Republic of the Philippines
PROVINCE OF ZAMBOANGA DEL SUR
Municipality of Molave

OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 60th REGULAR SESSION OF THE SANGGUNIANG BAYAN (12TH MUNICIPAL COUNCIL UNDER THE LGC OF 1991) OF THE MUNICIPALITY OF MOLAVE, PROVINCE OF ZAMBOANGA DEL SUR HELD AT SB SESSION HALL ON SEPTEMBER 08, 2026 AT 9:00 A.M.

Officers/Members	Position	Present	Absent	Remarks
Hon. Monalisa J. Glepa	Mun. Vice Mayor	✓		P.O.
Hon. Desiderio L. Jabello	SB Member	✓		
Hon. Cornelio R. Salinas	SB Member	✓		
Hon. Illuwil D. Orbita	SB Member	✓		
Hon. Jonathan S. Uy	SB Member	✓		
Hon. Jacosalem A. Perong, Jr.	SB Member		✓	S.L.
Hon. Leonila J. Bermejo	SB Member	✓		
Hon. Welie R. Cabasag	SB Member	✓		
Hon. Earl Louise A. Glepa, LNB Pres.	Ex-Officio Member	✓		
Hon. Charina A. Jordan, SKF Pres.	Ex-Officio Member		✓	O.B.

MUNICIPAL ORDINANCE NO. 12th-56-2026

AN ORDINANCE REZONING LOT NO. 6750 COVERING AN AREA OF 448 SQUARE METERS LOCATED AT GUILINGAN STREET, BARANGAY MADASIGON, MOLAVE, ZAMBOANGA DEL SUR, FROM A RESIDENTIAL TO A COMMERCIAL ZONE.

WHEREAS, the municipality through the august body is vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Mr. Hanzel U. Uy, President of the RHR Realty Development Corporation, has applied for the rezoning of the corporation's parcels of land (Lot No. 6750) from residential to commercial zone located at Guilingan Street, Barangay Madasigon, Molave, Zamboanga del Sur.

WHEREAS, the applicant has complied with the following requirements in accordance with applicable laws, rules and regulations, to wit:

- Letter request of Mr. Hanzel U. Uy for the rezoning of the corporation's parcels of land from residential to commercial zone while specifying the location of the area, proposed land use allocation and utilization of lands to be rezoned; and total land area of proposed rezoning;
- Sketch Plans indicating the proposed land to be rezoned, location and proposed utilization;
- Transfer Certificate of Title (TCT No. 130-2026000757);
- Tax Declaration (TD No. 23-16-0001-01541- Land);
- Receipt of updated Real Property Tax Payment with O.R. No.0927745;
- Visible Project Signs;
- MPDC certification stating that the landholdings is zoned as residential as per approved CLUP 2014-2024 and Regulatory Ordinance No. 2016-8th-27 of the Municipality of Molave dated March 31, 2016 ratified by the Sangguniang Panlalawigan through SP Res. No. 866-2018 dated February 13, 2018;
- Certification issued by the Zoning Officer that the subject lots is zoned under CLUP CY 2014-2024 of Regulatory Ordinance No. 2016-8th-27 as Residential;
- Barangay Resolution No. 2026-06, titled: A resolution interposing no objection to the proposed rezoning of a residential lot into a commercial lot located at Guilingan Street, Barangay Madasigon, Molave, Zamboanga del Sur on Lot No. 6750, TS-222 with total land area of 448 square meters;
- Barangay Certification signed by the surrounding landowners that they have no objection on the said rezoning;
- Minutes of the Public Hearing/Consultation (May 28, 2026, Barangay Hall Barangay Madasigon, Molave, Zamboanga del Sur)
- Attendance of the Public Hearing/Consultation
- Photo Documentation of the Public Hearing/Consultation

Cc: MO, MPDC, MEO, MAssO, 2 SP

WHEREAS, the Local Zoning Review Committee (LZRC) issued LZRC Resolution No. 002, S. 2026- A resolution recommending the approval of the rezoning application of RHR Realty Development Corporation, for Lot No. 6750, TS-222 (448 sq.m., title certification no. 130-2026000757), located at Guilingan Street, Purok Bayanihan, Barangay Madasigon, Molave, Zamboanga del Sur, from Residential to Commercial use for appropriate action and approval by the Sangguniang Bayan.

WHEREAS, that the august body acknowledges the potential benefits it may bring to the local economy after the rezoning;

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Bayan of Molave, Zamboanga del Sur, in session assembled that:

SECTION 1. PURPOSE. Lot No. 6750 with a total land area of 448 square meters located at Guilingan Street, Barangay Madasigon, Molave, Zamboanga del Sur is zoned as residential, however, the said lots have greater economic value for commercial purposes as determined of the total area at the time of the rezoning. Thus, the subject lot is suitable for commercial use.

SECTION 2. DEFINITION OF TERMS. For easy understanding, the following words are hereby defined:

a. **Commercial Zone**- refers to an area within the Municipality intended for business or commercial purposes;
b. **Residential Zone**- refers to an area within the Municipality intended principally for dwelling housing purposes;
c. **Rezoning**- refers to the process of altering land use of one zone to another zone.
d. **Zoning Ordinance**- refers to a local measure which embodies regulations affecting land use.

SECTION 3. COVERAGE. A residential land with Lot No. 6750 and is having a total land area of 448 square meters located at Guilingan Street, Barangay Madasigon, Molave, Zamboanga del Sur.

SECTION 4. REZONING. The residential lots described in Section 3 hereof is hereby rezoned from residential zone to commercial zone.

SECTION 5. REPEALING CLAUSE. All ordinance, rules and regulations or part/s thereof, which are inconsistent or in conflict with the provisions of this ordinance are hereby repealed, amended or modified accordingly.

SECTION 6. SEPARABILITY CLAUSE. Should any section or provision of this ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

SECTION 7. EFFECTIVITY. This ordinance shall take effect immediately upon its approval.

ENACTED this 8th day of September, 2026 at Molave, Province of Zamboanga del Sur.

OFFICE OF THE MAYOR
MUNICIPALITY OF MOLAVE
PROVINCE OF ZAMBOANGA DEL SUR
RECEIVED
By: CRISCELYN GACUTAN
Date: 9/23/26 Time: 1:14 PM

CERTIFIED CORRECT:

JUNARD C. SAYSON
Secretary to the Sangguniang

ATTESTED & DULY CERTIFIED:

MONALISA J. GLEPA, R.N.
Municipal Vice Mayor/Presiding Officer

APPROVED:

CYRIL REO A. GLEPA, M.D.
Municipal Mayor
9-8-2026
Date

RECEIVED
DATE: 9-23-26 TIME: 1:07PM
SIG. MEO

MPDO
LGU-MOLAVE ZAMBOANGA DEL SUR
RECEIVED
Date: 23/09/26 Time: 1:06 PM

Cc: MO, MPDC, MEO, MAssO, 2 SP

09-23-26