

Republic of the Philippines
MUNICIPALITY OF IBA
Province of Zambales



OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 134TH REGULAR SESSION OF THE 12TH SANGGUNIANG BAYAN OF IBA, ZAMBALES HELD ON **MARCH 18, 2025** AT THE MUNICIPAL SESSION HALL.

PRESENT:

HON. RYAN E. CASTILLO, SB Member and Designated Temporary
Presiding Officer

SANGGUNIANG BAYAN MEMBERS

HON. ALIRE JOHN T. FALLORIN
HON. EDGAR C. PAYUMO
HON. PAULO A. FORTIN
HON. ISAGANI Q. YAP
HON. JESSIE S. ECHAURE, Ed. D
HON. RUEL M. BUTARAN
HON. RICHARD N. REDONDO, Liga ng mga Barangay
HON. CARLOS MIGUEL R. VILLAMIN, SK Federation

ABSENT:

HON. JOAN D. BALLESTEROS-ALBA, Vice Mayor - Sick Leave
HON. MARGIE M. NOVENO, SB Member - On Official Business

**ORDINANCE NO. 03
SERIES OF 2025**

AUTHORIZING THE RECLASSIFICATION OF PARCELS OF LAND TOTALLING 321.5554 HECTARES BEING APPLIED FOR BY ELSAL VENTURES OPC LOCATED IN BARANGAY SAN AGUSTIN, IBA, ZAMBALES FROM AGRICULTURAL TO INDUSTRIAL LAND

WHEREAS, ELSAL VENTURES OPC, a one-person corporation engaged in land aggregation with office address at Ortigas Business Center, Pasig City, has applied for the reclassification of parcels of land with a combined area of Three Hundred Twenty-One & 5554/100 (321.5554) hectares located in barangay San Agustin, Iba, Zambales from agricultural to industrial land;

WHEREAS, the applicant has submitted the summary sheet of all properties covering the said area as well as copies of each Certificate of Titles, Tax Declarations and the Special Power of Attorney granted to ELSAL Ventures OPC for the management and disposition of these properties;

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SB Member

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SB Member

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Ex-Officio Member. LNB

CARLOS MIGUEL R. VILLAMIN
Ex-Officio Member. SKF

WHEREAS, reclassifying these properties into Industrial land has far greater economic value, putting together small parcels of land into big contiguous parcels for various projects particularly for renewable energy such as Solar Farms;

WHEREAS, in line with the direction of the Municipality towards cityhood, the reclassification of these properties into industrial land will generate substantial revenue to satisfy the income level requirement for cityhood, aside from great number of jobs to be created, and sustainable economic progress;

WHEREAS, the area where the applied properties are located are declared as an Agro-Industrial Zone of the Municipality of Iba's existing Zoning Ordinance and Ordinance No. 13, Series of 2024 titled "An ordinance declaring the upper part of Sta. Barbara, Amungan, San Agustin and Palanginan as part of multiple use sub-zone as provided in the 2021-2030 Comprehensive Land Use Plan (CLUP) of Iba" and Zoning Ordinance No. 41, Series of 2020 titled: An Ordinance adopting the integrated zoning regulations of the Municipality of Iba and providing for the administration, enforcement and amendment thereof;

WHEREFORE, on motion of the Chairman of the Committee on Housing & Land Use, Kgd. Isagani Q.Yap, duly seconded by the Chairman of the Committee on Power, Trade & Industry, Kgd. Ruel Butaran, the Sangguniang Bayan of Iba, Zambales in session assembled;

Be it ordained by the Sangguniang Bayan of Iba, Zambales.

SECTION 1 – An area or parcels of land totaling Three Hundred Twenty-One & 3554/100 (321.5554) hectares in Brgy. San Agustin registered under Transfer Certificate of Title Numbers TCT T-3896, TCT T-5182, TCT T-3890, TCT T-27523, TCT T-27524, TCT T-3884, TCT T-3894, OCT O-4026, OCT O-4025, TCT T-3897, TCT C-T-3892, TCT 044-2024003662, C-T-3895, TCT C-T-3889, TCT 044-2010000052, TCT C-T-3893, OCT O-3990, OCT O-3206, TCT T-27522, CLOA T-758, TCT T-3886, OCT O-4027, TCT T-13654, OCT C-O-3205, OCT P-2738, CLOA T-761, C-T-3888, TCT C-T-3887, CLOA-751, CLOA-T-754, CLOA-T-764, CLOA-T-774, CLOA-T-748, CLOA-T-746, TCT 044-2024002117, TCT 044-2024002137 and TCT 044-2020001006 TCT C-T-3885, TCT CLOA T-387, TCT CLOA-T-749, TCT C-T-3719, TCT CLOA-T-1920, TCT CLOA-T-1919, TCT CLOA-T-1921, TCT CLOA-T-1923, TCT CLOA-T-1952, TCT CLOA-T-1953, TCT T-CLOA-T-1954, TCT CLOA-T-1955, TCT CLOA-T-1956, TCT CLOA-T-1957, TCT 044-201700497, TCT CT-3881, P-12777, OCT CLOA-1708, areas under Survey No. CAD-364-D specifically Lot Nos. 4472-A4472-A PART, 4472-B, 4472-C, 4472-D, 4472-E, 4472-F, 4472-G, 4472-H, 4472-I, 4472-J, 4472-K, 4472-L, 4403, 4455, 4465, 4745 and 4648 being applied for by ELSAL Ventures OPC located in barangay San Agustin, Iba, Zambales are hereby reclassified from Agricultural to Industrial land.

SECTION 2 – That the reclassification of the aforementioned parcels of land shall be for the establishment, development and construction of renewable energy projects of ELSAL Ventures OPC.

SECTION 3 – This Ordinance takes effect 10 days after posting in three (3) conspicuous places in the Municipality.

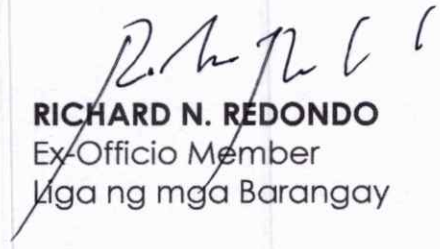
Approved this 18TH day of March 2025.


ALIRE JOHN T. FALLORIN
SB Member


EDGAR C. PAYUMO
SB Member


PAULO A. FORTIN
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Ex-Officio Member
SK Federation

CERTIFIED CORRECT:


RYAN E. CASTILLO
SB Member and Designated
Temporary Presiding Officer

ATTESTED:


NORITO V. BASUL
Secretary to the
Sangguniang Bayan

APPROVED:


HON. IRENEA MANQUIZ-BINAN
Municipal Mayor.

MAR 25 2025