



Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Municipality of Paluan

OFFICE OF THE SANGGUNIANG BAYAN

APPROVED BY:

HON. MICHAEL D. DIAZ
Municipal Mayor

Certified Correct and Duly Enacted:

HON. JASMIN T. FERNANDEZ
Municipal Vice Mayor/Presiding Officer

SB Members:

HON. ROCHE D. BAUTISTA

HON. ROCKY C. MASANGKAY

HON. MARRIAN M. IBAÑEZ

HON. VON JOSEPH V. VELANDRIA

HON. JONELL G. TRIA

HON. BENITO C. CABABAY

HON. ELORDE A. MARASIGAN

HON. RONALDO I. TORRELIZA

Ex-Officio SB Members:

HON. ROMELITO D. TALENTO
ABC President

HON. VIC ANTHONY M. VELANDRIA, III
SKF President

HON. RYAN L. PARISAN
IPMR

Attested:

(As to the authenticity of signatures
and documents)

JEFFREY V. HUERTAS
Secretary to the Sanggunian

Municipal Ordinance No. 2025-13

Series of 2025

RECLASSIFYING FROM AGRICULTURAL TO INDUSTRIAL LAND USE, A PARCEL OF LAND BEARING LOT NO. 568, PLS-26, 1088, PLS-26 WITH A TOTAL OF LAND AREA OF 23,303 SQUARE METERS LOCATED AT SITIO PULA, BARANGAY HARRISON, PALUAN, OCCIDENTAL MINDORO.

Introduced and Sponsored by: **Honorable Benito C. Cababay**

WHEREAS, Section 20 of the Local Government Code of 1991 (Republic Act No. 7160) empowers local government units to enact ordinances for the general welfare, including the authority to adopt and maintain a zoning ordinance and reclassify land uses, ensuring a framework for responsible development;

WHEREAS, Republic Act No. 7279, the Urban Development and Housing Act of 1992, mandates the formulation of comprehensive land use plans and zoning ordinances to guide and regulate land development, supporting land use conversions that align with development objectives;

WHEREAS, a parcel of land identified as Lot No. 568, PIs-26, 1088, PIs-26, with a total land area of Twenty-Three Thousand Three Hundred Three (23,303) square meters, situated at Sitio Pula, Barangay Harrison, Paluan, Occidental Mindoro, has been determined to be suitable for industrial development, promising economic growth;

WHEREAS, the Sangguniang Bayan, after due deliberation, public consultation, and careful consideration of all relevant factors, finds the reclassification to be necessary and profoundly beneficial for the Municipality of Paluan and its constituents, ushering in an era of enhanced prosperity, promoting local economic development, and creating employment opportunities;

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Bayan of Paluan, Occidental Mindoro in session assembled that:

SECTION 1. TITLE – This Ordinance shall be known as “An ordinance reclassifying from agricultural to industrial land use, a parcel of land bearing Lot No. 568, PIs-26, 1088, PIs-26, Located at Sitio Pula, Barangay Harrison, Paluan, Occidental Mindoro”.

SECTION 2. RECLASSIFICATION – The parcel of land situated at Sitio Pula, Barangay Harrison, Paluan, Occidental Mindoro, identified as Lot No. 568, PIs-26 and Lot No. 1088, PIs-26, with a total land area of Twenty-Three Thousand Three Hundred Three (23,303) square meters, is hereby reclassified from Agricultural to Industrial land use.

SECTION 3. AMENDMENT TO COMPREHENSIVE LAND USE PLAN – The Comprehensive Land Use Plan of the Municipality of Paluan are hereby amended to reflect the reclassification of the subject property as provided in Section 1 of this Ordinance.



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SECTION 4. UTILIZATION – The reclassified area shall be primarily utilized for industrial purposes, including but not limited to manufacturing, processing, warehousing, and related activities, subject to compliance with all applicable national and local laws, ordinances, and regulations, including environmental and safety standards.

SECTION 5. IMPLEMENTING GUIDELINES – The Municipal Planning and Development Office shall be responsible for the proper implementation of this Ordinance and shall issue the necessary guidelines and permits for development within the reclassified zone.

SECTION 6. SEPARABILITY CLAUSE – If any provision of this Ordinance is declared invalid or unconstitutional, the other provisions not affected thereby shall remain in full force and effect.

SECTION 7. REPEALING CLAUSE – All ordinances, rules, and regulations inconsistent with the provisions of this Ordinance are hereby repealed or modified accordingly.

SECTION 8. CONVERSION – This ordinance shall not be construed as a conversion order which shall be issued by the Department of Agrarian Reform.

SECTION 9. EFFECTIVITY – This ordinance shall take effect immediately upon approval of the Sangguniang Panlalawigan.

NOW, THEREFORE, on motion of Honorable Councilor BENITO C. CABABAY and duly seconded by the members of the Sanggunian present, BE IT

ENACTED this 30th day of **September 2025** during the Special Session at the Sangguniang Bayan Session Hall, Paluan, Occidental Mindoro.