



**HLURB MEMORANDUM CIRCULAR NO. 01**

**Series of 2018      Date: 05 January 2018**

**TO :** ALL CONCERNED

**FROM :** The Chief Executive Officer  
and Commissioner

**SUBJECT :** **RESOLUTION NO. R-955, S. 2017, APPROVING THE RECLASSIFICATION OF LOTS COVERED BY TCT-V NO. 53200 AND TCT-V NO. 53199, CURRENTLY OCCUPIED BY THE WAWANG PULO HOMEOWNERS ASSOCIATION, FROM AGRICULTURAL ZONE TO BASIC RESIDENTIAL ZONE**

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Quoted hereunder is the subject resolution, approved by the Board of Commissioners on 14 September 2017:

**WHEREAS**, RA 7160, otherwise known as the Local Government Code of 1991 (LGC), provides that cities and municipalities may reclassify agricultural lands into nonagricultural uses within their respective jurisdictions, subject to the limitations and other conditions prescribed under Section 20 of the LGC;

**WHEREAS**, Memorandum Circular No. 54, Series of 1993, "Prescribing the Guidelines Governing Section 20 of RA 7160 Otherwise Known as the Local Government Code of 1991 Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses," provides that Cities and municipalities with comprehensive land use plans reviewed and approved in accordance with EO 72 (1993), may authorize the reclassification of agricultural lands into non-agricultural uses and provide for the manner of their utilization or disposition, subject to the limitations and other conditions prescribed in the Local Government Code;

**WHEREAS**, the CLUP of Valenzuela City was approved/ratified by the HLURB last April 19, 2011 through HLURB Board Resolution No. 869, Series of 2011;

**WHEREAS**, the proposed reclassification complies with the limitations prescribed in Section 1. (b) and (c) of MC 54, that the land proposed to be reclassified ceases to be economically feasible and sound for agricultural purposes; have substantially greater economic value for residential use as determined by the Sanggunian Panlungsod

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Board Res. No. 955, Series of 2017

*Approving the Reclassification of Lots Covered by TCT-V No. 53200 and TCT-V No. 53199,  
Currently Occupied by the Wawang Pulo Homeowners Association, From Agricultural Zone to Basic  
Residential Zone*

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and, the reclassification did not exceed the allowed maximum percentage of reclassification of agricultural land in the City of Valenzuela;

**WHEREAS**, the members of the Wawang Pulo Homeowners Association, Inc. (WHOA) are currently occupying the subject lands and has a pending development loan application with the Social Housing Finance Corporation (SHFC);

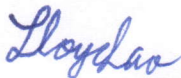
**WHEREAS**, the reclassification of agricultural land may be authorized through an ordinance enacted by the Sangguniang Panlungsod or Sangguniang Bayan, as the case may be, after conducting public hearings for the purpose;

**WHEREAS**, under the Local Government Code, the Sangguniang Panlungsod of Valenzuela City, as the legislative body of the city, shall enact ordinances, among others, to promote general welfare of the city and its inhabitants.

**WHEREFORE**, be it **RESOLVED** as it is hereby **RESOLVED** that the reclassification of lots currently occupied by the Wawang Pulo Homeowners Association, Inc. as approved by the Sangguniang Panlungsod of Valenzuela City under **Ordinance No. 934** as basic Residential Zone be, as the same is hereby **APPROVED**.

**APPROVED**, this 14<sup>th</sup> day of September 2017, HLURB, Quezon Avenue, Quezon City.

For your information.



**LLOYD CHRISTOPHER A. LAO**

