WITH A TOTAL LAND AREA OF TWO HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED ELEVEN (248,411) SQUARE METERS LOCATED AT BARANGAY LIMAO, CALAUAN, LAGUNA FROM AGRICULTURAL TO RESIDENTIAL.

WHEREAS, Section 20(a) of R.A 7160 otherwise known as The Local Government Code of 1991 provides "that a city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearing for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial or industrial purposes as determined by the sanggunian concerned;

WHEREAS, presented for consideration of this august body is an application by Borland Development Corporation on the request to reclassify the use of the parcels of land from agricultural to residential for a subdivision development project;

WHEREAS, the proponent submitted the following documents:

1. Letter request ng Borland Development Coporation signed by Mr. Ramiro R. Dimas, Senior Vice President
2. Copy of Land Titles
3. Proof of Ownership(Deed of Sale/Contract to Sell)
4. Certified Copies of Tax Declaration of Real property

- a. The parcel of land covered by TCT No. 058-2019000217 (Lot No. 2-A-2) consisting of an area of Seventy Four Thousand One Hundred Forty One (74,141) square meters more or less located at Barangay Limao , Calauan, Laguna
- b. The parcel of land covered by TCT No. 058-2025003848 (Lot No. 2-C) consisting of an area of Forty Five Thousand One Hundred Ten (45,110) square meters more or less located at Barangay Limao, Calauan, Laguna;
- c. The parcel of land covered by TCT No. 058-2025002504 (Lot No. 2-D) consisting of an area of Sixty Seven Thousand One Hundred Thirty Two (67,132) square meters more or less located at Barangay Limao, Calauan, Laguna
- d. The parcel of land covered by TCT No. C-14 (Lot No. 2-B) consisting of an area of Sixty Two Thousand Twenty Eight (62,028) square meters more or less located at Barangay Limao, Calauan, Laguna

SECTION 4. MANNER OF UTILIZATION. The abovementioned lands shall be strictly utilized according to the specific use of the land authorized by this ordinance and in accordance with the Municipal Zoning Ordinance of Calauan, Laguna, and other applicable laws, rules and regulations.

SECTION 5 . CONVERSION. This ordinance shall not be construed as a conversion order which shall be issued by the Department of Agrarian Reform.

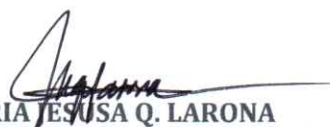
SECTION 6. EFFECTIVITY. This ordinance shall take effect upon approval.

ENACTED: DECEMBER 9, 2025

ORDER: To send copies of this ordinance to Borland Development Corp. and all other offices for their guidance and information.

X-----X

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. JOEWEL M. GONZALES
 SB Member


HON. JUNE JOSEPH F. BRION
 SB Member


HON. DANTE C. ESCAREZ
 SB Member

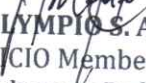

HON. HOMER JEFFRILLE E. HILARIO
 SB Member


HON. JOSEKITO 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 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: 12/12/25