



Republic of the Philippines  
PROVINCE OF PANGASINAN  
*Lingayen*  
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**OFFICE OF THE SANGGUNIANG PANLALAWIGAN SECRETARY**

# CERTIFICATION

**TO WHOM IT MAY CONCERN:**

*THIS IS TO CERTIFY that at the regular (web-based/online) session duly constituted of the Sangguniang Panlalawigan, Province of Pangasinan, held on April 28, 2025, the following resolution was approved:*

Sponsored by SP Members Napoleon C. Fontelera, Jr. and Apolonia DG. Bacay  
and co-sponsored by SP Members Carolyn D. Sison, Joyce D. Fernandez  
and Raul R. Sabangan

**RESOLUTION NO. 487-2025**

**DECLARING MUNICIPAL ORDINANCE NO. 01, S-2024 OF THE SANGGUNIANG BAYAN OF BANI, PANGASINAN, ENTITLED “AN ORDINANCE RECLASSIFYING A PORTION OF A PARCEL OF LAND LOCATED IN BARANGAY CENTRO TOMA, BANI, PANGASINAN COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. 027-2022001739, DECLARED UNDER TAX DECLARATION NO. 07-0009-00824 WITH A TOTAL AREA OF 82,015 SQUARE METERS, OF WHICH AN AREA OF 825 SQUARE METER IS BEING RECLASSIFIED FROM AGRICULTURAL TO COMMERCIAL USE IN THE MUNICIPALITY OF BANI, PANGASINAN” AS WITHIN THE CONFERRED POWERS OF THE SANGGUNIAN TO ENACT**

**WHEREAS**, the Sangguniang Bayan of Bani, Pangasinan submitted its Municipal Ordinance No. 01, Series of 2024 to the Sangguniang Panlalawigan for review and evaluation pursuant to Section 56 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, the Committee on Laws and Ordinances of the Sangguniang Panlalawigan with the technical assistance of the Provincial Legal Officer, Provincial Planning and Development Coordinator and the Department of Human Settlements and Urban Development have conducted initial review and study on said municipal ordinance and found out that the same was enacted pursuant to Sections 20 (a) (2) (3) (c) (d) (e) and 447 (a) (2) (viii) of R.A. No. 7160;

**WHEREAS**, the requisite of public hearing under Section 20 of the Local Government Code has been complied wherein concerned barangay officials and residents posed no objection on the subject land area proposed for reclassification;



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**WHEREAS**, the Municipality of Bani has an existing and approved Zoning Ordinance implementing its Comprehensive Land Use Plan CY 2013-2022, however said CLUP and Zoning Ordinance needs updating;

**WHEREAS**, the Sangguniang Bayan submitted its Resolution No. 03, S-2023 (Certifying a Certain Parcel of lot Covered by Transfer Certificate of Title No. 027-2022001739 Located at Barangay Centro Toma, Bani, Pangasinan as more Economically Profitable for Commercial Special Use as a Gasoline Station);

**WHEREAS**, Clearance for Reclassification (Certifications) from the Department of Agriculture and Department of Agrarian Reform are already accomplished and submitted to the Sangguniang Panlalawigan;

**WHEREAS**, the Department of Human Settlements and Urban Development endorsed the approval of the subject ordinance since the agricultural area subject of reclassification is still within the prescribed reclassification limit of the Municipality of Bani, Pangasinan;

**WHEREFORE**, in view of the foregoing, on motion of SP Member Napoleon C. Fontelera, Jr., duly seconded, it was—

**RESOLVED**, by the Sangguniang Panlalawigan in session assembled, to declare Municipal Ordinance No. 01, Series of 2024 of the Sangguniang Bayan of Bani, Pangasinan, entitled “An Ordinance reclassifying a portion of a parcel of land located in Barangay Centro Toma, Bani, Pangasinan covered by Transfer Certificate of Title (TCT) No. 027-2022001739, declared under Tax Declaration No. 07-0009-00824 with a total area of 82,015 square meters, of which an area of 825 square meter is being reclassified from Agricultural to Commercial Use in the Municipality of Bani, Pangasinan” as within the conferred powers of the Sangguniang Bayan to enact;

**RESOLVED FURTHER**, that a copy of this resolution be furnished the Office of the Sangguniang Bayan of Bani, Pangasinan, for its information and guidance.

CERTIFIED BY:

**VERNA T. NAVA-PEREZ**  
*Secretary to the Sanggunian*

ATTESTED:

**MARK RONALD DG. LAMBINO**  
Vice Governor  
(Presiding Officer)