



Republic of the Philippines
Department of Environment and Natural Resources
Provincial Environment and Natural Resources Office
MIMAROPA Region

Bgy. Sta. Monica, Puerto Princesa City, Palawan

E-mail: penropalawan@denr.gov.ph

Telfax No. (048) 433-5638 / (048) 433-5638

DENR MIMAROPA	
RECORDS SECTION	
RECEIVED	
BY:	
DATE:	
TIME:	

April 12, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA
1515 DENR By the Bay Bldg., Roxas Boulevard,
Barangay 668, Ermita Manila

THRU : The OIC Regional Assistant Director for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **PROGRESS REPORT ON TECHNICAL ASSISTANCE TO LGU
(MUNICIPALITY OF NARRA) IN MAINSTREAMING THE ICM
TO CLUP- STEP 8: DRAFT ZONING ORDINANCE (ZO), STEP
10: REVIEW, ADOPT AND APPROVE THE CLUP AND ZO AND
STEP 11: IMPLEMENT THE CLUP AND ZO**

Forwarded is the memorandum dated April 5, 2023 from the ICM Focal of this office along with the Progress Report on Technical Assistance to LGU (Municipality of Narra) in mainstreaming the ICM to CLUP, specifically for Steps 8, 10 and 11 as per BMB TB No. 2022-02 "Guide in Mainstreaming the Integrated Coastal Management (ICM) Approach to the Local Government Units' Comprehensive Land Use Plan (CLUP)".

Please be informed that a letter dated March 27, 2023 was sent to the Municipality of Narra containing the inputs of this office to form part in the Municipality's Zoning Ordinance. Attached also are the Minutes of the Meetings for the review of the proposed CLUP and the Sangguniang Bayan Resolution No. 2023-4790 "A Resolution approving and adopting the Comprehensive Land Use Plan (CLUP) CY 2023-2032 of the Municipality of Narra, Province of Palawan".

This serves as Means of Verification (MoV) for the target activity on the provision of technical assistance in mainstreaming the ICM to LGUs' CLUP under the Coastal and Marine Ecosystems Management Program (CMEMP).

For information and record.



DENR-PALAWAN
PENRO-RECORDS
RELEASED

By: Hea
Date: 17 APR 2023 CN: 23-14-02 1006


FELIZARDO B. CAYATOC



Republic of the Philippines
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Bgy. Sta. Monica, Puerto Princesa City, Palawan
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April 5, 2023

MEMORANDUM


FOR : The Provincial Environment and Natural Resources Officer

THRU : The Chief Conservation and Development Section

FROM : The ICM Focal

SUBJECT : **PROGRESS REPORT ON TECHNICAL ASSISTANCE TO LGU (MUNICIPALITY OF NARRA) IN MAINSTREAMING THE ICM TO CLUP – STEP 8: DRAFT ZONING ORDINANCE (ZO), STEP 10: REVIEW, ADOPT AND APPROVE THE CLUP AND ZO ORDINANCE AND STEP 11: IMPLEMENT THE CLUP AND ZO**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 04-18-2023 ON 23-3235

This pertains to the target activity on mainstreaming the Integrated Coastal Management (ICM) to Comprehensive Land Use Plan (CLUP) under the Coastal and Marine Ecosystems Management Program (CMEMP).

Please be informed that the activities for step 1-7 of the mainstreaming phase of ICM for the Municipality of Narra, Palawan were conducted on August- November CY 2022.

For Step 8: Draft the Zoning Ordinance, a letter dated March 27, 2023 (attached) was sent to the Municipality of Narra through the Municipal Planning and Development Office (MPDO) containing the inputs of this office to their draft zoning ordinance (attached). Workshop for the finalization of the zoning ordinance will be conducted tentatively on May 2023.

For Step 9: Conduct of Public Hearing, a progress report was already submitted to the regional office through a memorandum, dated February 23, 2023 (attached).

For Step 10: Review, Adopt and approve the CLUP and ZO ordinance, OIC CENRO Renato Gonzaga and staff was invited to review the proposed CLUP prior to its adoption by the Sanggunian Bayan on February 6, 2023 at the Sangguniang Bayan Session Hall, Narra, Palawan. General point of discussions were conversion of timber lands into Alienable and Disposable lands within the municipality, the inclusion of the ancestral domains, the possible constructions of dams and seawall and among others. Attached is the Minutes of the said committee meeting.

For Step 11: Implement the CLUP and ZO, On February 7, 2023, the undersigned together with CDS Chief Rhodora Ubani, presented the context of ICM mainstreaming to the Sangguniang Bayan Session prior to the approval and adoption of the CLUP. After the presentation of the ICM mainstreaming to CLUP, Hon. Binto-onon manifested that the ICM approach was already included in the municipality's CLUP, since DENR is one of the members of the TWG for the updating of the same. Attached are the Minutes of the Session of the Sanggunian Bayan and the Sangguniang Bayan Resolution No. 2023- 4790 "A Resolution



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approving and adopting the Comprehensive Land Use Plan (CLUP) CY 2023-2032 of the Municipality of Narra, Province of Palawan". Copy of the approved CLUP can be accessed at this link
https://drive.google.com/file/d/1IcZcjidsJ8_4A4o2OC_YiRG0u6qYnldV/view?usp=share_link.

This serves as Means of Verification (MoV) for the target activity on the provision of technical assistance in mainstreaming the ICM to LGU's CLUP under the Coastal and Marine Ecosystems Management Program (CMEMP).


MARJORIE JOY M. ORTEGA



Republic of the Philippines
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PHOTO DOCUMENTATION



CDS Chief Rhodora B. Ubani and ICM Focal Marjorie Joy M. Ortega during the Presentation of the Context of ICM mainstreaming into CLUP to the Sangguninang Bayan Session on February 7, 2023



Republic of the Philippines
Department of Environment and Natural Resources
Provincial Environment and Natural Resources Office
MIMAROPA Region

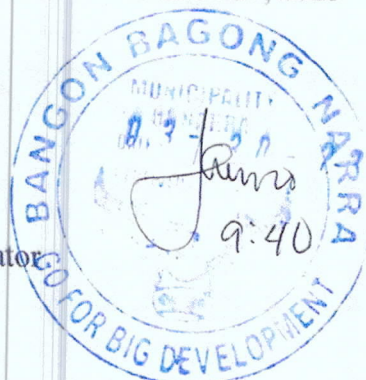
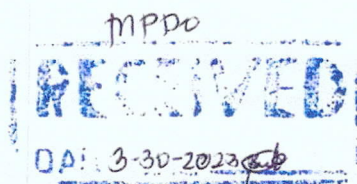
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March 27, 2023

HON. GERANDY B. DANAOS
Municipal Mayor
Narra, Palawan



THRU: The Municipal Planning and Development Coordinator

Dear Mayor Danao,

Greetings!

This pertains to our commitment in extending technical assistance for mainstreaming the Integrated Coastal Management (ICM) approach into the Municipality of Narra's Comprehensive Land Use Plan (CLUP), wherein the Sangguniang Bayan of Narra approved and adopted the same through Resolution No. 2023-4790.

Relative thereto, as part of the said commitment of this office being a member of the Technical Working Group (TWG) for the updating of the CLUP, we would like to recommend the following opinion to form part of the draft Zoning Ordinance.

1. Whereas No. 4 : Instead of RA No. 7586 otherwise known as the Network of Protected Areas network Act, kindly replace it with "National Integrated Protected Areas System (NIPAS) Act of 1992, as amended by RA No. 11038 or the Expanded National Integrated Protected Areas System (ENIPAS) Act of 2018"
2. Section 3 (Purpose), Item No. 5: Kindly spell out the CCA and DRRM and include the "Integrated Coastal Management (ICM) approach" to read as "Mainstream Climate Change Act (CCA) and Disaster Risks and Reduction Management (DRRM) and Integrated Coastal Management (ICM) approach unto CLUP and ZO".
3. Article III, Section 5 (Definition of Terms) Item No. 34: kindly add "as amended by Republic Act No. 11038 or the Expanded National Integrated Protected Areas System (ENIPAS) Act of 2018".
4. Article IV, Section 14 (Use Regulations in Forest Land Zone (FLZ)): Please include in the regulation of the provision that no development, use or activity shall be allowed in Forest Land, unless such use or activity is in accordance with the provision of PD 705 or the Forestry Code of the Philippines and consistent with the development regulations of the DENR for these areas, including permit, lease or license issued by the same agency. Allowable uses include but not limited to the following:
 1. Reforestations;
 2. Campsite
 3. Ecotourism activities
 - a. Hiking
 - b. Trekking

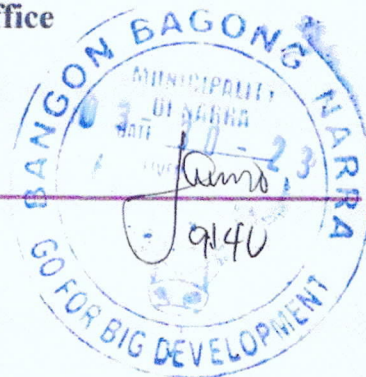


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- c. Mountain Climbing
 - d. Horse Riding
 - e. Other related eco-tourism activities
 4. Hotel site and other infrastructure for tourism purposes
 5. Plantation
 6. Communication Station site
 7. Upland Development Project
 8. Community Forestry Program
 9. Forest Land Management Program
5. Article IV, Section 19 (Use Regulations in Mangrove Forest Zone (MLZ)): Please include in the regulation of the provision that only soft impact activities shall be allowed in the mangrove forest zone, provided that those activities are consistent with the provision of PD 705 or the Forestry Code of the Philippines and with the development regulations of the DENR for these areas, including permit, lease or agreement issued and entered with by the same agency, and RA 7611 or the Strategic Environmental Plan (SEP) for Palawan Act of 1992, where mangrove area is considered as core zone. These activities include but not limited to the following:
1. Mud crab fattening and other Biodiversity Friendly Enterprise;
 2. Ecotourism activities; and
 3. Researches
6. Article IV, Section 21 (Use Regulations in Protected Area Zone (PAZ)): Please include in the regulation of the provision that all development, use and activities within a protected area must be in accordance with the provision of RA No. 7586, as amended by RA 11038, and other Environmental Laws, provided further that these development, use and activities are consistent with the existing Protected Area Management Plan (PAMP), Protected Area Management Zones and with approval of the Protected Area Management Board (PAMB).
7. Article IV, Section 25 (Use Regulations in Water Zone (WZ)): Kindly include in the regulation the provision of PD 1067 or the Water Code of the Philippines in Article 51 stating that "The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, floatage, fishing or salvage or to build structures of any kind." for the identification of allowable uses in the said area.
8. Article IV, Section 26 (Use Regulations in Watershed Zone (WZ)): Please include in the regulation, the provision of PD 1586 or the Philippine Environmental Impact Statement System that "No person, partnership or corporation shall undertake or operate any such declared environmentally critical project or area without first securing an Environmental Compliance Certificate issued by the President or his duly authorized representative" and the PD 705 or the Forestry Code of the Philippines Section 34, stating that "no lease shall be granted within critical watersheds".



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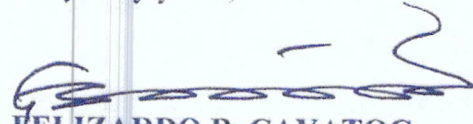
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Further, kindly consider the result of the Vulnerability Assessment of Malatgao Watershed, showing that “soil erosion and flood are likely to occur in some areas within the watershed, hence infrastructure and settlement should be avoided as part of the mitigating and policy measures of the LGU”.

This office also commit to attend in the upcoming workshop for the finalization of the Zoning Ordinance.

Thank you.

Very truly yours,


FELIZARDO B. CAYATOC
PENRO

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date **28 MAR 2023** CN **23-2777**





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February 23, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA
1515 DENR By the Bay Bldg., Roxas Boulevard,
Barangay 668, Ermita Manila

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **PROGRESS REPORT ON TECHNICAL ASSISTANCE TO LGU
(MUNICIPALITY OF NARRA) IN MAINSTREAMING THE ICM
TO CLUP-STEP 9: CONDUCT OF PUBLIC HEARING**

Forwarded is the memorandum dated February 20, 2023 from the PENRO CDS- ICM Focal along with the Progress Report on the Technical Assistance to the Municipality of Narra in mainstreaming the ICM to their CLUP.

Please be informed that activities step 1-7 of the mainstreaming phase of ICM for the Municipality of Narra were conducted on August- November CY 2022 and for the continuation of activities for this year, a public hearing was conducted as one of the 12 steps for the mainstreaming phase.

The public hearing was conducted on February 1-3, 2023 in five (5) barangays namely Barangays Sandoval, Antipuluan, Aramaywan, Princess Urduja and Poblacion, Narra, Palawan. During the public hearing, DENR personnel from this office and CENRO Quezon served as resources speakers.

This serves as Means of Verification (MoV) for the target activity on the provision of technical assistance in mainstreaming the ICM to LGU's CLUP under the Coastal and Marine Ecosystems Management Program (CMEMP).

For information and record.



FELIZARDO B. CAYATOC

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By: [signature]
Date: 23 FEB 2023 23-488

**COMMITTEE HEARING
COMMITTEE OF THE WHOLE
February 6, 2023**

CALL TO ORDER

The Committee meeting was called to order at 02:58 in the afternoon.
The Presiding Officer asked the Secretary to call the roll of the Committee members.

The Committee Chairperson and All Members were present. They were:

Hon. Marcelino C. Calso, Jr.
Hon. Arnold V. Verano
Hon. Joel B. Bito-onon
Hon. Felipe L. Argueza, Jr.
Hon. Christene Joy T. Mahilum
Hon. Benedicto C. Acosta, Sr.
Hon. Amelia G. Gimpaya
Hon. Cenon P. Garcia
Hon. Joseph D. Cruzat
Hon. Ernesto B. Ferrer, Jr.
Hon. Keren M. Socrates
Hon. Rodelio M. Vicente

Committee Chairperson
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member

Bldg. Insp.(MEO)
Driver I
DENR-CENRO
DENR-CENRO
Supply Officer I
GSO

Guest:

Engr. Nerissa Joy Magada
Mr. Rey Cervantes
Mr. Renato Gonzaga
Mr. Henry Catapang
Mr. Kelvin Casibual
Ms. Maileen Verdin

With the presence of a quorum the Body proceeded to the next item in the Order of Business.

Subject Matter:

1. Invitation to HRMO Jeriel G. Valenzuela, Ms. Maileen R. Verdin and Mr. Kelvin T. Casibual re: Letter from Mr. Kelvin T. Casibual, Supply Officer I re: issue of Personnel Selection Board Process for the position of Administrative Officer III(Supply Officer II) under GSO.
2. Invitation to HRMO Jeriel G. Valenzuela, Engr. Reynald S. Ladiana Cervantes re: Letter from one of the applicants for the position of the Municipal Engineering Office re: request to investigate the P. Board Process for the said position.
3. Invitation to CENRO Renato Gonzaga re: Proposed Cor Plan (CLUP) for CY 2023-2032 OF THE MUNICIPALITY OF PALAWAN
4. Invitation to CENRO Gonzaga re: Letter from the Office request to enact legislative measure authorizing good lumber from Sitio Upper Maligaya, Brgy. M currently deposited in Municipal Motorpool

Item no. 1 & 2

- The Chairperson acknowledge the presence
- After a thorough deliberation, Hon. Arnold Verano
- two be re-scheduled on February 13, 21
- Jeriel G. Valenzuela is on official travel from request addressed to the Honorable Mayor as above-named employees during the said Committee
- Duly seconded by Hon. Joel B. Bito-onon, Hon. Cen

Item no. 4

- The Chairperson
- Then, the folks

1. That there a before, during CENRO this copy of the re,
2. That these req the confiscated
3. Another DENR scaling and tally, confiscation at CE
4. That request for addressed to the R
5. That CENRO also and what are the pro
6. That this item was als on Environmental Protection Committee of the Whole
7. That the members of the Committee of the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, agreed to adopt the same findings and recommendation of the Committee of the Whole for this subject.

**COMMITTEE HEARING
COMMITTEE OF THE WHOLE
February 6, 2023**

CALL TO ORDER:

The Committee meeting was called to order at 02:58 in the afternoon

The Presiding Officer asked the Secretary to call the roll of the Committee members.

ROLL CALL:

The Committee Chairperson and All Members were present. They were:

Hon. Marcelino C. Calso, Jr.	Committee Chairperson
Hon. Arnold V. Verano	Committee Member
Hon. Joel B. Bito-onon	Committee Member
Hon. Felipe L. Argueza, Jr.	Committee Member
Hon. Christene Joy T. Mahilum	Committee Member
Hon. Benedicto C. Acosta, Sr.	Committee Member
Hon. Amelia G. Gimpaya	Committee Member
Hon. Cenon P. Garcia	Committee Member
Hon. Joseph D. Cruzat	Committee Member
Hon. Ernesto B. Ferrer, Jr.	Committee Member
Hon. Keren M. Socrates	Committee Member
Hon. Rodelio M. Vicente	Committee Member

Guest:

Engr. Nerissa Joy Magada	Bldg. Insp.(MEO)
Mr. Rey Cervantes	Driver I
Mr. Renato Gonzaga	DENR-CENRO
Mr. Henry Catapang	DENR-CENRO
Mr. Kelvin Casibual	Supply Officer I
Ms. Maileen Verdin	GSO

With the presence of a quorum the Body proceeded to the next item in the Order of Business.

Subject Matter:

1. Invitation to HRMO Jeriel G. Valenzuela, Ms. Maileen R. Verdin and Mr. Kelvin T. Casibual re: Letter from Mr. Kelvin T. Casibual, Supply Officer I re: issue on the Personnel Selection Board Process for the position of Administrative Officer III(Supply Officer II) under GSO.
2. Invitation to HRMO Jeriel G. Valenzuela, Engr. Reynald S. Ladiana and Mr. Rey Cervantes re: Letter from one of the applicants for the position of Driver II under the Municipal Engineering Office re: request to investigate the Personnel Selection Board Process for the said position.
3. Invitation to CENRO Renato Gonzaga re: Proposed Comprehensive Land Use Plan (CLUP) for CY 2023-2032 OF THE MUNICIPALITY OF NARRA, PROVINCE OF PALAWAN
4. Invitation to CENRO Gonzaga re: Letter from the Office of the Municipal Mayor re: request to enact legislative measure authorizing the disposal of the confiscated good lumber from Sitio Upper Maligaya, Brgy. Malinao, Narra, Palawan, which is currently deposited in Municipal Motorpool

Item no. 1 & 2

- The Chairperson acknowledge the presence of all the invited guests.
- After a thorough deliberation, Hon. Arnold V. Verano moved that item(s) number one and two be re-scheduled on February 13, 2023 at 9:00 o'clock in the morning since HRMO Jeriel G. Valenzuela is on official travel from February 6-9, 2023, and to prepare a letter request addressed to the Honorable Mayor asking permission for the attendance of the above-named employees during the said Committee Hearing.
- Duly seconded by Hon. Joel B. Bito-onon, Hon. Cenon P. Garcia and Hon. Arnold V. Verano

Item no. 3

- The Chairperson asked Mr. Gonzaga recommendation or suggestion.
- Mr. Gonzaga stated that CLUP is properly represented and complete.

The Following are the general points of discussion, issues raised and recommended suggestions during the CLUP Hearing:

1. A legislative measure for river dredging in the Municipality of Narra;
2. A legislative measure which will request for the conversion of timberlands in the Municipality to A and D, both to be done by the Barangays and the Municipality Government;
3. Requests for seawalls and dam are also manifested;
4. The relocation site in Prencess Urduja is also discussed and the request for the relocation of the affected constituents;
5. The inclusion of other Ancenstral Domain lands was also discussed, and agreed that the approved declarations of ancestral domains will be included;
6. Issues about quarries were also discussed, specifically in Barangay Princess Urduja and the alleged threat it poses to the surrounding community;
7. No manifested objection for the passing of the proposed CLUP

The Following are the specific issues raised per office/barangay during the public hearing:

1. Cenro Gonzaga Suggested to pass a Resolution for river dredging (23 barangays of this Municipality)
*asked special permit para sa lahat ng barangay.
2. *As per Hon. Felipe L. Argueza, Jr. , Hon Jose Chavez Alvarez is requesting all the Barangay to submit all the proposed projects in every Barangay and Hon. Argueza Suggested to the Concerned Barangay to include the break water project on their list*
3. *Cenro Gonzaga re: the Request for the reclassification of lot. He stated that the Barangay and LGU should act jointly to request for the reclassification of lot and he assured that they are willing to guide and help the Barangay specially on the validation*
4. Sana gumawa ang Sangguniang Bayan ng resolution para sa Reserve Dam.
(Refer to Commiittee on Agriculture & Fisheries)
5. Plano, kailan at kung ipamimigay pa ba ang lupa na para sa mga nabahaan.
(Refer to Committee on Community Development and Urban Planning, Land Disposition and Agrarian Reforms)
6. Private transaction on buying lands without proper documents
(Refer to DAR Office)
Sana ma-recognize din at makita sa mapa ng CLUP ang lupa ng mga katutubo.
- After a thorough deliberation, Hon. Cruzat moved that the item number two be adopted and approved and to be calendared for second reading on the next Sangguniang bayan Session.

Item no. 4

- The Chairperson read the item number four
- Then, the following findings were noted:

1. That there are requirements and legal procedures which should have been undertaken before, during and after the confiscation of the said lumbers, which according to CENRO this particular confiscation did not comply since until now the DENR has no copy of the report yet nor coordinated to them;
2. That these requirements and legal procedures are also needed before the disposal of the confiscated lumbers;
3. Another DENR Representative Mr. Catapang explained that he was only called for scaling and tally report, and that he told the Acting MENRO to submit the report of the confiscation at CENRO-Quezon, which until now they do not have yet a copy;
4. That request for authorization to utilize the said confiscated lumber should have been addressed to the Regional Office, since it is the right office to give such authority;
5. That CENRO also explained how the Municipal Government can rectify the situation and what are the procedures that can be done for the said confiscated lumber;
6. That this item was also referred to the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, but were discussed already during the Committee of the Whole with consideration to the availability of the CENRO;
7. That the members of the Joint Committee of the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, agreed to adopt the same findings and recommendation of the Committee of the Whole for this subject.

Recommendation:

With the above-mentioned findings, the Committee agreed to recommend the following:

1. That the Sangguniang Bayan will write the Mayor to inform him about his request for authorization for the utilization of the confiscated logs, that the Sanggunian has NO authority to do such, and that the Municipal Mayor should instead coordinate with the DENR for the said purpose;
2. That the MENRO should also be advise to properly coordinate this confiscation to the CENRO and comply whatever documents and procedures required by DENR.
3. That the Joint Committee on Rules & Laws & Committee on Environmental Protection & Ecology adopt these findings and recommendations.

Final recommendation/findings:

Item No. 1 & 2 - After a thorough deliberation, it was agreed that the deliberation of the two items be re-scheduled on February 13, 2023 at 9:00 O'clock in the morning since HRMO Jeriel G. Valenzuela is on official travel from February 6-9, 2023, and to prepare a letter request addressed to the Honorable Mayor asking permission for the attendance of the above-named employees during the said Committee Hearing.

Item No. 3- The Following are the general points of discussion, issues raised and recommended suggestions during the CLUP Hearing:

1. A legislative measure for river dredging in the Municipality of Narra;
2. A legislative measure which will request for the conversion of timberlands in the Municipality to A and D, both to be done by the Barangays and the Municipality Government;
3. Requests for seawalls and dam are also manifested;
4. The relocation site in Prencess Urduja is also discussed and the request for the relocation of the affected constituents;
5. The inclusion of other Ancenstral Domain lands was also discussed, and agreed that the approved declarations of ancestral domains will be included;
6. Issues about quarries were also discussed, specifically in Barangay Princess Urduja and the alleged threat it poses to the surrounding community;
7. No manifested objection for the passing of the proposed CLUP

The Following are the specific issues raised per office/barangay during the public hearing:

1. Cenro Gonzaga Suggested to pass a Resolution for river dredging (23 barangays of this Municipality)
*asked special permit para sa lahat ng barangay.
2. *As per Hon. Felipe L. Argueza, Jr. , Hon Jose Chavez Alvarez is requesting all the Barangay to submit all the proposed projects in every Barangay and Hon. Argueza Suggested to the Concerned Barangay to include the break water project on their list*
3. *Cenro Gonzaga re: the Request for the reclassification of lot. He stated that the Barangay and LGU should act jointly to request for the reclassification of lot and he assured that they are willing to guide and help the Barangay specially on the validation*
4. Sana gumawa ang Sangguniang Bayan ng resolution para sa Reserve Dam.
(Refer to Commiittee on Agriculture & Fisheries)
5. Plano, kailan at kung ipamimigay pa ba ang lupa na para sa mga nabahaan.
(Refer to Committee on Community Development and Urban Planning, Land Disposition and Agrarian Reforms)
6. Private transaction on buying lands without proper documents
(Refer to DAR Office)

Sana ma-recognize din at makita sa mapa ng CLUP ang lupa ng mga katutubo.

Item No. 4 - With the invitation of OIC-CENRO Gonzaga, the following findings were noted:

Findings:

8. That there are requirements and legal procedures which should have been undertaken before, during and after the confiscation of the said lumbers, which according to CENRO this particular confiscation did not comply since until now the DENR has no copy of the report yet nor coordinated to them;
9. That these requirements and legal procedures are also needed before the disposal of the confiscated lumbers;
10. Another DENR Representative Mr. Catapang explained that he was only called for scaling and tally report, and that he told the Acting MENRO to submit the report of the confiscation at CENRO-Quezon, which until now they do not have yet a copy;

11. That request for authorization to utilize the said confiscated lumber should have been addressed to the Regional Office, since it is the right office to give such authority;
12. That CENRO also explained how the Municipal Government can rectify the situation and what are the procedures that can be done for the said confiscated lumber;
13. That this item was also referred to the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, but were discussed already during the Committee of the Whole with consideration to the availability of the CENRO;
14. That the members of the Joint Committee of the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, agreed to adopt the same findings and recommendation of the Committee of the Whole for this subject.

Recommendation:

With the above-mentioned findings, the Committee agreed to recommend the following:

4. That the Sangguniang Bayan will write the Mayor to inform him about his request for authorization for the utilization of the confiscated logs, that the Sanggunian has NO authority to do such, and that the Municipal Mayor should instead coordinate with the DENR for the said purpose;
5. That the MENRO should also be advise to properly coordinate this confiscation to the CENRO and comply whatever documents and procedures required by DENR.
6. That the Joint Committee on Rules & Laws & Committee on Environmental Protection & Ecology adopt these findings and recommendations.

Adjournment: There being no other matters to be discussed, the Committee Hearing adjourned at 03:42 in the afternoon.

Prepared by:


RHEALINDA D. BADENAS
Transcriptionist

Certified True & Correct:


BELINDA D. CORTES
Stenographic Reporter IV

Attested:


MARCELINO C. CALSO, JR.
SB Member/Chairperson-Committee on Finance



Republic of the Philippines
Province of Palawan
Municipality of Narra



OFFICE OF THE SANGGUNIANG BAYAN

Excerpt from the Minutes of the 25th Regular Session of the 16th Sangguniang Bayan of Narra dated February 7, 2023 held at Sangguniang Bayan Session Hall, Municipal Building, Poblacion, Narra, Palawan.

16th SANGGUNIANG BAYAN 25th REGULAR SESSION February 7, 2023

Present:

Hon. Marcelino C. Calso Jr.	Municipal Vice Mayor/Presiding Officer
Hon. Arnold V. Verano	SB Member
Hon. Joel B. Bito-onon	SB Member/ Floor Leader
Hon. Felipe L. Argueza Jr.	SB Member
Hon. Christene Joy T. Mahilum	SB Member
Hon. Benedicto C. Acosta Sr.	SB Member
Hon. Amelia G. Gimpaya	SB Member
Hon. Cenon P. Garcia	SB Member
Hon. Joseph D. Cruzat	SB Member
Hon. Ernesto B. Ferrer Jr.	SB Member/ Liga Representative
Hon. Rodelio M. Vicente	SB Member/Indigenous People Representative
Hon. Keren M. Socrates	SB Member/SK Federation President

Presiding Officer: Hon. Marcelino C. Calso Jr.
Secretary: Aljelyn D. Carlos

I. CALL TO ORDER: 1:36 P.M

II. INVOCATION led by Hon. Cenon P. Garcia

III. NATIONAL ANTHEM: Recorded

PLEDGE OF ALLEGIANCE TO THE PHILIPPINE FLAG: Hon. Cenon P. Garcia
COUNCILOR'S CREED: Hon. Cenon P. Garcia

IV. ROLL CALL

All Sangguniang Bayan Members were present, including the Presiding Officer.
They were:

Hon. Marcelino C. Calso Jr.	Municipal Vice Mayor/Presiding Officer
Hon. Arnold V. Verano	SB Member
Hon. Joel B. Bito-onon	SB Member/ Floor Leader
Hon. Felipe L. Argueza Jr.	SB Member
Hon. Christene Joy T. Mahilum	SB Member
Hon. Benedicto C. Acosta Sr.	SB Member
Hon. Amelia G. Gimpaya	SB Member
Hon. Cenon P. Garcia	SB Member
Hon. Joseph D. Cruzat	SB Member
Hon. Ernesto B. Ferrer Jr.	SB Member/ Liga Representative
Hon. Rodelio M. Vicente	SB Member/Indigenous People Representative
Hon. Keren M. Socrates	SB Member/SK Federation President

33. Action taken from Sangguniang Panlalawigan re: Municipal Resolution No. 4658 series of 2022 (*authorizing the Municipal Mayor to enter and sign into a Collective Negotiation Agreement with NMGEA*) with the information that it was approved during the 22nd RS dated December 13, 2022- **noted**
34. Action taken from Sangguniang Panlalawigan re: Municipal Resolution No. 4660 series of 2022 (*favorably endorsing the application of Ms. Jeay Ann Klein Caniamo for her application for Commercial Sand and Gravel Quarry Permit*) with the information that it was approved during the 23rd RS dated December 20, 2022- **noted**
35. Action taken from Sangguniang Panlalawigan re: Municipal Ordinance Nos. 4632, 4644, 4652, 4653, 4659, 4690, 4691 & 4692 all series of 2022, with the information that these were referred to the concerned Committees during the 22nd RS dated December 13, 2022- **noted**
36. Action taken from Sangguniang Panlalawigan re: Municipal Resolution Nos. 4665, 4661, 4670, 4671, 4678, 4668, 4669 and Ordinance Nos. 1314 & 1307 all series of 2022, with the information that these were referred to the concerned Committees during the 23rd RS dated December 20, 2022- **noted**
37. Action taken from Sangguniang Panlalawigan re: Municipal Resolution Nos. 4715, 4727, 4702, 4729, 4731, 4689 & 4709 all series of 2022, with the information that these referred to the concerned Committees during the 25th RS dated January 3, 2023- **noted**
38. Action taken from Sangguniang Panlalawigan re: Municipal Resolution Nos. 4738, 4751, 4739, 4740, 4741, 4744, 4745, 4734 & 4735 and Municipal Ordinance Nos. 1313, 1315, 1316, 1317 & 1328 all series of 2022, with the information that these were referred to the concerned Committees during the 27th RS dated January 17, 2023- **noted**
39. Action taken from Sangguniang Panlalawigan re: Municipal Resolution No. 4713 and Municipal Ordinance No. 1318 all series of 2022, with the information that these were referred to the concerned Committees during the 26th RS dated January 10, 2023- **noted**
40. Tricycle franchise applications as of January 27-February 3, 2023- **referred to the Committee on Transportation & Public Utilities**

VII. COMMITTEE REPORT

The following matters were agreed to the included in this Session:

1. Committee Report No. 259-023

Committee of the Whole

Chaired by: Hon. Marcelino C. Calso, Jr.

Subject Matters:

1. Invitation to HRMO Jeriel G. Valenzuela, Ms. Maileen R. Verdin and Mr. Kelvin T. Casibual re: Letter from Mr. Kelvin T. Casibual, Supply Officer I re: issue on the Personnel Selection Board Process for the position of Administrative Officer III (Supply Officer II) under GSO
2. Invitation to HRMO Jeriel G. Valenzuela, Engr. Reynald S. Ladiana and Mr. Rey Cervantes re: Letter from one of the applicants for the position of Driver II under the Municipal Engineering Office re: request to investigate the Personnel Selection Board Process for the said position.
3. Invitation to CENRO Renato Gonzaga re: Proposed Comprehensive Land Use Plan (CLUP) for CY 2023-2032 OF THE MUNICIPALITY OF NARRA, PROVINCE OF PALAWAN"
4. Invitation to CENRO Gonzaga re: Letter from the Office of the Municipal Mayor re: request to enact legislative measure authorizing the disposal of the confiscated good lumber from Sitio Upper Maligaya, Brgy. Malinao, Narra, Palawan, which is currently deposited in Municipal Motorpool

Action taken by the Committee:

1-2 After a thorough deliberation, it was agreed that the deliberation of the two items be re-scheduled on February 13, 2023 at 9:00 O'clock in the morning since HRMO Jeriel G. Valenzuela is on official travel from February 6-9, 2023, and to prepare a letter request addressed to the Honorable Mayor asking permission for the attendance of the above-named employees during the said Committee Hearing.

3. The Following are the general points of discussion, issues raised and recommended suggestions during the CLUP Hearing:

- a. A legislative measure for river dredging in the Municipality of Narra;
- b. A legislative measure which will request for the conversion of timberlands in the Municipality to A and D, both to be done by the Barangays and the Municipality Government;
- c. Requests for seawalls and dam are also manifested;
- d. The relocation site in Prencess Urduja is also discussed and the request for the relocation of the affected constituents;
- e. The inclusion of other Ancenstral Domain lands was also discussed, and agreed that the approved declarations of ancestral domains will be included;
- f. Issues about quarries were also discussed, specifically in Barangay Princess Urduja and the alleged threat it poses to the surrounding community;
- g. No manifested objection for the passing of the proposed CLUP

The Following are the specific issues raised per office/barangay during the public hearing:

a. Cenro Gonzaga Suggested to pass a Resolution for river dredging (23 barangays of this Municipality)

*asked special permit para sa lahat ng barangay.

b. As per Hon. Felipe L. Argueza, Jr., Hon Jose Chavez Alvarez is requesting all the Barangay to submit all the proposed projects in every Barangay and Hon. Argueza Suggested to the Concerned Barangay to include the break water project on their list

c. Cenro Gonzaga re: the Request for the reclassification of lot. He stated that the Barangay and LGU should act jointly to request for the reclassification of lot and he assured that they are willing to guide and help the Barangay specially on the validation

d. Sana gumawa ang Sangguniang Bayan ng resolution para sa Reserve Dam. (Refer to Committee on Agriculture & Fisheries)

e. Plano, kailan at kung ipamimigay pa ba ang lupa na para sa mga nabahaan. (Refer to Committee on Community Development and Urban Planning, Land Disposition and Agrarian Reforms)

f. Private transaction on buying lands without proper documents (Refer to DAR Office)

Sana ma-recognize din at makita sa mapa ng CLUP ang lupa ng mga katutubo.

4. With the invitation of OIC-CENRO Gonzaga, the following findings were noted:

Findings:

a. That there are requirements and legal procedures which should have been undertaken before, during and after the confiscation of the said lumbers, which according to CENRO this particular confiscation did not comply since until now the DENR has no copy of the report yet nor coordinated to them;

b. That these requirements and legal procedures are also needed before the disposal of the confiscated lumbers;

c. Another DENR Representative Mr. Catapang explained that he was only called for scaling and tally report, and that he told the Acting MENRO to submit the report of the confiscation at CENRO-Quezon, which until now they do not have yet a copy;

- d. That request for authorization to utilize the said confiscated lumber should have been addressed to the Regional Office, since it is the right office to give such authority;
- e. That CENRO also explained how the Municipal Government can rectify the situation and what are the procedures that can be done for the said confiscated lumber;
- f. That this item was also referred to the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, but were discussed already during the Committee of the Whole with consideration to the availability of the CENRO;
- g. That the members of the Joint Committee of the Joint Committee on Rules & Laws & Committee on Environmental Protection and Ecology, agreed to adopt the same findings and recommendation of the Committee of the Whole for this subject.

Recommendation:

With the above-mentioned findings, the Committee agreed to recommend the following:

- a. That the Sangguniang Bayan will write the Mayor to inform him about his request for authorization for the utilization of the confiscated logs, that the Sanggunian has NO authority to do such, and that the Municipal Mayor should instead coordinate with the DENR for the said purpose;
- b. That the MENRO should also be advise to properly coordinate this confiscation to the CENRO and comply whatever documents and procedures required by DENR.
- c. That the Joint Committee on Rules & Laws & Committee on Environmental Protection & Ecology adopt these findings and recommendations.

Record: Adopted and approved

Movant: Hon. Bito-onon

Second: Hon. Mahilum, Hon. Verano, Hon. Ferrer, Jr., Hon. Cruzat and Hon. Acosta, Sr.

2. Committee Report No. 260-023

Committee on Health, Sanitation & Social Services

Chaired by: Hon. Amelia G. Gimpaya

Subject Matter:

Letter from Dra. Gina R. Tagyab, MHO re: submitted documents needed for the Permit to Construct of one Super Health Center.

Action taken by the Committee:

After a thorough deliberation, it was agreed to invite Dr. Gina R. Tagyab on the next Committee Hearing and to write the Municipal Mayor requesting permission for the attendance of MHO Tagyab during the scheduled committee hearing.

Record: Adopted and approved

Movant: Hon. Bito-onon

Second: Hon. Mahilum, Hon. Verano, Hon. Ferrer, Jr., Hon. Cruzat and Hon. Acosta, Sr.

3. Committee Report No. 261-023

Committee on Rules & Laws

Chaired by: Hon. Joel B. Bito-onon

Subject Matter:

Letter from the Office of the Municipal Mayor re: request to formally inform the Local Chief Executive if the personnel/s from the Executive Department are being invited and or requested in aid of legislation in the Sessions or Committee Hearing

After which, Ms. Edna O. Escobañez, MBO was also recognized. On the issue of unprocessed vouchers in year 2022, she recommended to have a request for an authority to pay to be charged against the 2023 budget.

She also reported that the Annual Budget FY 2023 of the Municipality of Narra is currently being reviewed by the Provincial Budget Office.

Having no further discussions, the Session was declared recessed.

TIME RECESSED: 2:53 P.M
TIME RESUMED: 2:55 P.M

2. Mr. Felizardo B. Cayatoc, PENRO re: presentation of the context of the mainstreaming of the Integrated Coastal Management approach in the LGU

At this point, representatives from PENRO were recognized. They were Ms. Rodora Ubani, Ms. Marjorie Ortega, and Ms. Krissa Ecube.

Ms. Rodora Ubani, Supervising Ecosystem Specialist of PENRO then explained that the DENR thru the PENRO was required to extend technical assistance during the review of CLUP. Currently, the PENRO thru the Department of Human Settlement and Urban Development makes sure that the CLUP of all LGUs has an Integrated Coastal Management (ICM) approach.

After which, Ms. Marjorie Ortega then presented the following:

- a. Overview of the status of implementation of mainstreaming the ICM into the CLUP;
- b. Timeline of events in the provision of Technical Assistance on ICM; and
- c. Approved Technical Bulletin on mainstreaming ICM into the CLUP

Ms. Ortega also explained that the PENRO wants to make sure that the CLUP of the Municipality of Narra, which will be approved, is an ICM responsive CLUP.

Hon. Bito-onon then manifested that Integrated Coastal Management (ICM) approach was already included in CLUP.

Having no further discussions, the Session was declared recessed.

TIME RECESSED: 3:13 P.M
TIME RESUMED: 3:15 P.M

Lifting of Suspended House Rules: 3:15 P.M

Movant: Hon. Bito-onon

Second: Hon. Socrates, Hon. Cruzat and Hon. Mahilum

VIII. CALENDAR OF BUSINESS

UNFINISHED BUSINESS

BUSINESS OF THE DAY

(There was no calendared item under this period)

UNASSIGNED BUSINESS

The following matters were agreed to be discussed by the August Body:

1. Request from the Office of the Municipal Mayor re: enact legislative measure authorizing the Local Chief Executive to enter and sign into a MOA with the DOH Center for Health Development-MIMAROPA for the Doctors to the Barrios Program

of the Municipal Mayor through the Bantay Narra to give immediate action for the control and prevention of this trawl fishing within the municipal waters of Narra. Para bago mahuli po ang lahat ay mabigyan na ng aksiyon including the hulbot-hulbot, including the hulbot-hulbot pa pala daw. Hindi kasi ako masyadong maalam sa fisheries kaya iyon lang ang alam kong medyo mahirap na pahintulutan yung trawl fishing. So may hulbot-hulbot pa raw pala. So iyon po ang aking suggestion na sana gumawa tayo, mag-draft tayo ng resolution through the Office of the Municipal Mayor for immediate action. Iyon lang po, maraming salamat.

Record: After a thorough deliberation, the August Body agreed to refer the matter to the Committee on Agriculture & Fisheries, to investigate the trawl fishing and "hulbot-hulbot" in Barangay Panacan and Calategas. Also, the Committee was directed to invite the fisherfolks and BFARMC Presidents and the MFARMC in Committee Hearing.

X. QUESTION HOUR

1. Mr. Albert L. Felizarte-MEEDO/Chief of Staff, Ms. Edna O. Escobañez-MBO, Ms. Donabe Mapa-Municipal Accountant, and Ms. Irene Valdeztamon, MSWDO re: AICS fund- **discussed earlier**
2. Mr. Felizardo B. Cayatoc, PENRO re: presentation of the context of the mainstreaming of the Integrated Coastal Management approach in the LGU- **discussed earlier**

XI. OTHER MATTERS

1. Sangguniang Bayan Annual Accomplishment Report for year 2022

At this point, Ms. Aljelyn Carlos, Secretary to the Sanggunian reported the Annual accomplishment report of the Sangguniang Bayan Office.

2. Report on Benchmarking on Paperless Session in the Municipality of Taytay and Rizal

During this period, the August Body agreed to adopt the Paperless Session and will use a Tablet during the Session. They also agreed to have a dry run on the next Sangguniang Bayan Session.

XII. ADJOURNMENT

There being no other matters to be discussed, upon motion of Hon. Bito-onon, jointly seconded by Hon. Socrates, Hon. Acosta, Sr., and Hon. Cruzat, the Session was declared adjourned by the Presiding Officer, Hon. Caiso, Jr.

TIME OF ADJOURNMENT: 4:52 P.M

I HEREBY CERTIFY to the correctness of the **FOREGOING MINUTES**

ALJELYN D. CARLOS
Secretary to the Sanggunian



Prepared by:

PIA M. PADILLA

Admin Asst IV (Bookbinder IV)

ATTESTED:

MARCELINO C. CALSO, JR.
Municipal Vice Mayor/Presiding Officer



*****This Minutes was Adopted and Approved during the 16th Sangguniang Bayan
26th Regular Session dated February 14, 2023
Movant: Hon. Gimpaya
Second: Hon. Argueza, Jr., Hon. Socrates and Hon. Acosta, Sr.**



Republic of the Philippines
Province of Palawan
Municipality of Narra



OFFICE OF THE SANGGUNIANG BAYAN

Excerpt from the Minutes of the 26th Regular Session of the 16th Sangguniang Bayan of Narra dated February 14, 2023 held at Sangguniang Bayan Session Hall, Municipal Building, Poblacion, Narra, Palawan.

16th SANGGUNIANG BAYAN 26th REGULAR SESSION February 14, 2023

Present:

Hon. Marcelino C. Calso Jr.	Municipal Vice Mayor/Presiding Officer
Hon. Arnold V. Verano	SB Member
Hon. Joel B. Bito-onon	SB Member/ Floor Leader
Hon. Felipe L. Argueza Jr.	SB Member
Hon. Christene Joy T. Mahilum	SB Member
Hon. Benedicto C. Acosta Sr.	SB Member
Hon. Amelia G. Gimpaya	SB Member
Hon. Cenon P. Garcia	SB Member
Hon. Joseph D. Cruzat	SB Member
Hon. Ernesto B. Ferrer Jr.	SB Member/ Liga Representative
Hon. Rodelio M. Vicente	SB Member/Indigenous People Representative
Hon. Keren M. Socrates	SB Member/SK Federation President

Presiding Officer: Hon. Marcelino C. Calso Jr.
Secretary: Aljelyn D. Carlos

I. CALL TO ORDER: 1:36 P.M

II. INVOCATION led by Hon. Joseph D. Cruzat

III. NATIONAL ANTHEM: Recorded

PLEDGE OF ALLEGIANCE TO THE PHILIPPINE FLAG: Hon. Joseph D. Cruzat

COUNCILOR'S CREED: Hon. Joseph D. Cruzat

IV. ROLL CALL

All Sangguniang Bayan Members were present, including the Presiding Officer.
They were:

Hon. Marcelino C. Calso Jr.	Municipal Vice Mayor/Presiding Officer
Hon. Arnold V. Verano	SB Member
Hon. Joel B. Bito-onon	SB Member/ Floor Leader
Hon. Felipe L. Argueza Jr.	SB Member
Hon. Christene Joy T. Mahilum	SB Member
Hon. Benedicto C. Acosta Sr.	SB Member
Hon. Amelia G. Gimpaya	SB Member
Hon. Cenon P. Garcia	SB Member
Hon. Joseph D. Cruzat	SB Member
Hon. Ernesto B. Ferrer Jr.	SB Member/ Liga Representative
Hon. Rodelio M. Vicente	SB Member/Indigenous People Representative
Hon. Keren M. Socrates	SB Member/SK Federation President

7. Draft Resolution No. 1749-023

Authored by: Committee of the Whole

A RESOLUTION APPROVING AND ADOPTING THE COMPREHENSIVE LAND USE PLAN (CLUP) CY 2023-2032 OF THE MUNICIPALITY OF NARRA, PROVINCE OF PALAWAN

Record: Adopted and approved on Second and Final Reading

Movant: Hon. Verano

Second: Hon. Argueza, Jr., Hon. Cruzat, and Hon. Socrates

8. Draft Ordinance No. 1750-023

Authored by: Committee on Community Development, Urban Planning, Land Disposition & Agrarian Reform

AN ORDINANCE RECLASSIFYING LOT NO. 1051, PLS-23 (PORTION) UNDER ORIGINAL CERTIFICATE OF TITLE NO. G-6624 WITH AN AREA OF 700 SQUARE METERS, LOCATED IN BARANGAY TERESA, NARRA, PALAWAN IN THE NAME OF MR. JOSE CAYAO FROM AGRICULTURAL LAND TO COMMERCIAL LAND FOR THE PROPOSED ESTABLISHMENT OF FUEL STATION

Record: Adopted and approved on Second and Final Reading

Movant: Hon. Verano

Second: Hon. Socrates, Hon. Cruzat, Hon. Acosta, Sr., Hon. Gimpaya and Hon. Argueza, Jr.

MEASURES ON THIRD AND FINAL READING

(There was no calendared item under this period)

IX. PRIVILEGE HOUR

(No SB Member availed the Privilege Hour)

X. QUESTION HOUR

(No invited guest during this period)

XI. OTHER MATTERS

(There was no calendared item under this period)

XII. ADJOURNMENT

There being no other matters to be discussed, upon motion of Hon. Verano, jointly seconded by Hon. Socrates, Hon. Argueza, Jr., Hon. Acosta, Sr., and Hon. Mahilum, the Session was declared adjourned by the Presiding Officer, Hon. Calso, Jr.

TIME OF ADJOURNMENT: 2:10 P.M

I HEREBY CERTIFY to the correctness of the FOREGOING MINUTES

ALJELYN D. CARLOS

Secretary to the Sanggunian

Prepared by:

PIA M. PADILLA

Admin Asst IV (Bookbinder IV)

ATTESTED:


MARCELINO C. CALSO, JR.

Municipal Vice Mayor/Presiding Officer



******This Minutes was Adopted and Approved during the 16th Sangguniang Bayan
28th Regular Session dated February 28, 2023***

Movant: Hon. Bito-onon

Second: Hon. Argueza, Jr., & Hon. Cruzat, Hon. Socrates and Hon. Acosta, Sr.



Republic of the Philippines
Province of Palawan
Municipality of Narra

OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BAYAN OF NARRA HELD ON FEBRUARY 14, 2023, HELD AT THE SANGGUNIANG BAYAN SESSION HALL, NARRA, PALAWAN

Present:

Hon. Marcelino C. Calso, Jr.	Municipal Vice Mayor/ Presiding Officer
Hon. Arnold V. Verano	SB Member/ Acting Floor Leader
Hon. Joel B. Bito-onon	SB Member/ Floor Leader
Hon. Felipe L. Argueza, Jr.	SB Member
Hon. Christene Joy T. Mahilum	SB Member
Hon. Benedicto C. Acosta, Sr.	SB Member
Hon. Amelia G. Gimpaya	SB Member
Hon. Cenon P. Garcia	SB Member
Hon. Joseph D. Cruzat	SB Member
Hon. Ernesto B. Ferrer, Jr.	SB Member/ Liga ng Barangay Representative
Hon. Rodelio M. Vicente	SB Member/ Representative- Indigenous People
Hon. Keren M. Socrates	SB Member/ SK Federation President

RESOLUTION NO. 2023-4790

A RESOLUTION APPROVING AND ADOPTING THE COMPREHENSIVE LAND USE PLAN (CLUP) CY 2023-2032 OF THE MUNICIPALITY OF NARRA, PROVINCE OF PALAWAN

Authored by:
All Sangguniang Bayan Members

Whereas, Section 20 of RA 7160, otherwise known as the Local Government Code of 1991 required local government units, in conformity with existing law, to continue to prepare their Comprehensive Land Use Plans enacted through Zoning Ordinances which shall be the primary and dominant bases for the future use of the land resources;

Whereas, Section 447 (2)(vii) of the same Code also mandated the Sanggunian, as part of its power to generate and maximize the use of resources, to "adopt a comprehensive land use plan for the municipality: Provided, That the formulation, adoption, or modification of said plan shall be in coordination with the approved provincial comprehensive land use plan";

Whereas, Section 109, still of the same Code, mandates the Municipal Development Council (MDC) to prepare long-term, medium term and annual socio-economic plans and public investment programs;

Whereas, the Municipal Comprehensive Land Use Plan (MCLUP) is one of the plans that the council needs to prepare which translates the municipal development goals, objectives and policies into a special plan, indicating the manner which land shall be put to use and shall serve as the link with the provincial land use plan;

Whereas, in aid and for consideration of the council as mandated by the Local Government Code of 1991 the Municipal Development Council through the Municipal Planning Team formulated the Municipal Comprehensive Land Use Plan (MCLUP) for CY 2023-2032;

ANDY B. DANAQ
Municipal Mayor

MARCELINO C. CALSO, JR.
Municipal Vice Mayor

ALIEVIN D. CAHOS
Secretary to the Sanggunian

ARNOLD V. VERANO
SB Member

JOEL B. BITO-ONON
SB Member

FELIPE L. ARGUEZA, JR.
SB Member

CHRISTENE JOY T. MAHILUM
SB Member

BENEDICTO C. ACOSTA
SB Member

KEREN M. SOCRATES
SB Member / SK Fed. Pres

RODELIO M. VICENTE
SB Member

ERNESTO B. FERRER, JR.
SB Member / Liga ng mun. Dev. Rep

JOSEPH D. CRUZAT
SB Member

CENON P. GARCIA
SB Member

AMELIA G. GIMPAYA
SB Member

Whereas, the Municipal CLUP for CY 2023-2032 had already incorporated the Integrated Coastal Management (ICM) Approach in accordance with DENR Biodiversity Management Bureau (BMB) Technical Bulletin No. 2022-02, in relation to the implementation of Coastal and Marine Ecosystems Management Program of the DENR;

Whereas, the same code mandates the Sangguniang Bayan to adopt the MCLUP as basis for enacting a zoning ordinance as its implementing tool;

Now therefore, on motion of Hon. Arnold V. Verano, jointly seconded by Hon. Felipe L. Argueza, Jr., Hon. Joseph D. Cruzat and Hon. Keren M. Socrates, be it:

Resolved, as it is hereby resolved to pass "A RESOLUTION APPROVING AND ADOPTING THE COMPREHENSIVE LAND USE PLAN (CLUP) CY 2023-2032 OF THE MUNICIPALITY OF NARRA, PROVINCE OF PALAWAN"

Resolved Finally, that copies of this resolution be immediately forwarded to the following offices, to wit;

1. Housing and Land Use Regulatory Board
8/F Allied Bank Building., Ayala Avenue, Makati City
2. The Provincial Land Use Committee
Puerto Princesa City
3. The Sangguniang Panlalawigan
Legislative Building, Puerto Princesa City
4. Hon. Gerandy B. Danao
Municipal Mayor
Narra, Palawan
5. Municipal Development Council
Narra, Palawan
6. File

I HEREBY CERTIFY to the correctness of the foregoing **RESOLUTION**, which was adopted and approved by the Sangguniang Bayan during their Regular Session, held on **February 14, 2023**.

ALJELYN D. CARLOS
Secretary to the Sangguniang Bayan

ATTESTED & CERTIFIED
TO BE DULY ADOPTED:

MARCELINO C. CALSO, JR.
Mun. Vice-Mayor/ Presiding Officer

CONFORME:

ARNOLD V. VERANO.
SB Member

CHRISTENE JOY T. MAHILUM
SB Member

CENON P. GARCIA
SB Member

JOEL B. BITO-ONON
SB Member

BENEDICTO C. ACOSTA, SR.
SB Member

JOSEPH D. CRUZAT
SB Member

FELIPE L. ARGUEZA, JR.
SB Member

AMELIA G. GIMPAYA
SB Member

ERNESTO B. FERRER, JR.
SB Member/
Liga ng Barangay Representative

GERANDY B. DANAOS

KEREN M. SOCRATES
SB Member / SB Ed. Pres.

RODELIN S. VIENTE
SB Member / Rep.

ERNESTO B. FERRER, JR.
SB Member / Liga ng mga Brgy. Rep.

JOSEPH D. CRUZAT
SB Member

CENON P. GARCIA
SB Member

AMELIA G. GIMPAYA
SB Member


RODELIO M. VICENTE
SB Member/ IPMR


KEREN M. SOCRATES
SB Member/ SK Federation President

APPROVED:


GERANDY B. DANAQ
Municipal Mayor

Date Approved: FEB 16 2023


MARCELINO C. CALSO, JR.
Municipal Vice Mayor


ALJENDO BONLOS
Secretary to the Sanggunian


ARNOLD V. VERANO
SB Member


JOEL B. BITO-ONON
SB Member


FELIPE ARCELES, JR.
SB Member


CHRISTEN JOY T. MAHLUM
SB Member


BENEDICTO C. ACOSTA
SB Member

KEREN M. SOCRATES
SB Member/ SK Fed. Pres

RODELIO M. VICENTE
SB Member / PMR


ERNESTO FERRER, JR.
SB Member / Liga ng mga Brgy Rep


JOSE A. CRUZAT
SB Member


GENARO GARCIA
SB Member


ARNELING GIMPAYA
SB Member

**Republic of the Philippines
Province of Palawan
Municipality of Narra**

OFFICE OF THE SANGGUNIANG BAYAN

ORDINANCE NO. _____
Series of 2023

**AN ORDINANCE ENACTING THE INTEGRATED ZONING REGULATIONS
OF THE MUNICIPALITY OF NARRA, PROVINCE OF PALAWAN,
PROVIDING FOR ITS ADMINISTRATION, ENFORCEMENT AND
APPROPRIATING FUNDS THEREOF**

Authored by:

Be it enacted by the Sangguniang Bayan of Narra.

WHEREAS, the implementation of Comprehensive Land and Water Use Plan would require the enactment of regulatory measures to translate its planning goals and objectives into reality and a Zoning Ordinance is one such regulatory measure which is important tool for the implementation of the comprehensive land use plan;

WHEREAS, R.A. No. 7160 otherwise known as the Local Government Code of 1991 authorizes local government units to enact zoning ordinances subject to and in accordance with the existing laws;

WHEREAS, P.D. No. 705 otherwise known as the Revised Forestry Code of the Philippines declared it a policy of the state that: a) the multiple uses of forest lands shall be oriented to the development and progress requirements of the country, the advancement of science and technology, and the public welfare and b) land classification and survey shall be systematized and hastened;

WHEREAS, R.A. No. 7586 otherwise known as the Network of Protected Areas Network Act mandates that ancestral lands and customary rights and interest arising in national protected areas shall be accorded due recognition;

WHEREAS, R.A. No. 7279 otherwise known as the Urban Development and Housing Act of 1992 declared it the policy of the State to undertake, in cooperation with the private sector, a comprehensive and continuing Urban Development and Housing Program, hereinafter referred to as the Program, which shall: a) Uplift the conditions of the underprivileged and homeless citizens in urban areas and in resettlement areas by making available to them decent housing at affordable cost, basic services, and employment opportunities; and b) Provide for the rational use and development of urban land;

WHEREAS, the local governments are mandated by R.A. No. 10121 otherwise known as the National Disaster Risk Reduction and Management Act of 2010 to mainstream disaster risk reduction and climate change in development processes such as policy formulation, socioeconomic development planning, budgeting, and governance,

particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land-use and urban planning, and public infrastructure and housing;

WHEREAS, R.A. No. 9729 otherwise known as the Climate Change Act declared it the policy of the State to systematically integrate the concept of climate change in various phases of policy formulation, development plans, poverty reduction strategies and other development tools and techniques by all agencies and instrumentalities of the government;

WHEREAS, the Housing and Land Use Regulatory Board has spearheaded and now assists in coordinating the activities of local governments in comprehensive land use planning;

NOW THEREFORE, the Sangguniang Bayan of Narra in a session assembled hereby adopts the following revised zoning ordinance:

ARTICLE I

TITLE

Section 1. Title. This ordinance shall be known as the Integrated Zoning Ordinance of the Municipality of Narra, Palawan and shall be referred to as the "Ordinance".

ARTICLE II

AUTHORITY AND PURPOSE

Section 2. Authority and Legal Basis. This ordinance is enacted pursuant to the provisions of the Republic Act 7160 otherwise known as the Local Government Code of 1991, Sections 458 (a) (2) (7-9) and 447 (a) (2) (7-9), authorizing the Municipality through the Sangguniang Bayan to adopt Zoning Ordinance that prescribes Regulations subject to the provisions of existing laws and in conformity with Executive Order No. 72.

Section 3. Purposes. This ordinance is enacted for the following purposes:

1. Guide, control and regulate future growth and development of the Municipality of Narra, Province of Palawan in accordance with its Comprehensive Land and Water Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety peace and comfort, convenience and general welfare of the inhabitants in the locality.
4. Ensure the sustainability of the environment, taking into consideration climate change adaptation, in synergy with disaster risk reduction and management in all development processes.

5. Mainstream CCA and DRRM unto CLUP and ZO.

6. Establish a resilient community from the effects of climate change.

Section 4. General Zoning Principle. This zoning regulation is based on the approved Comprehensive Land Use Plan (CLUP) of the Municipality of Narra, Province of Palawan as per Sangguniang Bayan Resolution No. _____ dated _____.

ARTICLE III DEFINITION OF TERMS

Section 5. Definition of Terms. The definition of technical terms used in the Zoning Ordinance shall carry the same meaning given to them in all approved codes and regulations, such as but not limited to the National Building Code, Fire Code, Water Code, Philippine Environmental Code, Climate Change Act of 2009, Disaster Risk Reduction and Management of 2010 and other Implementing Rules and Regulations, promulgated by the HLURB. The words, terms and phrases enumerated hereunder shall be understood to have the meaning indicated as follows:

1. Adaptation - the adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects which moderates harm or exploits beneficial opportunities;
2. Agricultural Land Zone (ALZ) – an area intended for cultivation/agriculture/fishing and pastoral activities, e.g. fish, farming, cultivation of crops, goat/cattle rising, etc.;
3. Allowable Uses – mean the intended uses identified in a local government's land development regulations which those uses that are authorized within a zoning category as a use by right, without the requirement to obtain a variance or waiver.
4. Ancestral Domain/Ancstral Land Zone (ADALZ) – area generally belonging to the Indigenous Cultural Communities/Indigenous Peoples (ICC/IP), owned, occupied or possessed by themselves or through their ancestors, communally or individually since time immemorial;
5. Board/HLURB – shall mean the Housing and Land Use Regulatory Board;
6. Buffer Area – these are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed;
7. Cemetery/Memorial Park Zone – a place where dead people's bodies or their ashes are buried;
8. Certificate of Non-Conformance – certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which does not conform in a zone as per provision of this Ordinance;

9. Climate Change - a change in climate that cannot be identified by changes in the mean and/or variability of its properties and that persists for an extended period typically decades or longer, whether due to natural variability or as a result of human activity;
10. Compatible Use – uses or land activities capable of existing other harmoniously, e.g. residential use, and parks and playground;
11. Comprehensive Land Use Plan (CLUP) – a document embodying specific proposal for guiding, regulating growth and/or development;
12. Conflicting Uses – uses or land activities with contrasting characteristics sited adjacent to each other, e.g. residential units adjacent to industrial plants;
13. Conforming Use – a use, which is in accordance with the zone classification as provided for in the ordinance;
14. Easement – open space imposed on any land use/activities sited along waterways, road-right- of-ways, cemeteries/memorial parks and utilities;
15. Environmentally Critical Areas – refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981 and to areas defined as per implementation of R.A. No. 7611 otherwise known as the Strategic Environmental Plan for Palawan Act;
16. Environmentally Critical Projects – refer to those projects, which have high potential for negative environmental impacts and are listed in presidential proclamation 2146 dated December 14, 1981;
17. Exception – a device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of the specific use would result in a hardship upon the particular owner, as distinguished from a mere inconvenience or a desire to make more money;
18. Floor Area Ratio or FAR – is the ratio between the gross floor area of the building and the area of the lot on which it stands, determined by dividing the gross floor area and the area of the lot. The gross floor area of any building should exceed the prescribed floor area ratio (FAR) multiplies by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support;
19. Forest Land Zone (FLZ) – also called timberland, includes (1) public forest which is land of the public domain which has not been the subject of the present system of classification for the determination of which lands are needed for forest purposes and which are not, (2) permanent forest (forest reserves) which is land of the public domain which has been a subject of the present system of classification and declared to be needed for forest purposes and (3) forest reservation which is forest land which has been reserved by the President of the Philippines for any specific purpose or purposes;

20. General Commercial Land Zone (GCLZ) – an area intended for trading/services/business purposes;
21. General Institutional Land Zone (GILZ) – an area intended principally for general types of institutional establishments, e.g. government offices, schools, hospitals/clinics academic/research, convention centers;
22. General Residential Land Zone (GRLZ) – an area intended principally for dwelling/housing purposes;
23. Gross Floor Area (GFA) – the GFA of a building is the total floor space within the perimeter of the permanent external building walls occupies by: Office Areas, Residential Areas, Corridors; Lobbies, Mezzanine, Vertical Penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls; Rest Rooms or Toilets; Machine Rooms and Closets; Storage Rooms and Closets; Covered Balconies and terraces; Interior Walls and Columns, and Other interior Features;
24. Innovative Design – introduction and/or application of new/creative designs and techniques in development projects, e.g. Plan Unit Development (PUD), Newtown, etc.;
25. Industrial Land Zone (ILZ) – an area intended primarily for the purpose of manufacturing, production, fabrication or assembly processes and ancillary services;
26. Integrated/General Zoning Map – a duly authenticated map delineating the different zones in which the whole municipality is divided;
27. Locational Clearance – a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use;
28. Mangrove Forest Zone (MFZ) – is forested wetland growing along tidal mudflats and along shallow water coastal areas extending inland along rivers, streams and their tributaries where the water is generally brackish and composed mainly of *Rhizophora*, *Bruguiera*, *Ceriops*, *Avicennia*, and *Sonneratia* spp.;
29. Mitigating Device – a means to grant relief in complying with certain provision of the ordinance;
30. New Town – shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city or town;
31. Non-Conforming Use – existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provision of the Ordinance subject to the conditions stipulated in this Zoning Ordinance;

32. Parks and Recreational Area Zone (PRAZ) – an area designated for diversion/amusements and for the maintenance of ecological balance of the community;
33. Plan Unit Development (PUD) – it is a land development scheme wherein project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building sitting, complementary of building types and land uses, usable open spaces and the preservation of the significant natural land features;
34. Protected Area Zone (PAZ) – identified portions of land and water set aside by reason of their unique physical and biological significance and are managed to enhance biological diversity and protected against destructive human exploitation as provided for in Republic Act No. 7586, otherwise known as the National Integrated Protected Areas Systems (NIPAS) Act of 1992;
35. Quarry Area Zone – an area for the purpose of extraction and utilization of quarry resources (of any common rock) on public or private lands as provided for in Republic Act No. 7942 (Philippine Mining Act of 1995);
36. Rezoning – a process of introducing amendments to or a change in the texts and maps of the Zoning Ordinance. It also includes amendment or change in view or reclassification under Section 20 of RA 7160;
37. Rural Area – area outside of the designated urban area;
38. Rural Settlement Area Zone (RSAZ) – includes the portion of a barangay that is classified as rural barangay that is intended for settlement;
39. Setback – the open space left between the building and the lot lines;
40. Socialized Housing Site Zone (SHSZ) – an area principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279;
41. Urban Area Zone (UAZ) – includes the whole territory of a barangay that is classified as urban barangay;
42. Urban Area Zoning Map – a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided;
43. Urbanizable Land– are designated as suitable for urban expansion by virtue of land use studies conducted;
44. Utilities, Transportation and Services Area Zone (UTSAZ) – area intended for the infrastructure and facilities such as but not limited to road, bridge, electricity, water, information and communications technology, terminal/inter-modal, airport, seaport, power plant, sewerage, solid waste management disposal and the like;

45. Variance – a specific locational clearance which grants a property owner relief from certain provisions of Zoning Ordinance where, because of the particular, physical surrounding, shape or topographical conditions of the property, compliance on height, area, setback, bulk/and or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money;
46. Warehouse – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit;
47. Water Zone (WZ) – also municipal waters, includes not only streams, lakes and tidal waters included within the municipality, not being the subject of private ownership, and not comprised within national parks, public forests, timberlands, forest reserves, but also marine waters included between two lines drawn perpendicularly to the general coastline from points where the boundary lines of the municipality or city touch the sea at low tide and a third line parallel with the general coastline and fifteen (15) kilometers from it;
48. Watershed Zone (WSZ) – is a land area drained by stream or fixed body of water and its tributaries having a common outlet for surface run-off. It is synonymous with a catchment area or drainage basin;
49. Zone – an area/district within a municipality intended for specific land use as defined by manmade or natural boundaries;
50. Zoning Administrator/Zoning Officer – a municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance in a community;
51. Zoning Certification – a certification indicating the zone classification of a parcel of land;
52. Zoning Ordinance – a local legal measure which embodies regulations affecting land use;

ARTICLE IV ZONE CLASIFICATIONS

Section 6. Division Into Zones or Districts. To effectively carry out the provision of this Ordinance, the municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps.

1. Integrated/General Zoning
 - 1.1 Agricultural Land Zone (ALZ)
 - 1.2 Ancestral Domain/Ancestral Land Zone (ADALZ)
 - 1.3 Cemetery/Memorial Park Zone (CMPZ)
 - 1.4 Forest Land Zone (FLZ)
 - 1.5 General Commercial Land Zone (GCLZ)
 - 1.6 General Institutional Land Zone (GILZ)
 - 1.7 General Residential Land Zone (GRLZ)
 - 1.8 Industrial Land Zone (ILZ)
 - 1.9 Mangrove Forest Zone (MFZ)

- 1.10 Parks and Recreational Zone (PRZ)
- 1.11 Protected Area Zone (PAZ)
- 1.12 Quarry Area Zone (QAZ)
- 1.13 Rural Settlement Area Zone
- 1.14 Socialized Housing Site Zone (SHSZ)
- 1.15 Urban Area Zone
- 1.16 Utilities, Transportation and Services Area Zone (UTSAZ)
- 1.17 Water Zone (WZ)
- 1.18 Watershed Zone (WSZ)

2. Urban Area Zoning

- 2.1 Agricultural Land Zone (ALZ)
- 2.2 Cemetery/Memorial Park Zone (CMPZ)
- 2.3 Forest Land Zone (FLZ)
- 2.4 General Commercial Land Zone (GCLZ)
- 2.5 General Institutional Land Zone (GILZ)
- 2.6 General Residential Land Zone (GRLZ)
- 2.7 Industrial Land Zone (ILZ)
- 2.8 Mangrove Forest Zone (MFZ)
- 2.9 Parks and Recreational Zone (PRZ)
- 2.10 Quarry Area Zone (QAZ)
- 2.11 Utilities, Transportation and Services Area Zone (UTSAZ)
- 2.12 Water Zone (WZ)

3. Rural Settlement Area Zoning

- 3.1 Agricultural Land Zone (ALZ)
- 3.2 Cemetery/Memorial Park Zone (CMPZ)
- 3.3 Forest Land Zone (FLZ)
- 3.4 General Commercial Land Zone (GCLZ)
- 3.5 General Institutional Land Zone (GILZ)
- 3.6 General Residential Land Zone (GRLZ)
- 3.7 Industrial Land Zone (ILZ)
- 3.8 Mangrove Forest Zone (MFZ)
- 3.9 Parks and Recreational Zone (PRZ)
- 3.10 Quarry Area Zone (QAZ)
- 3.11 Utilities, Transportation and Services Area Zone (UTSAZ)
- 3.12 Water Zone (WZ)

Section 7. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the official zoning maps for urban area and for the whole municipality (Integrated/General), wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such official zoning maps shall be signed by the local chief executive and duly authenticated by the Sangguniang Panlalawigan (*Annex 1.1 to 1.3*)

Section 8. Zone Boundaries. The location and boundaries of the above mentioned various zones into which the municipality has been divided are hereby identified in *Annex 2*.

Section 9. Interpretation of Zone Boundary. In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rule shall apply:

- a. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street or highways right-of-ways lines, shall be construed to be the boundaries.
- b. Where zone boundaries are so indicated that they approximately follow the lot lines, such lines shall be constructed to be the boundaries.
- c. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets or highways, such zone boundaries shall construed as being parallel thereto and at such a distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
- d. Where the boundary of zone follows approximately railroad line, such boundary shall be deemed to be the railroad right-of-way.
- e. Where the boundary of zone follows a stream, lake or bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
- f. Where a lot of one's ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
- g. Where zone boundary is indicated one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city/municipality block. Where, however, any lot has a depth greater than said average, the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.
- h. In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restrictive zone.
- i. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

ARTICLE V ZONE REGULATIONS

Section 10. General Provision. The uses enumerated in the succeeding sections are not exhaustive or all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

Allowance of further uses shall be based on the intrinsic qualities of the land and the socio-economic and ecological/biophysical potential of the locality with due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities for lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but not vice versa, nor in another zone and its subdivisions (e.g. GC, C-1, C-2), except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

Section 11. Use Regulations for Agricultural Land Zone (ALZ). In the Agricultural Land Zone, the following uses/activities shall be allowed:

1. Cultivation, raising and growing of staple such as rice, corn, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouse
5. Ancillary dwelling units/farmhouse for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
7. Pastoral services such as goat raising and cattle fattening
8. Home Occupation for the practice of one's profession or engaging home business
such as dressmaking, tailoring, baking, running a sari-sari store and the like
provided that:
 - a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would be normally be expected in a residential neighborhood and any need for parking generated by the conduct of such occupation shall be met off the street in place other than required front yard;
 - e. No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal sense and visual or audible interference in any radio or television receiver or causes fluctuation in line voltage off the premises.
9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:
 - a. Such home industry shall not occupy more than thirty (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.

- b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI).
 - c. Such all consider same provisions as enumerated in letters c, d and e of home occupation, this section.
10. Backyard raising of livestock and fowl, provided that:
- a. For livestock – a maximum of 1 sow and 10 heads
 - b. For fowl – a maximum of 500 birds

Section 12. Use Regulations in Ancestral Domain/Ancestral Land Zone (ADALZ).

It shall be allowed in the Ancestral Domain/Ancestral Land Zone the following uses/activities:

Section 13. Use Regulations in Cemetery/Memorial Park Zone (CMPZ). The following uses/activities shall be allowed in the Cemetery/Memorial Park Zone:

Section 14. Use Regulations in Forest Land Zone (FLZ). It shall be allowed in the Forest Land Zone the following uses/activities:

Section 15. Use Regulations in General Commercial Land Zone (GCLZ). The following uses/activities shall be allowed in the General Commercial Land Zone:

- 1. Offices like:
 - a. office building
 - b. office condominium
- 2. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance center
 - d. car shop
 - e. photo shop
 - f. flower shop
- 3. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
- 4. Personal service shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shops
- 5. Recreational center/establishments like:
 - a. movie houses/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. day and night club
 - e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishment
- 6. Restaurants and other eateries
- 7. Short term special education like:
 - a. dancing schools

- b. school for self defense
- c. driving schools
- d. speech clinics
- 8. Storerooms but only as may be necessary for the efficient conduct of the business
- 9. Commercial condominium (with residential units in upper floors)
- 10. Commercial housing like:
 - a. hotel
 - b. apartment
 - c. apartel
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
- 11. Embassy/ consulate
- 12. Library museum
- 13. Filling Station/ service station
- 14. Clinic
- 15. Vocational/technical school
- 16. Convention Center and related facilities
- 17. Messengerial Service
- 18. Security agency
- 19. Janitorial services
- 20. Bank and other financial institutions
- 21. Radio and television station
- 22. Building garage, parking lot
- 23. Bakery and baking of bread, cake, pastries, pies, and other similar perishable products
- 24. Custom dressmaking shop
- 25. Custom tailoring shop
- 26. Commercial and job printing
- 27. Typing and photo engraving services
- 28. Repair of optical instruments and equipment and cameras
- 29. Repair of clocks and watches
- 30. Manufacture of insignia, badges and similar emblems except metals
- 31. Transportation terminals/garage with or without repair
- 32. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
- 33. Printing/publishing
- 34. Machinery display shop/center
- 35. Gravel and sand
- 36. Lumber/hardware
- 37. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- 38. Printing and publishing of books and pamphlets, printing cards and stationary
- 39. Manufacture of signs and advertising displays (except printed)
- 40. Chicharon factory
- 41. Manufacture of wood furniture including upholstered
- 42. Manufacture of rattan furniture including upholstered

43. Manufacture of box beds and mattresses
44. Welding shops
45. Machine shops service operation (repairing/rebuilding, or custom job orders)
46. Medium scale junk shop
47. Repair motorcycles
48. Lechon or whole pig roasting
49. Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products.
50. Doughnut and hopia factory
51. Other bakery products not elsewhere classified (n.e.c)
52. Repacking of food products e.g. fruits, vegetables, sugar and other related products
53. Plant nursery
54. Funeral parlors, mortuaries and crematory services and memorial chapels
55. Parking lots, garage facilities
56. Other commercial activities not elsewhere classified

Section 13. Use Regulations in General Institutional Land Zone (GILZ). In the Institutional Land Zone, the following uses/activities shall be allowed:

1. Government center to house, regional or local offices in the area.
2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning.
3. General hospitals, medical centers, multipurpose clinics
4. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.
5. Convention centers and related facilities
6. Religious structures e.g. church, seminary, convents
7. Museums
8. Embassies/consulate
9. Student housing e.g. dormitories, boarding house

Section 14. Use Regulations in General Residential Land Zone (GRLZ). The following uses/activities are allowed in the General Residential Land Zone:

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominium
4. Apartment
5. Hometel
6. Pension House
7. Hotel Apartment or Appartiel
8. Dormitory
9. Boarding House
10. Branch libraries and museums
11. Customary accessory uses like:
 - a. Servants Quarter
 - b. Private Garage
 - c. Guard House

12. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation which in greater volume than would be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interferences in any radio or television receiver or causes fluctuation in line voltage off the premises.
13. Home Industry Classified as cottage industry provided that:
 - a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI).
 - c. Such shall consider same provisions as enumerated in letter c, d and e number 12, home occupation this section.
14. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - a. Swimming Pool
 - b. Pelota Court
 - c. Others
15. Nursery/Elementary School
16. High School
17. Vocational School
18. Sports Club
19. Religious Use
20. Multi-purpose hall/barangay hall
21. Clinic, nursing and convalescing home, health center
22. Plant Nurseries

Section 15. Use Regulations in Industrial Land Zone (ILZ). In the Industrial Land Zone, the following uses/activities shall be allowed:

- A. Non-Pollutive/Non-Hazardous Industries
 1. Drying fish
 2. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
 3. Doughnut and hopia factory
 4. Manufacture of macaroni, spaghetti, vermicelli and other noodles
 5. Other bakery production not elsewhere classified
 6. Life belts factory

7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitute and not elsewhere classified
9. Manufacture of shoes except rubber, plastic and wood
10. Manufacture of slipper and sandal except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and those not elsewhere classified
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and those not elsewhere classified
17. Manufacture of rowboats, bancas and sailboats
18. Manufacture of animal-drawn vehicles
19. Manufacture of children vehicles and baby carriages
20. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
21. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Ice plants and cold storage buildings
24. Quick freezing and cold packaging for fish and other seafoods
25. Quick freezing and cold packaging for fruits and vegetables
26. Popcorn/rice factory
27. Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
28. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
29. Manufacture of photographic equipment and accessories
30. Manufacture or assembly of optical instruments
31. Manufacture of eyeglasses and spectacles
32. Manufacture of optical lenses
33. Manufacture of watches and clocks
34. Manufacture of pianos
35. Manufacture of string instruments
36. Manufacture of wind and percussion instruments
37. Manufacture or assembly of electronic organs
38. Manufacture of sporting gloves and mitts
39. Manufacture of sporting balls (not of rubber or plastic)
40. Manufacture of gym and playground equipment
41. Manufacture of sporting tables (billiards, pingpong, pool)
42. Manufacture of other sporting and athletic goods not elsewhere classified
43. Manufacture of toys and dolls except rubber and mold plastic
44. Manufacture of pens, pencils and other office and artist materials
45. Manufacture of umbrella and canes
46. Manufacture of buttons except plastic
47. Manufacture of brooms, brushes and fans
48. Manufacture of needles, pens, fasteners and zippers
49. Manufacture of insignia, badges and similar emblems (except metal)

50. Manufacture of signs and advertising displays (except printed)
51. Small-scale manufacturing of ice cream
52. Dairies and creameries
53. Warehouse/Storage facility for non-pollutive/non-hazardous industries
54. Parks, playgrounds, pocket parks, parkways and promenades
55. Customary accessory uses incidental to any of the above uses such as:
 - a. Staff houses/quarters
 - b. Offices
 - c. Eateries/canteens
 - d. Parking lots/garage facilities
 - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - f. Pump houses
 - g. Generator houses

B. Non-Pollutive/Hazardous Industries

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvass bags and other canvass products factory
4. Jute bag factory
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except coir
7. Men's and boys' garment factory
8. Women's and girls' and ladies' garments factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear
12. Manufacture of miscellaneous fabricated mill work and those not elsewhere classified
13. Manufacture of wooden and cane containers
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those not elsewhere classified
19. Manufacture of miscellaneous furniture and fixture except primarily of metals and those not elsewhere classified
20. Manufacture of paper stationery, envelopes and related articles
21. Manufacture of dry ice
22. Repackaging of industrial products e.g. paints, varnishes and other related products
23. Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
24. Warehouse/Storage Facility for non-pollutive/hazardous industries
25. Parks, playgrounds, pocket parks, parkways and promenades
26. Customary accessory uses incidental to any of the above uses such as:
 - a. Staff houses/quarters
 - b. Offices
 - c. Eateries/canteens

- d. Parking lots/garage facilities
- e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- f. Pump houses
- g. Generator houses

Section 16. Use Regulations in Mangrove Forest Zone (MFZ). The following uses/activities shall be allowed in the mangrove forest zone:

Section 17. Use Regulation in Parks and Recreational Zone (PRZ). In the park and recreational zone, the following uses/activities shall be allowed:

- 1. Parks/gardens
- 2. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pools
- 3. Golf courses, ball courts, race tracks and similar
- 4. Sports Club
- 5. Underground Parking Structures/Facilities
- 6. Functional wetlands, easement and buffer areas

Section 18. Use Regulations in Protected Area Zone (PAZ). The following uses/activities shall be allowed in the Protected Area Zone:

Section 19. Use Regulations in Quarry Zone (QZ). In the Quarry Zone, the following uses/activities shall be allowed:

- 1. Extraction of sand and gravel
- 2.

Section 31. Use Regulations in Socialized Housing Site Zone (SHSZ). The following uses/activities shall be allowed in the Socialized Housing Site Zone:

Section 14. Use Regulations in Utilities, Transportation and Services Zone (UTSZ). In the Utilities, Transportation and Services Zone, the following uses/activities shall be allowed:

- 1. Roads
- 2. Bridges
- 3. Utilities such as electricity, water, telecommunications and inter-modal transport system
- 4. Airport
- 5. Sea port
- 6. Solid waste disposal

Section 41. Use Regulations in Water Zone (WZ). It is allowed in the Water Zone the following uses/activities:

Section 26. Use Regulations in Watershed Zone (WZ). The following uses/activities shall be allowed in the Watershed Zone:

ARTICLE VI
GENERAL DISTRICT REGULATION

Section 42. Development Density. Permitted density shall be based on the zones capacity to support development.

Section 43. Height Regulations. Building height must conform to the height restriction and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code, the structural code as well as all laws, ordinances, design standards, rules and regulation related to the land development constructions of the various safety codes.

Section 44. Area Regulations. Area regulations in all zones shall conform to the minimum requirement of the existing codes such as:

1. P.D. 957- the “Subdivision and Condominium Buyer’s Protective Law” and its revised implementing rules and regulations
2. B.P. 220- “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations.
3. P.D. 1096-National Building Code
4. Fire Code
5. Sanitation Code
6. Plumbing Code
7. Structural Code
8. Executive Order No. 648
9. Other relevant guidelines promulgated by the national agencies concerned.

Section 45. Road Setback Regulation. The following road setback regulations shall be applied as provided by the Department of Public Works and Highways (DPWH):

Zoning Classification	Major Thoroughfare 30 m. and above (Diversion/Railways)	Secondary Road (Provincial)	Tertiary Road Tertiary Road (Municipal/Barangay)
Residential	10M	10M	3M
Commercial	20M	20M	7M
Industrial	30M	25M	10M
Agricultural	20M	20M	7M
Agro-Industrial	30M	25M	25M
Institutional	20M	20M	10M
Park and Recreation	10M	10M	3M
Forest	30M	25M	10M

Section 46. Easement. Pursuant to the provisions of the water code:

1. The banks of rivers and streams and the shores of the seas and lakes throughout length and within a zone of three (3) meters in urban areas, and;

2. Twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.

No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind. Plants or trees that shall be planted along the buffer zone are the varieties that have very good water retentive capacity.

Section 47. Buffer Regulations. A *minimum* buffer of 3 meters shall be provided along entire boundary length between two or more conflicting zones (allocation 1.5meters) *allocating equal distances* from each side of the district boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 48. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

ARTICLE VII INNOVATIVE TECHNIQUES

Section 49. Innovative Techniques or Designs. For projects introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, housing projects covered by New Town Development under R.A. 7279, BLISS Commercial Complexes, etc., the Zoning Administrator/Zoning Officer shall on ground of innovative development techniques forward application to HLRB for appropriate action, unless the local government units concerned has the capacity to process the same.

ARTICLE VIII MISCELLANEOUS PROVISIONS

Section 50. Projects of National Significance. Projects may be declared by the NEDA Board as projects of national significance pursuant to Section 3 of EO 72. When a project is declared by the NEDA Board as a project of national significance the national clearance shall be issued by HLRB pursuant to EO 72.

Section 51. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of the locational clearance under Section 33 of this ordinance, no environmentally critical projects nor projects located in environmentally critical areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

Section 52. Subdivision Projects. All owners and/or developers of the subdivision projects shall be addition to securing a locational clearance under Section 33 of this ordinance be required to secure a development permit pursuant to provision of PD 957 and its implementing rules and regulations or BP 220 and its implementing rules and

regulations in the case of socialized housing projects in accordance with the procedure laid down in EO 71, series of 1993.

ARTICLE IX MITIGATING DEVICES

Section 53.**Deviation.** Deviations are exceptions and variances from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions exist, to wit: deviation

1. Variance

The property is unique and different from the other properties in the adjacent locality and because of its uniqueness; the owners/cannot obtain a reasonable return on the property.

This condition shall include at least three (3) of the following provisions:

- a. Conforming to the provision of this Ordinance will cause undue hardship on the part of the owner or occupant of the property due to physical conditions of the property (topography, shape, etc.) which is not self, created.
- b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- c. The variance will not alter the physical character of the district or zone where the property for the variance is sought is located, and will not substantially or permanently injure the use of the other properties in the same district or zone.
- d. That the variance will not weaken the general purpose of the ordinance and will not adversely affect the public health, safety or welfare.
- e. The variance will be in harmony with the spirit of this Ordinance.

1. Exceptions

- a. The exceptions will not adversely affect the public health, safety or welfare and is in keeping with the general pattern of development of the community.
- b. The proposed project shall support economic based activities provide livelihood, vital community services and facilities while the same time posing no adverse on the zone/community.
- c. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

Section 54.**Procedures for Granting Exceptions and Variances.** The procedure for granting of exception and/or variance is as follows:

1. A written application or variance shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereto.
2. Upon filing the application, a visible project sign, (indicating the same and nature of the proposed project) shall be posted at the projects site.
3. The Local Zoning Board of Adjustment and Appeals shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision exception or variance.
5. In case of objection, the LZBAA shall hold public hearing.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection of the granting of exception/variance.

ARTICLE X

SHCEDULE OF FEES AND CHARGES

Section 55. Zoning/Locational Clearance

A. Single residential structure attached or detached

- | | |
|------------------------------|--|
| 1. P 100,000 and below | P 240.00 |
| 2. Over 100,000 to P 200,000 | P 480.00 |
| 3. Over P 200,000 | P 600.00 + (1/10 of 1% in excess of P200,000.00) |

B. Apartments/Townhouses

- | | |
|--------------------------------|--|
| 1. P 500,000 and below | P 1,200.00 |
| 2. Over P 500,000 to 2 Million | P 1,800.00 |
| 3. Over 2 Million | P 3,000.00 + (1/10 of 1% of cost in excess of P 2 Million regardless of the number of doors) |

C. Dormitories

- | | |
|--------------------------|--|
| 1. P 2 Million and below | P 3,000.00 |
| 2. Over P 2 Million | P 3,000.00 + (1/10 of 1% of cost in excess of P 2 Million regardless of the number of doors) |

doors)

D. Institutional

Project cost of which is:

- | | |
|----------------------|--|
| 1. Below P 2 Million | P 2,400.00 |
| 2. Over P 2 Million | P 2,400.00 + (1/10 of 1% of cost in excess of P 2 Million) |

E. Commercial, Industrial and Agro-Industrial Project Cost of which is:

- | | |
|-----------------------------------|--|
| 1. Below P 100,000 | P 1,200.00 |
| 2. Over P 100,000 - P 500,000 | P 1,800.00 |
| 3. Over P 500,000 - P 1 Million | P 2,400.00 |
| 4. Over P 1 Million - P 2 Million | P 3,600.00 |
| 5. Over P 2 Million | P 6,000.00 + (1/10 of 1% of cost in excess of P 2 Million) |

F. Special Uses/Special Projects

(Gasoline Station, cell sites, slaughter house, treatment plant etc.)

- | | |
|----------------------|--|
| 1. Below P 2 Million | P 6,000.00 |
| 2. Over P 2 Million | P 6,000.00 + (1/10 of 1% of cost in excess of P 2 Million) |

G. Alteration Expansion (Affected areas/cost only)

Section 56. Subdivision And Condominium Projects (Under P.D. 957)

A. Approval of Subdivision Plan (including Town Houses)

- | | |
|---|--|
| 1. Preliminary Approval and Locational Clearance (PALC) | P 300.00/ha. or fraction thereof |
| Preliminary Subdivision Development Plan (PSDP) | |
| * Inspection Fee | P 1,200.00/ha. regardless of density |
| 2. Final Approval & Development Permit | P 2,400.00/ha. regardless of density |
| * Additional Fee on Floor Area of houses and building sold with lot | P 2.40/sq. m. |
| * Inspection Fee | P 1,200.00/ha. regardless of density |
| (not applicable for projects already inspected for PALC application) | |
| 3. Alteration of Plan (affected areas only) | Same as Final Approval and Dev't. Permit |
| 4. Certificate of Registration Processing Fee | P 2,400.00 |
| 5. License to Sell (per saleable lot) | P 180.00 |
| * Additional Fee on Floor Area of houses and building sold with lot | P 12.00/sq. m. |
| * Inspection Fee * | P 1,200.00/ha. regardless of density |
| *Application for CR/LS with DP issued by LGUs shall be charged inspection fee | |
| 6. Certificate of Completion | |
| * Certificate Fee | P 180.00 |
| * Processing Fee | P 2,400.00/ha. regardless of density |
| 7. Extension of Time to Develop | P 420.00 |
| * Inspection Fee (affected/unfinished area only) | P 1,200.00/ha. regardless of density |

B. Approval of Condominium Project Final Approval and Development Permit

- | | |
|-------------------|---------------|
| 1. Processing Fee | |
| a. Land Area | P 6.00/sq. m. |

b. No. of Floors	P 240.00/floor
c. Building Areas	P 4.80/sq. m.
* inspection Fee	P 14.40/sq. m. of GFA
2. Alteration Plan (<i>affected areas only</i>)	Same as Final Approval and Dev't. Plan
3. Conversion (<i>affected areas only</i>)	Same as Final Approval and Dev't. Plan
4. Certificate of Registration	
* Processing Fee	P 2,400.00
5. License to Sell	
a. Residential (<i>saleable areas</i>)	P 14.40/sq. m.
b. Commercial/Office (<i>saleable areas</i>)	P 30.00/sq. m.
6. Extension to Time Develop	
* Processing Fee	P 420.00
* Inspection Fee (<i>affected/unfinished areas only</i>)	P14.40/sq. m. of GFA
7. Certificate of Completion	
* Certificate Fee	P 180.00
* Processing Fee	P 14.40/sq. m. of GFA

C. Projects under BP 220

1. Subdivision	
a. Preliminary Approval and Locational Clearance	
1. Socialized Housing	P 75.00/ha.
2. Economic Housing	P 180.00/ha.
* Inspection Fee	
1. Socialized Housing	P 200.00/ha.
2. Economic Housing	P 600.00/ha.
b. Final Approval and Development Permit	
* Processing Fee	
a. Socialized Housing	P 500.00/ha.
b. Economic Housing	P 1,200.00/ha.
* Inspection Fee	
a. Socialized Housing	P 200.00/ha.
b. Economic Housing	P 600.00/ha.
(Projects already inspected for PALC application may not be charged inspection fee)	
c. Alteration of Plan (<i>affected areas only</i>)	(Same as Final Approval and Dev't. Permit)
d. Building Permit (<i>Floor area of housing unit</i>)	P 6.00/sq. m.
e. Certificate of Registration	
* Application Fee	
1. Socialized Housing	P 350.00
2. Economic Housing	P 600.00
f. Licenses to sell (<i>per saleable lot</i>)	P 20.00/lot
1. Socialized Housing	P 60.00/lot
2. Economic Housing	P 2.40/sq. m.
(Additional Fee on floor area of houses/building sold with lot)	
* Inspection Fee	
1. Socialized Housing	P 200.00/ha.
2. Economic Housing	P 600.00/ha.
g. Extension of Time to Develop	
* Filling Fee	

1. Socialized Housing	P 350.00
2. Economic Housing	P 420.00
* Inspection Fee (<i>affected/unfinished area</i>)	
1. Socialized Housing	P 200.00/ha.
2. Economic Housing	P 600.00/ha.
h. Certificate of Completion	
* Certificate Fee	
1. Socialized Housing	P 150.00
2. Economic Housing	P 180.00
* Processing Fee	
1. Socialized Housing	P 200.00/ha.
2. Economic Housing	P 600.00/ha.
i. Occupancy Permit	P 2.40/sq. m.
* Inspection Fee (<i>saleable floor area of the housing unit</i>)	
1. Socialized Housing	P 5.00/sq. meter
2. Economic Housing	P 6.00/sq. meter
2. Condominium	
a. Preliminary Approval and Locational Clearance	P 600.00
b. Final Approval and Development Permit	
a. Total Land Area	P 6.00/sq. m.
b. Number of Floor	P 120.00/floor
c. Building Area	P 2.40 sq. m. of GFA
* Inspection Fee	P 2.40 sq. m. of GFA
c. Alteration of Plan (<i>affected areas only</i>)	(Same as Final Approval and Dev't. Permit)
d. Certificate of Registration	P 600.00
e. Licenses to sell	P 6.00/sq. m.
f. Extension of Time to Develop	P 420.00
* Inspection Fee ($FA \times P2 \times \% \text{ of remaining dev't. cost}$)	P 2.40 sq. m. of saleable unit
g. Certificate of Completion	
* Certificate Fee	P 180.00
* Processing Fee	P 3.60/sq. m. of GFA
D. Approval of Industrial/Commercial Subdivision	
1. Preliminary Approval and Locational Clearance	P 3.60/ha.
* Inspection Fee	P 1,200.00/ha. regardless of location
2. Final Approval & Development Permit	P 600.00/ha. regardless of location
* Inspection Fee	P 1,200.00/ha. regardless of location
<i>(Projects already inspected for PALC application may not be charged inspection fee)</i>	
3. Alteration of Plan (<i>affected areas only</i>)	Same as Final Approval and Dev't. Permit
4. Certificate of Registration	P 2,400.00
5. License to Sell	P 2.40/sq. m. of the land area
* Inspection Fee *	P 1,200.00/ha. regardless of location
6. Extension of Time to Develop	P 420.00
* Inspection Fee (<i>affected/unfinished areas only</i>)	P 1,200.00/ha.
7. Certificate of Completion	
a. Industrial	P 420.00/ha. regardless of location
b. Commercial	P 600.00/ha. regardless of location
E. Approval of Farmland Subdivision	

1. Preliminary Approval and Locational Clearance	P 240.00/ha.
* Inspection Fee	P 600.00/ha.
2. Final Approval and Development Permit	P 1,200.00/ha.
* Inspection Fee	P 600.00/ha.

(Projects already inspected for PALC application may not be charged inspection fee)

3. Alteration of Plan <i>(affected areas only)</i>	
4. Certificate of Registration	P 2,400.00
5. License to Sell	P 600.00/lot
* Inspection Fee *	P 1,200.00/ha.
6. Extension of Time to Develop	P 420.00/ha.
* Inspection Fee <i>(affected/unfinished areas)</i>	P 1,200.00/ha.
7. Certificate of Completion	
* Certificate Fee	P 180.00/ha.
* Processing Fee	P 1,200.00/ha.

F. Approval of Memorial Park/Cemetery Project/Columbarium

1. Preliminary Approval and Locational Clearance	
a. Memorial Projects	P 600.00/ha.
b. Cemeteries	P 240.00/ha.
c. Columbarium	P 3,000.00/ha.
* Inspection Fee	
a. Memorial Projects	P 1,200.00/ha.
b. Cemeteries	P 600.00/ha.
c. Columbarium	P 14.40/sq. m. of GFA
2. Final Approval and Development Permit	
a. Memorial Projects	P 2.40/sq. m.
b. Cemeteries	P 1.20/sq. m.
c. Columbarium	P 240.00/floor
	P 4.80/sq. m. of GFA
	P 6.00/sq. m. of Land Area

* Inspection Fee

(Projects already inspected for PALC application may not be charged inspection fee)

a. Memorial Projects	P 1,200.00/ha.
b. Cemeteries	P 600.00/ha.
c. Columbarium	P 14.40/sq. m. of GFA
3. Alteration Fee	Same as Final Approval/ Dev't Permit
4. Certificate of Registration	P 2,400.00
5. License to Sell	
a. Memorial Projects	P 60.00/2.5 sq. m.
- Apartment Type	P 24.00/unit
b. Cemeteries	P 24.00/tomb
c. Columbarium	P 60.00/vault

* Inspection Fee *

a. Memorial Projects	P 1,200.00/ha.
b. Cemeteries	P 600.00/ha.
c. Columbarium	
6. Extension of Time to Develop	P 420.00
* Inspection Fee <i>(affected/unfinished areas only)</i>	

a. Memorial Projects	P 1,200.00/ha.
b. Cemeteries	P 600.00/ha.
c. Columbarium	P 14.40/sq. m. of the remaining GFA

7. Certificate of Completion

* Certificate Fee	P 180.00
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* Processing Fee

a. Memorial Projects	P 1,200.00/ha.
b. Cemeteries	P 600.00/ha.
c. Columbarium	P 4.80/sq. m. of GFA

G. Other Transactions/Certifications

1. Application/Request for:

a. Advertisement Approval	P 600.00
b. Cancellation/Reduction of Performance Bond	P 2,400.00
c. Lifting of Suspended License to Sell	P 2,400.00
d. Exemption from Cease and Desist Order	P 180.00
e. Clearance to Mortgage	P 1,200.00
f. Lifting from Cease and Desist Order	P 2,400.00
g. Change of Name/Ownership/Amendments	P 1,200.00
h. Voluntary Cancellation of CR/LS	P 1,200.00
i. Revalidation/Renewal of Permit (<i>Condominium</i>)	50% of assessed current processing fees

2. Other Certifications

a. Zoning Certifications	P 600.00/ha
b. Certification of Town Plan/ Zoning Ordinance Approval	P 180.00
c. Certification of New Rights/Sales	P 180.00
d. Certification of Registration (<i>form</i>)	P 180.00
e. Licenses to Sell (<i>form</i>)	P 180.00
f. Certificate of Creditable Withholding Tax (Maximum of 5 lots per certificate)	P 180.00
g. Others, to include:	
1. Availability to records/public request	P 240.00
2. Certificate of no records on file	P 240.00
3. Certification of with or without CR/LS	P 240.00
4. Certified Xerox copy of documents (<i>report size</i>)	
* Document of five (5) pages or less	P 36.00
* Every additional page	P 3.60
5. Photocopy of documents	P 2.40
6. Other not listed above	P 180.00

H. Registration of Dealers/Brokers/Salesmen

1. Dealers/Brokers	P 600.00
2. Salesmen/Agent	P 240.00

I. Homeowner Associations

1. Registration of HOA
Examination/Registration

*Articles of Incorporation	P 780.00
*By-Laws	P 780.00
*Books	P 240.00
2. Amendments	
*Articles of Incorporation	P 600.00
*By-Laws	P 600.00
3. Dissolution of Homeowners Associations	P 600.00
4. Other Certifications	P 180.00
*Inspection Fee (<i>CMP Projects</i>)	P 600.00/ha.

J. Legal Fees

1. Filing Fee	P 1,200.00
2. Additional Fee for claims (<i>for refund, damages, attorney's fees, etc.</i>)	
a. Not more than P 20,000.00	P 144.00
b. More than P20,000.00 but less than P 80,000.00	P 480.00
c. P 80,000.00 or more but less than P 100,000.00	P 720.00
d. P 100,000.00 or more but less than P 150,000.00	P 1,200.00
e. For each P 1,000.00 in excess of P 150,000.00	P 6.00
3. Motion for reconsideration	P 500.00
4. Petition for Review	P 2,400.00
5. Prayer for Cease and Desist Order	P 1,000.00
6. Pauper-litigants are exempt from payment of legal fees	
a. Those whose gross income is not more than P 6,000.00 per month and residing within M.M.	
b. Those whose gross income is not more than P 4,000.00 per month and residing outside M.M.	
c. Those who do not own real property.	
7. Government agencies and its instrumentalities are exempted from paying legal fees.	
8. Local government and government owned or controlled corporations with or without independent charters are not exempted from paying legal fees.	
9. UPLC Legal Research Fee	
Computation of Legal Research Fee for the University of the Philippines Law Center (UPLR) remains at One Percent (1%) of every fee charged but shall in No Case Be Lower than P 10.00.	
10. Research/Service Fee (50% discount for students)	
a. 1. Photocopy (<i>Maps; Subd./Condo.Plans; presentation size</i>)	For Xerox
2. Hard Copy from diskettes (<i>License to Sell data</i>)	
3. Electronic File (<i>License to Sell available data</i>)	P 600.00/diskette; additional P 50.00 for rush job
4. Electronic File (<i>Land use Maps available</i>)	
5. Certified True Copy-Map (<i>Land use Plan</i>)	P 120.00
b. Sale of Forms, Publications etc.	
1. Proforma-Articles of Incorporation and By-Laws	For Xerox
2. Books and other HLURB Publications	
a. CLUP Guidelines:	
Volume I A Guide to CLUP Preparations	P 480.00
Volume II A Guide to Sectoral Studies in the CLUP Preparations	P 600.00

Volume III GIS Cookbook	P 540.00
Volume IV Planning Strategically	P 240.00
Volume V Model Zoning Ordinance	For Xerox
b. PD 957	P 240.00
c. BP 220	P 240.00
d. Amendments Rules for HOA Registration and Supervision	P 180.00
e. Framework for Governance for HOA	P 120.00
f. 2009 Rules for Procedures	P 120.00

K. HOMEOWNER ASSOCIATIONS

* Registration of HOA	
Examination/Registration	
Articles of Incorporation	P 780.00
By-Laws	P 780.00
* Books	P 240.00
* Amendments	
Articles of Incorporation	P 600.00
By-Laws	P 600.00
* Dissolution of Homeowners Association	P 610.00
* OTHER Certifications	P 180.00

L. Certified XEROX Copy of documents (report size)

- document of five (5) pages or less	P 36.00
- every additional page	P 3.60

M. UPLC Legal Research Fee

- 1% of every fee Charged but shall in no case be lower than	P 10.00
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ARTICLE XI ADMINISTRATION AND ENFORCEMENT

Section 57. Locational Clearance. All owners/developers shall secure locational clearance from the Zoning Administrator/Zoning Officer or in cases of variances and exemptions, from the Local Zoning Board of Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on their property/land.

Section 58. Building Permit. No building permit shall be issued by the Local Building Officer without a valid locational clearance in accordance with this Ordinance.

Section 59. Non-User of Locational Clearance. Upon issuance of a locational clearance, the grantee thereof shall have one year within which to commence or undertake the use.

Section 60. Certificate of Non-Conformance. A certificate of non-conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning ordinance by the Sangguniang Panlalawigan (SP). Failure on the part of the owner to register/apply for a Certificate of

Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

Section 61. Existing Non-Conforming Uses and Building. The lawful uses of any building, structure or land at the time of the adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of this Ordinance, provided:

1. That no such non-conforming use shall be enlarged or extended to occupy a greater area of land that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to other any portion of the lot or parcel or land where such non-conforming use which exist at the time of the adoption of this Ordinance.
2. That no such non-conforming use, this has ceased operation for more than one (1) year be again revived as non-conforming use.
3. An idle/vacant structure may not be used for non-conforming activity.
4. That any non-conforming structure, or structure under one ownership which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
5. That should such non-conforming portion of structure be destroyed by any means to an extant of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
6. That no such non-conforming use maybe moved to displace any conforming use.
7. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof maybe altered to decrease its non-conformity.
8. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

In addition, the owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (10) years of this ordinance.

Section 62. Responsibility for Administration and Enforcement. This ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Zoning Officer who shall be appointed by the former in accordance with the existing rules and regulations on the subject.

Section 63. Powers and Functions of a Zoning Administrator/Zoning Officer. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, paragraph a and d, and Sec. 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator/Zoning Officer shall perform the following functions, duties and responsibilities.

I. Enforcement

A. Act on all applications for locational clearances for all projects.

1. Issuance of locational clearance for projects conforming to the zoning regulations.
2. Recommend to the Local Zoning Board of Adjustment and Appeals (LZBAA) the grant or denial of application for variances and exemptions and the issuance on Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines thereof.

B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, pursuant to Sec. 3 of EO 72 and Sec. 2 of EO 71 refer subsequent actions thereon to the HLURB.

C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.

D. Coordinate with the Fiscal/Municipal Attorney for other legal actions/remedies relative to the foregoing.

II. Planning

A. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Bayan.

Section 64. Action on Complaints and Oppositions. A complaint for violations of any provision of zoning ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

However, oppositions to application for clearance, variance or exception shall be treated as a compliant and dealt with in accordance with the provision of this section.

Section 65. Functions and Responsibilities of the Local Zoning Board of Adjustment and Appeals. There is hereby created a LZBAA which shall perform the following functions and responsibilities:

A. Act on applications of the following nature:

1. Variances
2. Exceptions
3. Non-conforming Uses
4. Complaints and opposition to application

B. Act on Appeals on grant or denial of locational clearance by the Zoning Administrator/Zoning Officer.

Decisions of the Local Zoning Board of Adjustment and Appeals shall be appealable to the HLRB.

Section 66. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA). The municipality development council shall create a sub-committee which shall act as the LZBAA composed of the following members:

1. Municipal Mayor as Chairman
2. Municipal Legal Officer
3. Municipal Assessor
4. Municipal Engineer
5. Municipal Planning and Development Coordinator
6. Municipal Environment and Natural Resources Officer
7. MARO
8. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
9. Two (2) representatives from non-government organizations and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

For purposes of policy coordination, said committee shall be attached to the municipal development council.

Section 67. Interim Provision. Until such time that the Local Zoning Board of Adjustment and Appeals shall have been constituted, the HLURB shall act as the Local Zoning Board of Adjustment and Appeals. As an appellate Board, the HLURB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 68. Review of the Zoning Ordinance. The Municipality Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land and Water Use Plan, as the need arises, based on the following reasons/situations:

1. Change in local development plans
2. Introduction of projects of national significance
3. Petition for rezoning
4. Other reasons which are appropriate for consideration

Section 69. Composition of the Local Zoning Review Committee (LZRC). The Local Zoning Review Committee shall be composed of sectoral experts.

These are the Local Officials/Civic Leaders responsible for the operation, development and progress of all sectoral undertakings in the locality.

1. Sangguniang Bayan Member-Chairman, Committee on Urban Planning and Community Development
2. Municipal Planning and Development Coordinator
3. Municipal Health Officer

4. Municipal Agriculturist
5. President, Liga ng mga Barangay
6. Municipal Engineer
7. Community Environment and Natural Resources Officer (CENRO)
8. Municipal Agrarian Reform Officer (MARO)
9. District School Supervisor
10. Three (3) Private School Representatives (Local Chamber of Commerce, Housing Industry and Home Owner's Association)
11. Two (2) Representatives

For purposes of policy and program coordination, the LZRC shall be attached to the municipal development council.

Section 70. Functions of the Local Zoning Review Committee. The Local Zoning Review Committee shall have the following powers and functions:

- A. Review the Zoning Ordinance for the following purposes:
 1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 2. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.
 3. Identify provisions of the Ordinance difficult to enforce or are unworkable.
- B. Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
- C. Provide information to the HLRB that would be useful in the exercise of its functions.

Section 71. Violation and Penalty. Any person who violates of the provisions of this Ordinance, shall, upon, conviction, be punished by fine not exceeding 2,500 pesos or an imprisonment for a period not exceeding six (6) months or both at the discretion of the Court. In Case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

SECTION 72. Appropriations. For the initial operating expenses as well as the expenses of the Municipal Planning and Development Office to carry out the mandate of this Ordinance, the amount of _____ Pesos (P _____) is hereby appropriated from any fund available. Thereafter, it shall be incorporated in the Municipal Treasury annually in the Annual Budget of the Municipality.

ARTICLE XII FINAL PROVISIONS

Section 73. Amendments of the Zoning Ordinance. Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendments, provided that any amendments to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the Local

Zoning Review Committee and shall be carried out through a resolution of **two-thirds vote of the Sangguniang Bayan**. Amendments shall take effect only after approval and authentication by HLURB or Sangguniang Panlalawigan.

Section 74. Supplementary Effect of Other Laws and Decrees. The provisions of the Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that the land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 75. Separability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

Section 76. Repealing Clause. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided, that the rights that are vested upon the effectivity of this Ordinance shall be impaired.

Section 77. Effectivity Clause. This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan.