



Republic of the Philippines  
**CITY GOVERNMENT OF ALAMINOS**  
 San Jose Drive, Poblacion, City of Alaminos, Pangasinan

**EXCERPT TAKEN FROM THE JOURNAL OF THE REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD OF THE CITY OF ALAMINOS, PANGASINAN HELD ON SEPTEMBER 12, 2023**

**PRESENT:**

- |   |                                   |
|---|-----------------------------------|
| <b>Vice Mayor Jan Marianne R. Fontelera</b> | - <b>Presiding Officer</b>        |
| Councilor Michelle S. Segundera             | - Presiding Officer Pro-Tempore   |
| Councilor Kelvin Theus O. Humilde           | - Minority Floor Leader           |
| Councilor Verna S. D. Rabago                | - Assistant Majority Floor Leader |
| Councilor Apple Joy B. Tolentino            | - Member                          |
| Councilor Joselito O. Fontelera             | - Member                          |
| Councilor Raul B. Bacay                     | - Member                          |
| Councilor Oscar A. Boling, Sr.              | - Member                          |
| LBP Salvador P. Dona                        | - Ex-Officio Member               |

**ABSENT:**

- |                                  |                        |
|----------------------------------|------------------------|
| Councilor Carolyn D. Sison       | - On official travel   |
| Councilor Arthur C. Celeste, Jr. | - On official business |
| Councilor Dahlia M. de Leon      | - On official business |
| PPSKP Lovely V. Bernabe          | - On leave             |

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**ORDINANCE NO. 2023-27**

**AN ORDINANCE RECLASSIFYING THIRTEEN (13) PARCELS OF LAND CONTAINING AN AGGREGATE AREA OF ONE MILLION THREE HUNDRED SEVENTY-ONE THOUSAND THREE HUNDRED SIXTY-NINE SQUARE METERS (1,371,369 SQ.M.) SITUATED AT BRGYS. PANDAN, BUED AND LUCAP, THIS CITY OWNED BY FIRST PANGASINAN DEVELOPMENT CORPORATION AND UNI-LINKLAND PROPERTIES, INC. FROM AGRICULTURAL USE TO COMMERCIAL AND RESIDENTIAL USE, TO WIT:**

- 1. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00957, WITH AN AREA OF ONE HUNDRED ONE THOUSAND FIVE HUNDRED SEVENTY-FOUR SQUARE METERS (101,574 SQ.M.) OWNED BY UNI-LINKLAND PROPERTIES INC. SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. LOT 10522-PART**
- 2. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00786, WITH AN AREA OF ONE HUNDRED TWENTY-THREE THOUSAND FIFTY-FOUR SQUARE METERS (123,054 SQ.M.) OWNED BY UNI-LINKLAND PROPERTIES INC. SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. 10522-PART**

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3. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00787, WITH AN AREA OF ONE HUNDRED EIGHTY-SIX THOUSAND SEVEN HUNDRED SIXTY-FOUR SQUARE METERS (186,764 SQ.M.) OWNED BY UNI-LINKLAND PROPERTIES INC. SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. 10522-PART
4. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00889, WITH AN AREA OF TWO HUNDRED THOUSAND SQUARE METERS (200,000 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. LOT 10521-PART
5. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-17-02852, WITH AN AREA OF TWENTY-THREE THOUSAND FIVE HUNDRED FIFTY-THREE SQUARE METERS (23,553 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. LUCAP THIS CITY WITH CADASTRAL LOT NO. LOT 1, PSU-143543
6. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-10-02528, WITH AN AREA OF FIFTY-NINE THOUSAND THREE HUNDRED THIRTY-NINE SQUARE METERS (59,339 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. BUED THIS CITY WITH CADASTRAL LOT NO. LOT 1, PSU-143543
7. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00857, WITH AN AREA OF THREE THOUSAND TWO HUNDRED SIXTY SQUARE METERS (3,260 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. 10522-PART
8. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00858, WITH AN AREA OF TWENTY-SIX THOUSAND EIGHT HUNDRED TWENTY-NINE SQUARE METERS (26,829 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. LOT 10522 PART

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9. A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00859, WITH AN AREA OF EIGHTY THOUSAND FOUR HUNDRED NINETY-TWO SQUARE METERS (80,492 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. LOT 10522-PART
- 10.A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00860, WITH AN AREA OF FIVE THOUSAND EIGHT HUNDRED EIGHTY-NINE SQUARE METERS (5,889 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. PANDAN THIS CITY WITH CADASTRAL LOT NO. LOT 10552-PART
- 11.A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-10-02690, WITH AN AREA OF NINETY-ONE THOUSAND SQUARE METERS (91,000 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. BUED THIS CITY WITH CADASTRAL LOT NO. LOT 10680-PART
- 12.A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-17-03000, WITH AN AREA OF SIXTY-TWO THOUSAND SEVENTY-FOUR SQUARE METERS (62,074 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. LUCAP THIS CITY WITH CADASTRAL LOT NO. LOT 7990 PART
- 13.A PARCEL OF LAND DECLARED UNDER TAX DECLARATION NO. 2018-23-00927, WITH AN AREA OF FOUR HUNDRED SEVEN THOUSAND FIVE HUNDRED FORTY-ONE SQUARE METERS (407,541 SQ.M.) OWNED BY FIRST PANGASINAN PROPERTY DEVELOPMENT CORPORATION SITUATED AT BRGY. PANDAN THIS CITY WITH SURVEY NO. PLAN SGS-015503-000053

Sponsored by: Councilor Joselito O. Fontelera

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**WHEREAS**, Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, provides in part that, "A city or municipality may, through an ordinance passed by the sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases:

1. When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or
2. Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the sanggunian concerned xxx";

**WHEREAS**, Memorandum Circular No. 54 prescribes the guidelines governing Section 20 of RA 7160, authorizing cities and municipalities to reclassify agricultural lands into non-agricultural uses;

**WHEREAS**, Section 5 (c) of Joint HLRB, DAR, DA, DILG Memorandum Circular issued on 21 March 1995 prescribing the guidelines to implement Memorandum Circular No. 54 provides that one of the requirements for reclassification of agricultural lands into non-agricultural uses is Sangguniang Bayan/Sangguniang Panlungsod resolution proposing reclassification and stating that the locality has become highly urbanized and the land will have a greater economic value for residential, commercial or industrial purposes;

**WHEREAS**, the City of Alaminos is the commercial center of Western Pangasinan and is the home of the Hundred Islands National Park, one of the major tourist destinations in the Province of Pangasinan;

**WHEREAS**, with the continuing introduction of development, coupled with good governance, the city has been experiencing rapid growth and urbanization;

**WHEREAS**, to sustain its growth and development, the City Government of Alaminos intends to authorize reclassification of agricultural lands into non-agricultural uses pursuant to Section 20 of RA No. 7160;

**WHEREAS**, an application for reclassification of thirteen (13) parcels of land containing an aggregate area of One Million Three Hundred Seventy-one Thousand Three Hundred Sixty-nine square meters (1,371,369 sq.m.) situated at Brgys. Pandan, Bued and Lucap, this city owned by First Pangasinan Development Corporation and Uni-Linkland Properties, Inc. from agricultural use to commercial and residential use was submitted to the august body for consideration;

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**WHEREAS**, the City Development Council (CDC) pursuant to CDC Resolution No. 2023-02, series of 2023 recommended the reclassification of the subject property from agricultural use to non-agricultural uses;

**WHEREAS**, upon consultation with concerned offices and stakeholders on the merits surrounding the application, the august body determined that the proposed reclassification of the portion of land will have greater economic value for commercial use;

**NOW THEREFORE**, on motion of Councilor Joselito O. Fontelera, duly seconded by all the members present

**BE IT ENACTED, AS IT IS HEREBY ENACTED, BY THE SANGGUNIANG PANLUNSOD** in a session duly assembled, that:

**SECTION 1. GENERAL POLICY** — The following properties are hereby reclassified from agricultural uses to commercial and residential uses, to wit:

1. A parcel of land declared under Tax Declaration No. 2018-23-00957, with an area of One Hundred One Thousand Five Hundred Seventy-four square meters (101,574 sq.m.) owned by Uni-Linkland Properties Inc. situated at Brgy. Pandan this city with Cadastral Lot No. Lot 10522-Part
2. A parcel of land declared under Tax Declaration No. 2018-23-00786, with an area of One Hundred Twenty-three Thousand Fifty-four square meters (123,054 sq.m.) owned By Uni-Linkland Properties Inc. situated at Brgy. Pandan this city with Cadastral Lot No. 10522-Part
3. A parcel of land declared under Tax Declaration No. 2018-23-00787, with an area of One Hundred Eighty-six Thousand Seven Hundred Sixty-four square meters (186,764 sq.m.) owned by Uni-Linkland Properties Inc. situated at Brgy. Pandan this city with Cadastral Lot No. 10522-Part
4. A parcel of land declared under Tax Declaration No. 2018-23-00889, with an area of Two Hundred Thousand square meters (200,000 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Pandan this city with Cadastral Lot No. Lot 10521-Part
5. A parcel of land declared under Tax Declaration No. 2018-17-02852, with an area of Twenty-three Thousand Five Hundred Fifty-three square meters (23,553 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Lucap this city with Cadastral Lot No. Lot 1, PSU-143543
6. A parcel of land declared under Tax Declaration No. 2018-10-02528, with an area of Fifty-nine Thousand Three Hundred Thirty-nine square meters (59,339 sq.m.) owned by First Pangasinan Property Development Corporation situated at brgy. Bued this city with Cadastral Lot No. Lot 1, PSU-143543

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7. A parcel of land declared under Tax Declaration No. 2018-23-00857, with an area of Three Thousand Two Hundred Sixty square meters (3,260 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Pandan this city with Cadastral Lot No. 10522-Part
8. A parcel of land declared under Tax Declaration No. 2018-23-00858, with an area of Twenty-six Thousand Eight Hundred Twenty-nine square meters (26,829 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Pandan this city with Cadastral Lot No. Lot 10522 Part
9. A parcel of land declared under Tax Declaration No. 2018-23-00859, with an area of Eighty Thousand Four Hundred Ninety-two square meters (80,492 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Pandan this city with Cadastral Lot No. Lot 10522-Part
10. A parcel of land declared under Tax Declaration No. 2018-23-00860, with an area of Five Thousand Eight Hundred Eighty-nine square meters (5,889 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Pandan this city with Cadastral Lot No. Lot 10552-Part
11. A parcel of land declared under Tax Declaration No. 2018-10-02690, with an area of Ninety-one Thousand square meters (91,000 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Bued this city with Cadastral Lot No. Lot 10680-Part
12. A parcel of land declared under Tax Declaration No. 2018-17-03000, with an area of Sixty-two Thousand Seventy-four square meters (62,074 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Lucap this city with Cadastral Lot No. Lot 7990 Part
13. A parcel of land declared under Tax Declaration No. 2018-23-00927, with an area of Four Hundred Seven Thousand Five Hundred Forty-one square meters (407,541 sq.m.) owned by First Pangasinan Property Development Corporation situated at Brgy. Pandan this city with Survey No. Plan Sgs-015503-000053

**SECTION 2. EFFECTIVITY** — This ordinance shall take effect upon compliance with statutory requirements.

SO ORDAINED/ENACTED....



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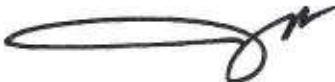
(Cont. Ord. No. 2023-27, enacted on the 12<sup>th</sup> day of September, 2023)

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I **HEREBY CERTIFY** to the correctness of the foregoing ordinance consisting of seven (7) pages including this page.


  
**LUZ B. VALE**  
 Secretary

ATTESTED:

  
**JAN MARIONNE R. FONTELERA**  
 City Vice Mayor/Presiding Officer

  
**MICHELLE S. SEGUNDERA**  
 Presiding Officer Pro-Tempore

  
**KELVIN THEUS O. HUMILDE**  
 Minority Floor Leader


  
**VERNA S. D. RABAGO**  
 Assistant Majority Floor Leader

  
**APPLE JOY B. TOLENTINO**  
 Member

  
**JOSELITO O. FONTELERA**  
 Member

  
**RAUL B. BACAY**  
 Member

  
**OSCAR A. BOLING, SR.**  
 Ex-Officio Member

  
**SALVADOR P. DONA, LBP**  
 Ex-Officio Member

APPROVED BY:

  
**ARTH BRYAN C. CELESTE**  
 City Mayor

09/26/23  
 Date