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**REPUBLIC OF THE PHILIPPINES**

## PROVINCE OF LAGUNA

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## OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF THE TWENTY-FOURTH (24<sup>th</sup>) REGULAR SESSION OF THE 12<sup>th</sup> 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 Corporation 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

HON. JOSEPH F. BRION

HON. ALLAN JUN V. SANCHEZ

HON. HILARIO

HON. JEFFRINE V. SANCHEZ

MARIA JESUSA Q. LARONA

HON. DANTE C. ESCAREZ

HON. ANTHONY P. AMANTE

HON. JUNIOR F. BRION

HON. JOAN PAMELA M. BABATID

HON. JEWEL R. GONZALES

HON. MARY T. ROXAS

HON. ALLAN JUN V. SANCHEZ II

HON. KENNETH B. KRAFT

5. Certified Copy of Tax Clearance  
 6. Lot Plan with Vicinity Map  
 7. Google Map with coordinates  
 8. Project Feasibility Study/ Description  
 9. Certificate of non- tenancy from BARC  
 10. Resolution No. 12-2025 ng Sangguniang Barangay ng Limao, Calauan, endorsing the reclassification of Land from Agricultural to Residential  
 11. SEC Registration  
 12. Articles of Incorporation  
 13. Updated GIS Sheet  
 14. Corporate Secretary's Certificate  
 15. Barangay Clearance for Development and Building  
 16. DA Region IV-A application for certification

**WHEREAS**, due consultations were made with the concerned residents and Sangguniang Barangay of Limao, Calauan, Laguna through a Public hearing conducted on December 5, 2025 and they interpose no objection to the reclassification of subject lands;

**WHEREAS**, upon further consultation with the heads of local agencies concerned, the subject lands were found to have substantially greater economic value for residential use, satisfying the condition of Section 20 of RA 7160 and the Sangguniang Bayan deemed it proper to approve the request for reclassification of the use of the subject lands from agricultural to residential use;

**NOW THEREFORE**, premises considered and upon motion of **HON. JUNE JOSEPH F. BRION**, duly seconded and unanimously approved by the Members of the Sangguniang Bayan present:

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

**SECTION 1. TITLE** - This ordinance shall be known as Borland Development Corporation Land Reclassification from Agricultural to Residential at Barangay Limao, Calauan, Laguna.

**SECTION 2. COVERAGE** - This ordinance shall cover the following Parcels of Land:

TITLE NO.	OWNER	TCT AREA (sqm.)	AREA FOR RECLASSIFICATION
058-2019000217	Nicanor C. Nayle & Amparo C. Nayle	74,141	74,141
058-2025003848	Mary Jane Lugar-Mendoza et al.	45,110	45,110
058-2025002504	Angelita C. De Guzman et al.	70,471	67,132
TCT No. C-14	Maria Cuenca	62,028	62,028
<b>TOTAL</b>		<b>251,750</b>	<b>248,411</b>

**SECTION 3. RECLASSIFICATION.** The following parcels of land are hereby reclassified from Agricultural to Residential.

- 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.

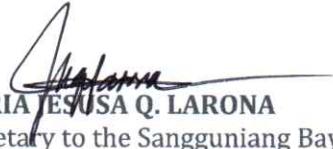
**SECTION 6. EFFECTIVITY.** This ordinance shall take effect upon approval.

**ENACTED: DECEMBER 9, 2025**

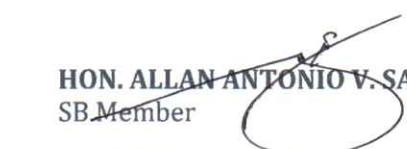
**ORDER:** To send copies of this ordinance to Borland Development Corp. and all other offices for their guidance and information.

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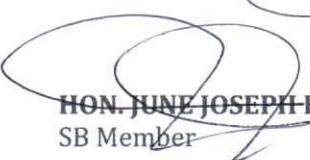
**I HEREBY CERTIFY** the correctness of the foregoing ordinance duly enacted by the Sangguniang Bayan.

  
**MARIA JESUSA Q. LARONA**  
 Secretary to the Sangguniang Bayan

**Concurred:**

  
**HON. ALLAN ANTONIO V. SANCHEZ II**  
 SB Member

  
**HON. JOEWEL M. GONZALES**  
 SB Member

  
**HON. JUNE JOSEPH F. BRION**  
 SB Member

  
**HON. DANTE C. ESCAREZ**  
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**HON. HOMER JEFFRILLE E. HILARIO**  
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**HON. JOSE LITO M. MANALO**  
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**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 Pambaya ng 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: 4/12/25