



PAMAHALAANG BAYAN NG TAYTAY TANGGAPAN NG SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 124th REGULAR SESSION OF THE 11th SANGGUNIANG BAYAN, TAYTAY, RIZAL, HELD ON FEBRUARY 22, 2022, 1:20 PM AT THE SESSION HALL OF THE MUNICIPAL BUILDING, TAYTAY, RIZAL

PRESENT:

- | | | |
|-----------------------------------|---|------------------------------|
| Hon. Michell B. Bermundo | - | Vice Mayor/Presiding Officer |
| Hon. Sophia Priscilla L. Cabral | - | Councilor |
| Hon. Ma. Jeca B. Villanueva | - | “ |
| Hon. Patrick John P. Alcantara | - | “ |
| Hon. Joanne Marie P. Calderon | - | “ |
| Hon. Ceferino R. Resurreccion Jr. | - | “ |
| Hon. Kyle Georic Y. Gacula | - | “ |
| Hon. Ma. Elaine T. Leonardo | - | “ |
| Hon. Philip Jeison J. Cruz | - | “ |
| Hon. Frank Luster L. Santos | - | LnB President |
| Hon. Roda May A. Diño | - | SK Federation President |

Authored & Sponsored by: Coun. Ceferino R. Resurreccion Jr.
 Co-Sponsored by: Vice Mayor Michell B. Bermundo
 Coun. Sophia Priscilla L. Cabral
 Coun. Ma. Jeca B. Villanueva
 Coun. Patrick John P. Alcantara
 Coun. Joanne Marie P. Calderon
 Coun. Kyle Georic Y. Gacula
 Coun. Ma. Elaine T. Leonardo
 Coun. Philip Jeison J. Cruz
 LnB Pres. Frank Luster L. Santos
 SK Fed Pres. Roda May A. Diño

ORDINANCE NO. 735 series of 2022

AN ORDINANCE GRANTING THE RECLASSIFICATION OF A PROPERTY APPLIED BY PH1 WORLD DEVELOPERS, INC. FROM RESIDENTIAL TO HIGH DENSITY COMMERCIAL (C3), LOCATED AT BRGY. DOLORES, TAYTAY, RIZAL

WHEREAS, the property acquired by PH1 World Developers, Inc., from PlusHomes Communities, Inc. (formerly Grand Monaco Estate Developers, Inc.), needs to be reclassified from Residential to High Density Commercial (C3) purposes;

WHEREAS, the property subject for reclassification has a total area of 16,470 sq. mtrs., covered by TCT No. 068-2010000195 and Tax Declaration No. 18-TY-001-03096, registered in the name of First Metro Investment Corporation;

WHEREAS, the said property registered in the name of First Metro Investment Corporation was first acquired by Grand Monaco Estate Developers, Inc. for their residential subdivision project named "Grand Monaco Hills" and reclassified as residential land;

WHEREAS, the said property was then acquired by PH1 World Developers, Inc. from PlusHomes Communities, Inc. (formerly Grand Monaco Estate Developers, Inc.), as stated in the Secretary's Certificate of both developers, to be developed as residential condominium, thus the need for said property to be reclassified from residential to high density commercial (C3);

WHEREAS, this grant of zoning reclassifications 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 Sangguniang Bayan of Taytay, by the power vested in it by law, in session duly assembled, that:

Section 1. This Ordinance is enacted pursuant to the power vested upon to Sangguniang Bayan of Taytay, Rizal.

Section 2. This Ordinance is enacted relative to a property of PH1 World Developers, Inc., situated at Brgy. Dolores, Taytay, Rizal, that needs to be reclassified from Residential to High Density Commercial (C3) purposes.

Section 3. This Ordinance is enacted for the purpose of the following:

- a. To guide, control and regulate the future improvement of the property. To promote and protect the health, safety, peace, comfort, convenience and general welfare of the residents in the nearby area of the location.
- b. To regulate the use of machineries and infrastructure that may cause noise and air pollution in the area.
- c. Provide an effective requirement to secure necessary license and permit to operate.


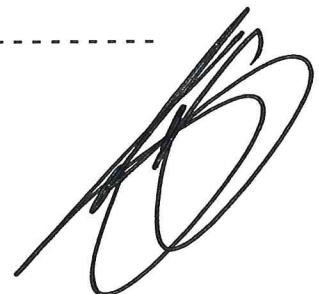
Section 4. This Ordinance is applicable only to the property with a total land area of 16,470 sq. mtrs., covered by TCT No. 068-2010000195 and Tax Declaration No. 18-TY-001-03096.

Section 5. That the Sangguniang Bayan of Taytay granted this reclassification based on the pertinent documents submitted by the application and not be subject for any liability if the applicant failed to comply to the requirements of other government agencies concerned or any misrepresentations.

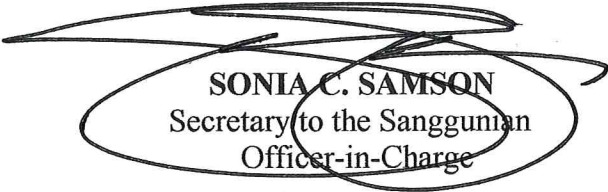
Section 6. Conditions, provisions and guidelines for the improvement and development of the said property shall be pursuant to existing local rules and regulations, and to the Building Code of the Republic of the Philippines.

Section 7. This Ordinance shall take effect immediately upon its approval.

ENACTED, this 22nd day of February, 2022, 2:20 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 February 22, 2022 and was passed on third and final reading on February 22, 2022, during the 124th Regular Session held on the 22nd day of February, 2022.


SONIA C. SAMSON
Secretary to the Sanggunian
Officer-in-Charge

ATTESTED AND CERTIFIED TO BE DULY
ADOPTED BY HER HONOR


HON. MICHELL B. BERMUNDO
Municipal Vice Mayor/Presiding Officer

APPROVED BY HIS HONOR
DATE 09 MAR 2022


HON. GEORGE RICARDO R. GACULA II
Municipal Mayor