

Republic of the Philippines
MUNICIPALITY OF IBA
Province of Zambales



OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE JOURNAL OF THE 15TH REGULAR SESSION OF THE 13TH SANGGUNIANG BAYAN OF IBA, ZAMBALES HELD ON **OCTOBER 13, 2025** AT THE MUNICIPAL SESSION HALL.

PRESENT:

HON. JOAN D. BALLESTEROS-ALBA, Vice Mayor and Presiding Officer

SANGGUNIANG BAYAN MEMBERS

HON. MARGIE M. NOVENO

HON. CARL ERIC B. RICO

HON. EDISON E. MARTINEZ

HON. SALVADOR R. REDONDO

HON. RAEDAG A. VILLAMIN JR.

HON. PAULO A. FORTIN

HON. EDGAR C. PAYUMO

HON. ALIRE JOHN T. FALLORIN

HON. RICHARD N. REDONDO, Liga ng mga Barangay President

HON. CARLOS MIGUEL R. VILLAMIN, SK Federation President

**ORDINANCE NO. 13-08
SERIES OF 2025**

AN ORDINANCE RECLASSIFYING TWO (2) PARCELS OF LAND LOCATED IN BARANGAY AMUNGAN WITH TCT NO. EP-T-1655 AND BARANGAY BANGANTALINGA WITH TCT NO. 044-2012000339 FROM AGRICULTURAL TO RESIDENTIAL USE, SUBJECT TO STATUTORY REQUIREMENTS AND REGULATORY CLEARANCES

WHEREAS, Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, authorizes a city or municipality, through an ordinance passed by the Sangguniang Bayan, to reclassify agricultural lands into non-agricultural uses when such lands have ceased to be economically feasible and sound for agricultural purposes, as determined by the Sangguniang Bayan, and subject to the limitations prescribed therein;

WHEREAS, the Committee on Housing and Land Use conducted obligatory committee meetings and hearings on the request for reclassification of two (2) parcels of land located in Barangay Amungan with TCT NO. EP-T-1655 and Barangay Bangantalinga with TCT No. 044-2012000339, and sought the technical evaluation of the Municipal Agriculturist;

PAULO A. FORTIN
SB Member

EDGAR C. PAYUMO
SB Member

ALIRE JOHN T. FALLORIN
SB Member

RICHARD N. REDONDO
Ex-Officio Member, LNB

CARLOS MIGUEL R. VILLAMIN
Ex-Officio Member, SKF

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SB Member

WHEREAS, the Committee likewise conducted an ocular inspection of the subject properties to determine whether the proposed reclassification would encroach upon existing irrigation systems or otherwise prejudice agricultural productivity;

WHEREAS, based on the findings of the inspection and the technical inputs received, the Committee determined that the subject parcels are no longer viable for sustained agricultural use and are more appropriately suited for residential purposes;

WHEREAS, the Sangguniang Bayan recognizes that any reclassification of agricultural lands shall be without prejudice to the requirements of national law and regulatory agencies, particularly the Department of Agrarian Reform (DAR), which mandates the issuance of a Certificate of Land Conversion prior to the actual development or change of use of agricultural lands;

WHEREAS, the proposed reclassification is consistent with the Municipality's Comprehensive Land Use Plan (CLUP) and Zoning Ordinance, and supports the long-term goals of urban development, population accommodation, and economic expansion of Iba as the Provincial Capital;

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Bayan of Iba, Zambales, in session duly assembled, that:

SECTION 1. RECLASSIFICATION. - The two (2) parcels of land located in Barangay Amungan TCT No. EP-T-1655 and Barangay Bangantalinga with TCT No. 044-2012000339, as more particularly described in the technical documents submitted to the Committee on Housing and Land Use, are hereby reclassified from agricultural to residential use.

SECTION 2. CONDITIONS. - The reclassification herein granted shall be subject to the following conditions:

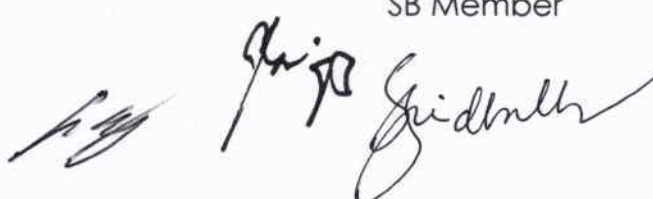
- 2.1 That the landowners/developers shall secure a Certificate of Land Conversion from the Department of Agrarian Reform (DAR) prior to any development or change of use;
- 2.2 That the reclassification shall be without prejudice to the rights of tenants, farmers, or other stakeholders as may be protected under existing agrarian laws;
- 2.3 That the reclassification shall be integrated into the Comprehensive Land Use Plan (CLUP) and Zoning Ordinance of the Municipality;
- 2.4 That all other statutory requirements, permits, and clearances from concerned national and local government agencies shall be duly complied with.

SECTION 3. EFFECTIVITY. - This Ordinance shall take effect immediately upon approval and compliance with the posting and publication requirements prescribed under the Local Government Code of 1991.

Enacted this 13TH day of October 2025.

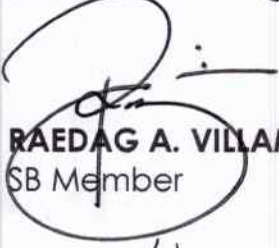

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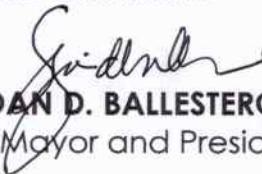

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Ex-Officio Member
SK Federation President

CERTIFIED CORRECT:


JOAN D. BALLESTEROS-ALBA
Vice Mayor and Presiding Officer

ATTESTED:


NOLITO V. BASUL
Secretary to the
Sangguniang Bayan

APPROVED:


HON. IRENEA MANQUIZ-BINAN
Municipal Mayor

Date: OCT 22 2025