



Republic of the Philippines
Region IX
PROVINCE OF ZAMBOANGA SIBUGAY
Municipality of Buug
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OFFICE OF THE SANGGUNIANG BAYAN

Excerpt FROM THE MINUTES OF THE 26th REGULAR SESSION OF THE SANGGUNIANG BAYAN NG BUUG, ZAMBOANGA SIBUGAY HELD AT THE MUNICIPAL SESSION HALL, BUUG, ZAMBOANGA SIBUGAY ON JULY 15, 2024 AT 10:00 IN THE MORNING.

NAME	POSITION	PRESENT	ABSENT	LATE	OB
HON. JONAM R. LAGAS	Municipal Vice-Mayor Presiding	√			
Hon. Marvin Jessie G. Gako	SB Member				√
Hon. Sherwin R. Quintero	SB Member	√			
Hon. Romeo L. Cerbo	SB Member	√			
Hon. Freida C. Curiba	SB Member	√			
Hon. Abdul S. Dimasagka	SB Member	√			
Hon. Julio S. Alcantara, Sr.	SB Member	√			
Hon. Eduardo F. Emorecha	SB Member	√			
Hon. Renato T. Banagan	SB Member	√			
Hon. Keith Jones B. Lagas	Liga Ng Mga Barangay		√		
Hon. Riel Laurence F. Maquiling	SKF President				√

MUNICIPAL ORDINANCE NO. 18-2024

“AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL AREA TO COMMERCIAL AREA OF LOT NO. 21-A-2, PSD-09-076732 OF TCT NO. 130-2018001512 OWNED BY JONAM R. LAGAS COVERING AN AREA OF FORTY NINE THOUSAND NINE HUNDRED NINETY NINE (49,999) SQUARE METERS LOCATED AT MAGANAY, BUUG, ZAMBOANGA SIBUGAY”

WHEREAS, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Mr. Jonam R. Lagas has applied for the reclassification of his parcel of land from agricultural area to commercial area located at Maganay, Buug, Zamboanga Sibugay;

WHEREAS, after a thorough and holistic evaluation by the Committee, the committee finds that the subject lot is idle and unproductive and that it is more beneficial if it will be reclassified to commercial area;

WHEREAS, a public hearing as required by law was held on May 21, 2024;

NOW, THEREFORE, be it **ORDAINED** by the Sangguniang Bayan of Buug in session assembled:

SECTION 1. SHORT TITLE – This Act shall be known as **“AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL AREA TO COMMERCIAL AREA OF LOT NO. 21-A-2, PSD-09-076732 OF TCT NO. 130-2018001512 OWNED BY JONAM R. LAGAS COVERING AN AREA OF FORTY NINE THOUSAND NINE HUNDRED NINETY NINE (49,999) SQUARE METERS LOCATED AT MAGANAY, BUUG, ZAMBOANGA SIBUGAY”**

SECTION 2: DEFINITION OF TERMS:

- 2.1 AGRICULTURAL LAND** – refers to land use devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land (Section 3 (c) of R.A. NO. 6657);
- 2.2 AGRICULTURAL ZONE** – refers to an area within the municipality devoted primarily for agricultural purposes;
- 2.3 RESIDENTIAL ZONE** – refers to an area within the municipality devoted to residential development, an area of single or multi-family dwellings where business may or may not be conducted in such dwellings.
- 2.4 RECLASSIFICATION OF AGRICULTURAL LAND** – refers to the act of specifying how agricultural land shall be utilized for non-agricultural uses such as residential, industrial and commercial as embodied in the land use plan. It also includes the reversion of non-agricultural lands to agricultural one;
- 2.5 INDUSTRIAL ZONE-** refers to an area within the Municipality principally intended for the following types of industries;
- 2.5.1** Non-pollutive/non hazardous
- 2.5.2** Pollutive/hazardous
- 2.6 COMMERCIAL ZONE** – refer to an area within the Municipality, or neighborhoods primarily composed of commercial buildings, such as a strip mall, office parks, downtown, central business district, financial district, ‘Main Street”, or shopping center;
- 2.7 ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use;

SECTION 3. COVERAGE: Parcel of agricultural land covered by **LOT NO. 21-A-2, PSD-09-076732 OF TCT NO. 130-2018001512** covering an area of **49,999** square meters located at Maganay, Buug, Zamboanga Sibugay;

SECTION 4. RECLASSIFICATION: The aforementioned parcel of land described in Section 2 hereof is hereby reclassified from agricultural area to commercial area subject to compliance of Municipal Ordinance No. 06-2022, Article IV, Section 12, states that:

Section 12. Imposition of Fees. The following fees shall be imposed for the reclassification of agricultural and non-agricultural lands:

For application involving lands consisting of an area less than One Hundred (100) square meters for: a. Residential b. Commercial c. Industrial	Php5,000.00 Php7,500.00 Php7,500.00
For applications involving lands consisting of an area of One Hundred (100) square meters, or more, but not more than One Thousand (1,000) square meters	Php12,500.00
For application involving lands consisting of an area of One Thousand (1,000) square meters or more	Php10.00 per square meters

SECTION 5. The approved reclassification of subject lot from Agricultural Area to *commercial* Area shall be subject to the process of land use conversion or exemption with the Department of Agrarian Reform (DAR);

SECTION 6. REPEALING CLAUSE. Municipal Ordinance or Municipal Resolution which is inconsistent with the provisions of this Municipal Ordinance is hereby modified or repealed accordingly;

SECTION 7. SEPARABILITY CLAUSE. Should any section or provisions of this Municipal Ordinance be declared as unconditional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect;

SECTION 8. EFFECTIVITY CLAUSE. - This Act shall take effect immediately upon approval.

ENACTED: This 15TH day of July 2024 at Buug, Zamboanga Sibugay.

I HEREBY CERTIFY to the correctness of the foregoing Ordinance:


ROSAMEE VILLASOR-APDUHAN
Sanggunian Secretary

ATTESTED:


HON. JONAM R. LAGAS
Municipal Vice-Mayor/Presiding

APPROVED:


HON. DIONESIA B. LAGAS
Municipal Mayor
Date Approved: 08-01-24