

Item No.: 22

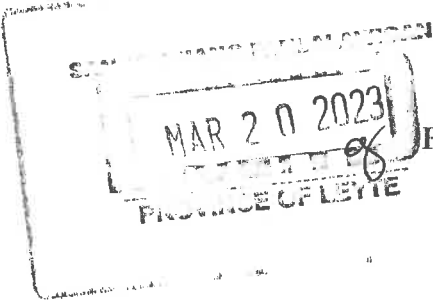
Date: APR 11 2023

SP Records

MAR 23 2023

Vikma

Republic of the Philippines
PROVINCE OF LEYTE
Tacloban City



PROVINCIAL LEGAL OFFICE

Province of Leyte
Legal Office

Received: *[Signature]*
Date: 3/17/23

2nd Indorsement
March 9, 2023

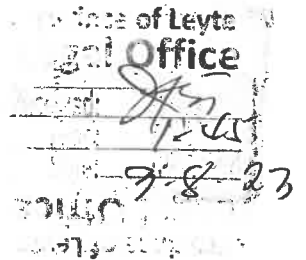
Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 2023-03 of the SB of Hilongos, Leyte, recommending for the declaration of its validity pursuant to its power under Section 56 (c) of R.A. 7160, the same being, to the opinion of the Provincial Legal Office (PLO), an exercise of the power authorized under Section 20 of the Code. Provided, That, All the requisites therein are duly complied with. Provided, Likewise, that the subject Agricultural Land being in the name of a private person, an application therefor shall have been filed by the owner thereof. Provided, Finally, that pursuant to DILG Opinion No. 22, S. 2020 dated January 31, 2020 and citing the Supreme Court Decision in the case of Chamber of Real Estate and Builders Association, INC . (CREBA) vs. the Secretary of Agrarian Reform (G.R. No. 183409), "Reclassification alone will not suffice to use the agricultural lands for other purposes. Conversion is needed to change the current use of reclassified agricultural lands."

[Signature]
ATTY. JOSE RAYMUND A. ACOL
Asst. Provincial Legal Officer


Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
08 March 2023



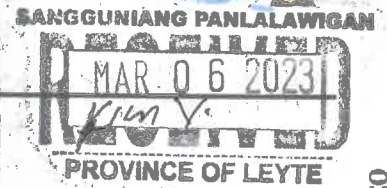
The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **MUNICIPAL ORDINANCE NO. 2023-03** of the **MUNICIPALITY** of **HILONGOS, LEYTE**, entitled: AN ORDINANCE RECLASSIFYING AN AGRICULTURAL LAND COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. OE-4846 DECLARED IN THE NAME OF LORENZO L. CUBIO LOCATED IN BARANGAY SAN JUAN, HILONGOS, LEYTE CONTAINING AN AREA OF EIGHT THOUSAND NINE HUNDRED FIFTY-FOUR SQUARE METERS (8,954 SQ.M.) INTO A RESIDENTIAL LAND.


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE SANGGUNIANG BAYAN



MUNICIPAL ORDINANCE NO. 2023-03

AN ORDINANCE RE-CLASSIFYING AN AGRICULTURAL LAND COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. OE-4846 DECLARED IN THE NAME OF LORENZO L. CUBIO LOCATED IN BARANGAY SAN JUAN, HILONGOS, LEYTE CONTAINING AN AREA OF EIGHT THOUSAND NINE HUNDRED FIFTY-FOUR SQUARE METERS (8,954 SQ.M.) INTO A RESIDENTIAL LAND

Sponsored by: **HON. FRANCISCO M. ORTEGA**
Chairperson, Committee on Housing and Land Use

EXPLANATORY NOTE

Republic Act 7160, also known as Local Government Code of 1991 in Section 20 provides that a city or municipality may through an ordinance passed by the Sanggunian after conducting a public hearing for the purpose, authorize the re-classification of agricultural lands and provide for the manner of their utilization or disposition.

Moreover, the reclassification of agricultural lands may be authorized when the lands cease to be economically feasible and sound for agricultural purposes as determined by the Sanggunian Bayan concerned. Such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinances to wit:

- a) Fifteen Percent (15%) for highly urbanized and independent component cities;
- b) Ten Percent (10%) for component cities and first to third class municipalities
- c) Five Percent (5%) for fourth to six class municipalities

BE IT ORDAINED in the regular session of the Sangguniang Bayan of Hilongos assembled that:

SECTION 1. TITLE - This ordinance shall be known as "An Ordinance Re-classifying an Agricultural Land covered by Original Certificate of Title No. OE-4846 Declared in the Name of Lorenzo L. Cubio Located in Barangay San Juan, Hilongos, Leyte Containing an area of Eight Thousand Nine Hundred Fifty-Four Square Meters (8,954 sq. m.) into a Residential Land".

SECTION 2. DESCRIPTION - The subject area declared in the name of Lorenzo L. Cubio situated at Barangay San Juan, Hilongos, Leyte consists of Lot No. 272-N Cad-08-000807 (OLT) with an area of 8,954 sq.m. covered by Tax Declaration No. 14036-00281 R-13.

SECTION 3. COVERAGE - This ordinance covers the entirety of the stated parcel of agricultural land to be reclassified for residential purposes.

SECTION 4. LIMITATIONS/JUSTIFICATIONS - The entirety of the parcel of land ceases to be economically feasible and sound for agricultural purposes as justified on the presented supporting documents, to wit:

Zoning Certification from Office of the MPDC signed by Engr. Levi L. Mendros, Jr. Enp

MANUEL R. VILLAHERMOSA
Municipal Mayor

BERNADETH M. NERVES
SB Member

EDWIN F. FALLER
SB Member

ALBERT R. VILLAHERMOSA
Municipal Vice-Mayor

CATHERINE A. FABULAR
Secretary to the Sanggunian

TEODORO U. ROBLES
Ex-Officio Member/LIGA President

CRIS ANTONIO B. ONG
SB Member

MANUEL M. GABISAN
SB Member (absent)

MANUEL V. LORA
SB Member

JOYCE KRISTY P. FLANCO
Ex-Officio Member / President, Panibyang Pederasyon ng Sangguniang Kabataan

FRANCISCO M. ORTEGA
SB Member

TRINIDAD V. ZARATE
SB Member

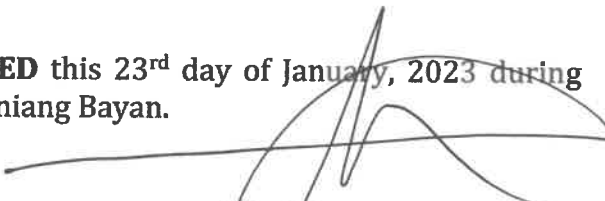
ALINE B. REOMA
SB Member (absent)

- Certification from Office of the Municipal Agriculturist signed by Ms. Elma P. Oja
- Certification from DAR signed by Mr. Orlando A. Espinosa, MARPO
- Sketch Plan.
- Photocopy of Original Certificate of Title No. 0E-4846
- Tax Declaration No. 14036-00281 R-13 - Lorenzo L. Cubio
- Tax Declaration No. 08-140036-00442 - Narcisa Cubio
- Acknowledgement Receipt


SECTION 5. EFFECTIVITY - This ordinance shall take effect after review of the Sangguniang Panlalawigan, posting and publication of a newspaper of regional circulation.

UNANIMOUSLY ADOPTED AND ENACTED this 23rd day of January, 2023 during the Third Regular Session CY 2023 of the Sangguniang Bayan.


EDWIN F. FALLER
SB Member


CRIS ANTONIO B. ONG
SB Member


MANUEL M. GABISAN
SB Member (absent)



MANUEL V. LORA
SB Member



BERNADETH M. NERVES
SB Member

ALINE B. REOMA
SB Member (absent)

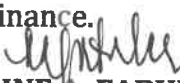

FRANCISCO M. ORTEGA
SB Member


TRINIDAD V. ZARATE
SB Member


TEODORO U. ROBLES
Ex-Officio Member/
President, Liga ng mga Barangay


JOYCE KRISTY P. FLANCO
Ex-Officio Member/
President, Pambayang Pederasyon ng
Sangguniang Kabataan


I HEREBY CERTIFY to the correctness of the foregoing ordinance.


CATHERINE A. FABULAR
Secretary to the Sanggunian

ATTESTED:


ALBERT R. VILLAHERMOSA
Municipal Vice-Mayor/Presiding Officer

APPROVED:


MANUEL R. VILLAHERMOSA
Municipal Mayor
Date: 1/30/23



Republic of the Philippines
 Province of Leyte
 Municipality of Hilongos



**OFFICE OF THE
 MUNICIPAL PLANNING AND DEVELOPMENT COORDINATOR**

ZONING CERTIFICATION

Registered Owner	Lot No./ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./Sq.mtr)	Zoning Classification	Remarks
LORENZO L. CUBIO	Lot No. 272-N Brgy. San Juan Hilongos, Leyte	TD No. 14036- 00281 R-13 / OCT No. 0E-4846	8,954 sq. mtr.	Agricultural Area	

The above-cited lot, which is subject of the application for Zoning Certification based on the duly certified vicinity map submitted by the applicant, is zoned for use specified in the above table according to the 10-year Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Hilongos, Leyte that was approved by the Sangguniang Bayan under SB Resolution No. 98-55 dated October 27, 1998 and ratified by the Sangguniang Panlalawigan through SP Resolution No. 99-412 dated July 6, 1999.

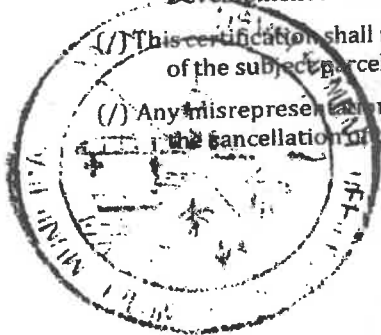
This certifies further that the occupation and use of the above-described lot is not detrimental to the interest of the Municipal Government nor will it affect any public improvements being undertaken in the area by the Local and National Government and in the same is not needed for public service nor public use.

Conditions:

(/) This certification shall not be considered as a Locational Clearance/Certificate of Zoning Compliance or Development Permit.

(/) This certification shall not be construed as certification of this office as to the ownership by the applicant of the subject parcel of land.

(/) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.



LEVI Laguna MENDROS, JR., C.E., EnP.
 Mun. Planning & Development Coordinator

Paid under:

O.R. No. PL 7640400-B
 Issued on November 28, 2022
 In Hilongos, Leyte
 ₱-100.00



Republic of the Philippines
Province of Leyte
Municipality of Hilongos



OFFICE OF THE MUNICIPAL AGRICULTURIST

CERTIFICATION

November 24, 2022

TO WHOM IT MAY CONCERN:

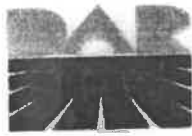
THIS IS TO CERTIFY that a portion of land subject of this request is Located at Brgy. San Juan, Hilongos, Leyte, under Original Certificate of TITLE No. OE – 4846, with an area of Eight Thousand Nine Hundred Fifty Four (8,954) square meters.

As per validation and ocular inspection, the subject area is not under NIA Irrigable and Expansion Areas and same becomes waterlogged during rainy season.

This Certification is issued in connection with Ms. Maria Matilde Lelis Gregorios request for Lot Re-classification from Agricultural & Residential Area.

Issued this 24th day of November, 2022 at Hilongos, Leyte Philippines.


ELMA P. OJA
Municipal Agriculturist



Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
Municipal Agrarian Reform Office
Hilongos, Leyte

CERTIFICATION

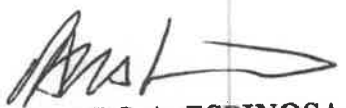
To Whom It May Concern:

THIS IS TO CERTIFY that the described landholding subject of the request with Lot NO. 272-N, containing an area of 8,954 square meters with Tax Declaration No. 14036-00281 R-13 declared in the name of Lorenzo L. Cubio and classified as Agricultural Land situated at Brgy., San Juan, Hilongos, Leyte is within under PD 27, RA 6657 with EP has been issued.

This certify further that Ms. Maria Matilde. L. Gregorios, of legal age, married, and a resident of Brgy. Lamak, Hilongos, Leyte has purchased over the said landholding described above under a Deed of Absolute Sale executed dated October 6, 2022 and as per certification issued by the Municipal and Provincial Assessors Office that Ms. Maria Matilde L. Gregorios has no real property registered in her name and is qualified and eligible to acquire said landholding, and the said lot is not tenanted per certification from BARC Chairman dated September 30, 2022 hereto attached and as per verification of the undersigned..

This certification is issued upon the request of the interested party for re-classification of the said landholding.

ISSUED this 12th day of October 2022 at DARMO, Hilongos, Leyte.


ORLANDO A. ESPINOSA
MARPO

LOT 308

LOT 306

LOT 307

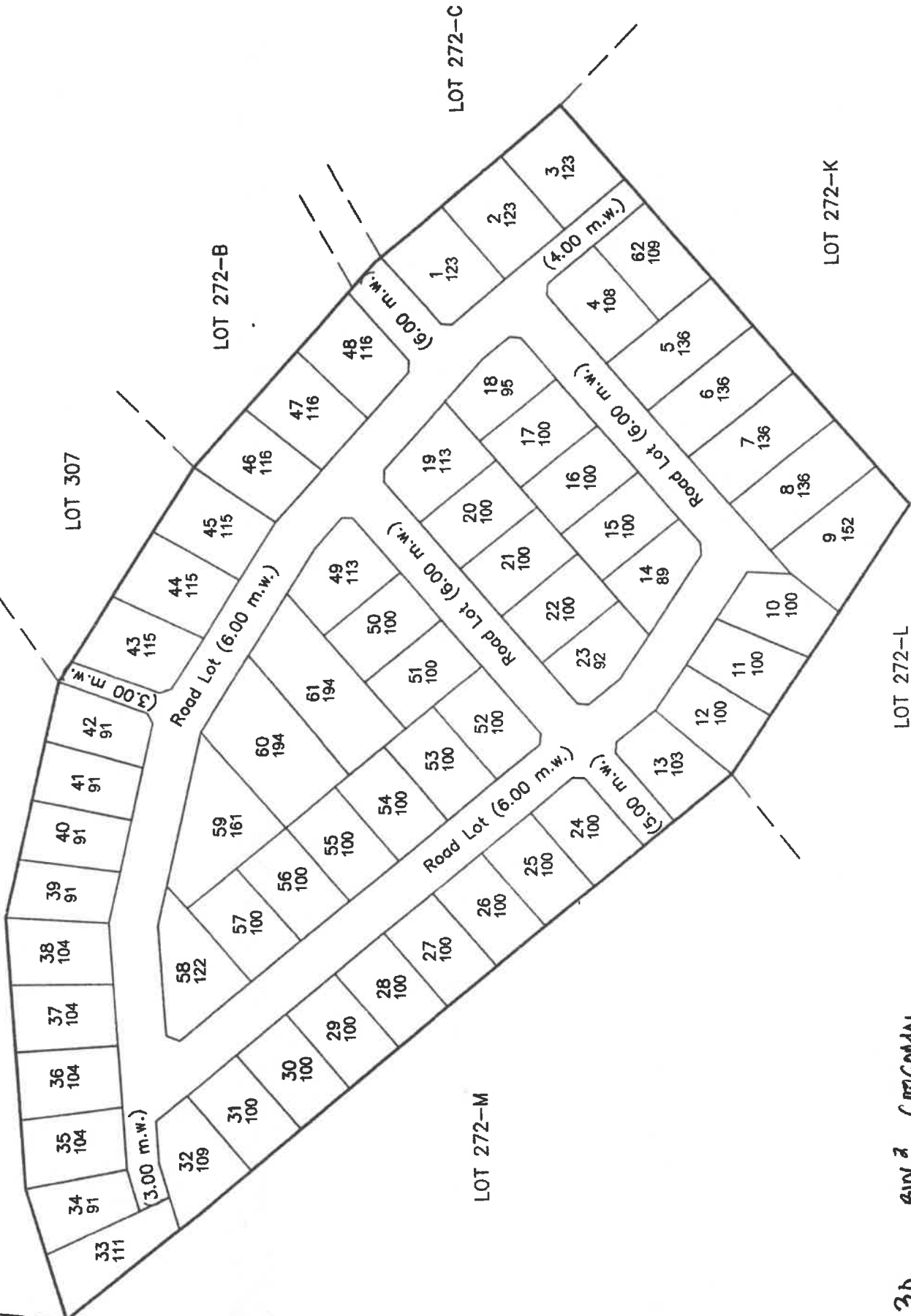
LOT 272-B

LOT 272-C

LOT 272-K

LOT 272-L

LOT 272-M



09665414930 - BIN² GREGOMAS

SN No. A- 035544 REPUBLIC OF THE PHILIPPINES
MINISTRY OF JUSTICE
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Original Certificate of Title

No. 08-4846

Entered in accordance with Presidential Decree Nos. 266 and 1529, pursuant to an EMANCIPATION PATENT issued by the Ministry of Agrarian Reform, at Quezon City, on the 2nd day of March, in the year nineteen hundred and eighty seven, and spread in the records of the said Ministry of Agrarian Reform, as follows:

“REPUBLIC OF THE PHILIPPINES
MINISTRY OF AGRARIAN REFORM
EMANCIPATION PATENT No. 035544

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Presidential Decree No. 27, dated October 21, 1972, DECREES THE EMANCIPATION OF TENANTS FROM THE BONDAGE OF THE SOIL, TRANSFERRING TO THEM THE OWNERSHIP OF THE LAND THEY TILL AND PROVIDING THE INSTRUMENTS AND MECHANISM THEREFOR, a Certificate of Land Transfer was issued on July 2, 1973, unto

ICORON, CUBIO, recipient of San Juan, Hilongos, Leyte, covering a parcel of agricultural land, situated in the Barrio of San Juan, Municipality of Hilongos, Province of Leyte

Philippines, containing an area of 1,954 square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein grantee has fully complied with the requirements for the final grant of title under said Presidential Decree No. 27.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Presidential Decree No. 27, dated October 21, 1972, there is hereby granted unto the said ICORON, CUBIO, recipient of San Juan, Hilongos, Leyte

this EMANCIPATION PATENT covering the parcel of agricultural land herein described

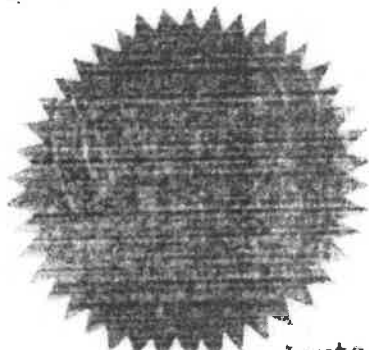
TO HAVE AND TO HOLD said parcel of agricultural land in absolute ownership, with all the rights and privileges appurtenant therein, subject to the condition that it shall not be transferred except by regular succession or to the Government in accordance with the provisions of Presidential Decree No. 27, Code of Agrarian Reforms of the Philippines and other existing laws and regulations, and to the further conditions that the herein grantee shall remain a member of a duly registered farmers' cooperative and that he shall not at any time employ tenants in the cultivation of the land.

Ownership over the parcel of agricultural land subject hereof has been originally recorded in the National Land Titles and Deeds Registration Administration and in the office of the Register of Deeds of Leyte

Land Transfer numbered 17223 in the name of the herein grantee pursuant to a Certificate of

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, CORAZON C. AQUINO, President of the Philippines, hereby caused these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this 1st day of April, in the year of Our Lord nineteen hundred and eighty seven.



San Juan, Hilongos, Leyte
(Owner's postal address)

CORAZON C. AQUINO
President of the Philippines
HERSON T. ALVAREZ
Minister of Agrarian Reform

Entered in the Registry of Deeds of Province of
pursuant to Section 2 of Presidential
Decree No. 266 and Section 105 of Presidential Decree No. 1529,
on this 1st day of April, nineteen
hundred and eighty seven,
at 1:00 p.m.
Register of Deeds

* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the grantee.

REFERENCE:

Primary Entry Book (for Unregistered land)

Book No. _____

Page No. _____

DESCRIPTION OF THE LAND

Lot 272-N, Cad-08-000807 (OLT)

A parcel of land, Lot 272-N Cad-08-000807 (OLT), being a portion of Lot 272, Hilongos Cadastre, situated in Barangay San Juan, Municipality of Hilongos, Province of Leyte. Bounded on the NE., points 4-5-6-7-8 by Lots 306 and 307 by Hilongos Cadastre, and Lot 272-B and 272-C of the subdivision plan; on the SW., points 8-9 by Lot 272-K of the subdivision plan; on the SE., points 9-1-2 by Lots 272-L and 272-M of the subdivision plan; and on the NW., points 2-3-4 by Lot 305, Hilongos Cadastre. Beginning at a point marked "1" on plan being N. 23 deg. 28' W., 1800.89 m. from NE. 1/4 1, Hilongos Cadastre.

thence	N.	39 deg.	04' ..	107.82 m.	to point	2;
thence	N.	74 deg.	23' ..	17.91 m.	to point	3;
thence	N.	86 deg.	49' ..	34.73 m.	to point	4;
thence	S.	77 deg.	19' ..	31.00 m.	to point	5;
thence	S.	58 deg.	19' ..	22.22 m.	to point	6;
thence	S.	48 deg.	38' ..	34.51 m.	to point	7;
thence	S.	40 deg.	02' ..	30.73 m.	to point	8;
thence	S.	50 deg.	32' ..	68.00 m.	to point	9;
thence	N.	56 deg.	55' ..	41.24 m.	to point	10;

beginning; containing an area of EIGHT THOUSAND NINE HUNDRED FIFTY FOUR (8,954) SQUARE METERS. All points are indicated on the plan and are marked on the ground as follows: OLT cylindrical concrete monuments 15 x 60 cm.

This lot was surveyed pursuant to Presidential Decree No. 20 in accordance with existing rules and regulations of the Bureau of Lands by SGR. HENRICO P. LAPAN on July 1, 1964 and approved on September 19, 1964.

Prepared and Checked by:

JOSE B. CAJIG, JR.
Geodetic Engineer

REGISTERED

Professional Engineer
No. _____
Section III

(Continued on Page B)

Reverse of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

ANNOTATION

THE FARM/HOME LOT DESCRIBED IN THIS EMANCI-
PATION PATENT IS ENCUMBERED BY MORTGAGE OF
LAND BANK OF THE DISTRICT OF
COLUMBIA

TO ENSURE FULL PAYMENT OF MORTGAGE NO 277
LDC 120 120 120 120 120 120 120 120 120 120
DATE: March 13, 1967

[Signature]
REGISTERED PROFESSIONAL

TAX DECLARATION OF REAL PROPERTY

TD No. 02- 140036 00442 Property Identification No. 044-14-036-07-050
 Owner: NARCISA CUBIO TIN: 427-076-352
 Address: BRGY. SAN JUAN, HILONGOS, LEYTE Telephone No. _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No. _____
 Location of Property: _____, **SAN JUAN**, **HILONGOS, LEYTE**
 (Number and Street) (Barangay/District) (Municipality & Province/City)
 OCT/TCTCLOA No. _____ Survey NO. _____
 CCT _____ Lot No. 250-A-6
 Dated: _____ Blk. No. _____
 Boundaries:
 North: NW-LOT #250-A-5 South: S-LOT #250-A-7(ROAD LOT)
 East: E - NATIONAL ROAD West: W-ASS. LOT #048(250-A-3)

KIND OF PROPERTY ASSESSED:

LAND MACHINERY
 BUILDING Others:

RECEIVED MACHINE GO
 NO. 9639218
 ISSUED ON 11/10/2022
 AT: H. LONGOS, LEYTE
 Brief Description: _____

No. of Storeys: _____
 Brief Description: _____

Specify: for: *Justina*
FRILINDA MENDOZA - Municipal Assessor

Classification	Area	Market Value	Actual Use	Assessment		Assessed Value
				Level	%	
AGRICULTURAL	120 SQ.M. Php	32,550.00	ROAD LOT	20	% Php	6,510.00
					%	
TOTAL:	120 SQ.M. Php	32,550.00			Php	6,510.00

Total Assessed Value SIX THOUSAND FIVE HUNDRED TEN PESOS ONLY.
 Amount in Words

Taxable Exempt Effectivity of Assessment/Reassessment: _____

FOR AND BY AUTHORITY OF
 THE PROVINCIAL ASSESSOR
 Qtr. _____

RECOMMENDING APPROVAL:

BELSHAZAR C. RUIZ
 Municipal Assessor

APPROVED BY:

MILAGROS F. ROBLEDO
 OIC - PROVINCIAL ASSESSOR

ELISA A. EVANGELISTA
 TECHNICAL SUPERVISOR

OIC - Provincial Assessor Date _____

This declaration cancels TD No. 14036-00333-R13-REM. PORT.
 Memoranda _____

Owner: RENATO RUIZ LAMBERTE Previous A.V. Php 7,970

"NOT VALID W/OUT SEAL"



Notes: This declaration is for real property taxation prepared for the purpose duly enacted into law, dated _____, 20____. It does not and cannot by itself alone confer any ownership or legal title of the property.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **DANILO CUBIO**, of legal age, Filipino citizen, and a resident of Barangay San Juan, Hilongos, Leyte, and as representative of my siblings who are heirs of Lorenzo L. Cubio, do hereby name, constitute and appoint, **MARIA MATILDE L. GREGORIOS**, of legal age, Filipino citizen, and a resident of Barangay Lamak, Hilongos, Leyte, to be our true and lawful attorney-in-fact, for us and in our names, place and stead, to do the following acts to wit:

To **REPRESENT, TRANSACT, OR PROCESS** with the Bureau of Internal Revenue Ormoc (BIR), Philippine Statistics Authority (PSA) or Local civil Registrar, as well as the Department of Agrarian reform (DAR), Department of Environment and Natural Resources (DENR), Local and Provincial Assessors Office, Register of Deeds (ROD), Land Registration Authority (LRA), Land Bank of the Philippines (LBP), National Irrigation Authority (NIA), Local Government Units of Hilongos (LGU-Hilongos), Department of Human Settlement and Urban Development (DHSUD) or any other public or private offices/agencies for the **transfer and conversion from agricultural to residential** a certain real property more particularly described as follows:

ORIGINAL CERTIFICATE OF TITLE NO.	: OE-4846
LOT NO.	: 272-N, Csd-08-000807 (OLT)
LOCATION	: Barangay San Juan, Hilongos, Leyte
REGISTERED OWNER	: Lorenzo Labidez Cubio married to Narcisa Cubio
LOT AREA	: Eight Thousand Nine Hundred Fifty Four square meters (8,954 sq.m.)

To **SIGN and RECEIVE/CLAIM** any document relevant to the transfer of the above-mentioned awarded landholding of our deceased father, and **conversion of the same from agricultural to residential purposes**, by the Bureau of Internal Revenue Ormoc (BIR), Philippine Statistics Authority (PSA) or Local civil Registrar, as well as the Department of Agrarian reform (DAR), Department of Environment and Natural Resources (DENR), Local and Provincial Assessors Office, Register of Deeds (ROD), Land Registration Authority (LRA), Land Bank of the Philippines (LBP), National Irrigation Authority (NIA), Local Government Units of Hilongos (LGU-Hilongos), Department of Human Settlement and Urban Development (DHSUD) or any other public or private offices/agencies;

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full powers and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authority including the power to sign documents, as fully to all intents and purposes as we might or could lawfully do if personally present, with full power of substitution or revocation, and hereby ratifying and confirming all that our said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 01 FEB 2023, in Hilongos, Leyte, Philippines.

MARIA MATILDE L. GREGORIOS
Atty-in-fact

D. Cubio
DANILO CUBIO
Principal

A-Semblante

A. Semblante Signed in the presence of:
ARMIDA SEMBLANTE

Witness

Joshua Hermans

Witness

ACKNOWLEDGMENT

REPUBLIC OF THE PHILLIPINES)
MUNICIPALITY OF HILONGOS) SS
PROVINCE OF LEYTE)

BEFORE ME, this 01 FEB 2023, at the Municipality of Hilongos, Leyte Philippines, personally appeared,

NAME	GOVERNMENT ISSUED I.D.	VALID UNTIL/ PLACE OF ISSUE
DANILO N. CUBIO	TIN: 334-501-371-000	03-14-2017/BIR
MARIA MATILDE GREGORIOS	Passport ID No. P4660127A	DFA-Tacloban

The affiant Danilo Cubio is personally known to me being my 7th degree relative by consanguinity, to be the same persons who executed the foregoing instrument, and acknowledging to me that the same is his free and voluntary act and deed.

This instrument consisting of two (2) pages including the page on which this acknowledgment is written, has been signed by the parties and the witnesses on each and every page hereof, and all pages are sealed by my notarial seal.

IN WITNESS WHEREOF, I have hereunto set my hand, the day, year and place above written.

NOTARY PUBLIC

AYN MONTEIRA CUBIO
NOTARY PUBLIC
Until Dec 31, 2024
Commission No. 257 2023-04
R.V. Villalones Street, Hilongos, Leyte
Atorney's Ref. No. 51447
PTR No. 7643978, Hilongos, Leyte 01 04 01
IBP OR No. 198111, Hilongos, Leyte 01 04 01
MCLE Compliance No. 198111
2023-02-01

Doc. No. 71 ;
Page No. 15 ;
Book No. x ;
Series of 2023.

D. Cubio
fe

ACKNOWLEDGEMENT RECEIPT

Received from **MARIA MATILDE LELIS GREGORIOS**, of legal age, Filipino citizen and a resident of Brgy. Lamak, Hilongos, Leyte, hereinafter referred to as the **VENDEE** the amount of **FIVE HUNDRED FIFTY THOUSAND PESOS (P550,000.00) Philippine Currency** representing the **FULL PAYMENT** for the sale of parcel of land, more particularly described as follows:

ORIGINAL CERTIFICATE OF TITLE NO.	: OE-4846
LOT NO.	: 272-N, Csd-08-000807 (OLT)
LOCATION	: Barangay San Juan, Hilongos, Leyte
REGISTERED OWNER	: Lorenzo Labidez Cubio married to Narcisa Cubio
LOT AREA	: Eight Thousand Nine Hundred Fifty Four square meters (8,954 sq.m.)

In Hilongos, Leyte this 06 OCT 2022

Received by:

D. Cubio
DANILO CUBIO
Heir/Vendor
Representative of the Heirs of
Lorenzo Cubio and Narcisa Cubio

Signed in the presence of:

Maria Matilde Lelis Gregorios

MARIA MATILDE L. GREGORIOS

Joshua Hermanno

Joshua Hermanno

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES }
HILONGOS, LEYTE } S.S.

BEFORE ME, this 06 OCT 2022, at the Municipality of Hilongos, Leyte Philippines, personally appeared,

AFFIANT	GOV'T ISSUED I.D.	ISSUED ON/AT
MARIA MATILDE GREGORIOS	Passport ID No. P4660127A	DFA-Tacloban
DANILO N. CUBIO	TIN: 334-501-371-000	03-14-2017/BIR

The affiants are known to me, to be the same persons who executed the foregoing instrument, which they acknowledge that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand, the day, year and place above written.

NOTARY PUBLIC

Doc. No. 329 ;
Page No. 66 ;
Book No. 17 ;
Series of **2022**.

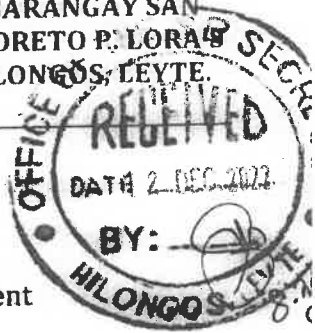
[Signature]



OFFICE OF THE SANGGUNIANG BAYAN

COMMITTEE ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT

MINUTES OF THE PUBLIC HEARING ON THE APPLICATION OF MS. MARIA MATILDE LELIS GREGORIOS FOR THE RECLASSIFICATION OF LOT FROM AGRICULTURAL LAND TO RESIDENTIAL LAND UNDER THE NAME OF LORENZO L. CUBIO LOCATED IN BARANGAY SAN JUAN, HILONGOS, LEYTE ON DECEMBER 7, 2022, WEDNESDAY AT THE HON. LORETO P. LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, BRGY. WESTERN, HILONGOS, LEYTE.



In attendance:

- | | |
|--------------------------------|--|
| Hon. Francisco M. Ortega | - SB Member/ Chairperson, Committee on Housing, Land Use, Planning & Development |
| Hon. Edwin F. Faller | - SB Member/Committee Member |
| Hon. Manuel V. Lora | - SB Member/Committee Member |
| Hon. Bernadeth M. Nerves | - SB Member/Committee Member |
| Mr. Jose D. Villaflores | - Executive Assistant to the Vice-Mayor |
| Ms. Erlinda M. Ruiz | - Municipal Assessor |
| Mr. Orlando A. Espinosa | - MARPO, Department of Agrarian Reform-Hilongos |
| Ms. Maria Matilde L. Gregorios | - Lot Owner, Brgy. Lamak, Hilongos, Leyte |
| Hon. Carmen B. Verdijo | - Barangay Captain, Brgy. San Juan |
| Ms. Anamie V. Reoma | - Barangay Councilor, Brgy. San Juan |
| Ms. Rosa L. Lamadora | - Barangay Councilor, Brgy. San Juan |
| Ms. Virginia N. Bacolod | - Barangay Councilor, Brgy. San Juan |
| Mr. Cecilio R. Riña | - Barangay Kagawad, Brgy. San Juan |
| Ms. Marelyn M. Flores | - Barangay Kagawad, Brgy. San Juan |
| Mr. Raymond Labicane | - Authorized Representative, Brgy. San Juan |
| Ms. Nora M. Yan | - Civilian, Brgy. Atabay |

X ----- X

The Public Hearing started at 9:50 in the morning with an opening prayer led by the Secretariat. Thereafter, Hon. Francisco M. Ortega, Chairperson on Committee on Housing, Land Use, Planning and Development greeted everyone a pleasant morning. Then, he called for a public hearing for the reason of the application of Ms. Maria Matilde Lelis Gregorios for reclassification of lot from agricultural land to residential land for Lot No. 272-N Csd No. 8000807 (OLT) containing an area of 8,954 square meters with Tax Declaration No. 1403600281 R-13 under the name of Lorenzo L. Cubio located in Barangay San Juan, Hilongos, Leyte. He asked the Barangay Officials about their opinion about the said application or the subdivision of Ms. Gregorios and Hon. Carmen B. Verdijo, Barangay Captain of Brgy. San Juan answered that in accordance to what they know in their Barangay Council, that there's nothing wrong with the said lot or subdivision they want to put up. It is said that the subject area is not under Irrigable and Expansion Areas. Hon. Ortega said that if ever the application for reclassification will be approved or reclassified as residential land then there will be an increase of Real Property Tax, as well as it can also give benefit and development to their barangay. He said that according to the Certification of DAR, the said lot is not tenanted and is qualified and eligible to acquire the landholding. It is stated in the certification of the Municipal Agriculturist that the said lot is not suitable for agricultural purposes and is valid for the construction of a subdivision.

After that, Hon. Faller called the presence of Ms. Erlinda M. Ruiz, Municipal Assessor to give a statement or comment about the reclassification and according to Ms. Ruiz, in the tax declaration it is classified as agricultural land and their title is OLT (Operation Land Transfer). It means that it must be issued by the Department of Agrarian Reform. In her own opinion, it is also a requirement to ask a clearance from the DAR because it is an agricultural land, an OLT from the DAR and some other titles came from the DENR for them to be safe to reclassify. She was in a seminar and they were told by the regional director from the Department of Agrarian Reform that in terms of reclassification even if the term used is reclassification, they still need the order of conversion so that's why she suggested that the Department of Agrarian Reform must issue a clearance. Hon. Ortega added that they should ask for a clearance from the DAR. The lot can still be reclassified into any classification as long as they will wait for the go signal from the DENR.

DATE: _____
TIME: _____
CATHERINE A. FABULAR
Secretary to the Sanggunian

Hon. Edwin F. Faller, SB Member/ Committee Member commented that everything done from SB is always a process. Along the way, the clearance and requirements are not in the process of making a reclassification because a reclassification is different from conversion. All they can do now is to reclassify a lot area that is qualified but the certification from the DAR is not only the requirement or needed for transferring a land because there's a long process after that. He said that in the Sangguniang Bayan, they have limited the process and it is only within their jurisdiction. The most important thing is the reclassification of the lot because they have already complied all the requirements needed from SB.

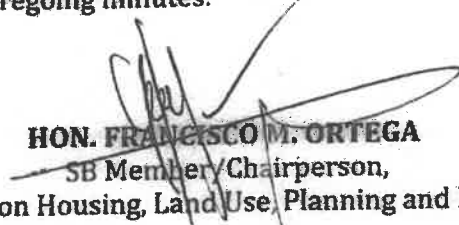
Mr. Jose D. Villaflores, Executive Assistant to the Vice-Mayor cite a situation about the said reclassification of a lot and the supporting documents attached to it then give some advice about it. Hon. Faller seconded that the requirements from SB are different from the DAR so, they must apply for it because the DAR is strict in terms of their assessment. If someone or the applicant for reclassification breaks the rules, then there will be a penalty for that. Hon. Faller said to Ms. Ruiz to guide the applicant for their requirements in her office. Ms. Ruiz said that if the lot area is for business purposes then they should get or apply for a location clearance, subdivision permit or simple subdivision plan. She also asked the DAR about the possibility of reclassification without the conversion based on actual use, if the SB will not be technical for reclassifying the lot area with an OLT title.

Mr. Orlando A. Espinosa, MARPO, Department of Agrarian Reform-Hilongos answered the question of Ms. Ruiz that there are two separate applications. One is for the reclassification and the other is for the lot conversion. Based on the documents submitted, it was found out that it was an OLT but the problem is that there is a requirement to pay through Land bank for Land Transfer Claim Processing or processing of the title. According to Ms. Ruiz, it is not only the reclassification but also all the requirements needed for the transfer of land title. Mr. Espinosa said that they will ensure their applicants as to the compliance of the beneficiary of their commitment to pay through Land bank. If they will be fully paid, that's the time that the land owner will also receive the payment. For the safety of the reclassification, it should be validated first at the land bank and issued a certificate from land bank.


Ms. Ruiz said that they must follow the right procedure or process for the said reclassification. Hon. Faller reminded that the Barangay Resolution must attach to their files. Without any objections from Barangay Officials, Committee Members and attendees, Hon. Ortega ended the public hearing with a closing prayer lead by Hon. Faller.

Without any other items to deliberate, the public hearing was adjourned at 11:00 in the morning.

I hereby certify to the correctness of the foregoing minutes.


HON. FRANCISCO M. ORTEGA
SB Member/Chairperson,
Committee on Housing, Land Use, Planning and Development


HON. EDWIN F. FALLER
SB Member/ Committee Member


HON. MANUEL V. LORA
SB Member/Committee Member


HON. BERNADETH M. NERVES
Member/Committee Member

HON. JOYCE KRISTY P. FLANCO
Ex-Officio Member/ SK Federation
President/ Committee Member
(absent)

DATE: _____
TIME: _____
CERTIFIED TRUE COPY FROM THE ORIGINAL
CATHERINE A. FABULAR
Secretary to the Sanggunian



OFFICE OF THE SANGGUNIANG BAYAN

ATTENDANCE SHEET

PUBLIC HEARING ON COMMITTEE ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT ON WEDNESDAY, DECEMBER 07, 2022, 9:00 IN THE MORNING AT LORETO P. LORA'S HALL, GROUND FLOOR, LEGISLATIVE BUILDING, HILONGOS, LEYTE

Name	Position	Sex		Office/ Agency	Signature
		Male	Female		
1. MAMA MATILDE L. GARCERA	LOT OWNER		✓	BRGY. LAMPA	<i>[Signature]</i>
2. ANAMIE U. ROSMA	BRGY. COUNCILOR		✓	BRGY. SAN JUAN	<i>[Signature]</i>
3. Nora m yan	Representative Atabay Barangay		✓	BRGY. ATABAY	<i>[Signature]</i>
4. ROSA L. LAMADORA	BRGY. Councilor		✓	BRGY. San Juan	<i>[Signature]</i>
5. VIRGINIA N. BACOLOD	BRGY. Conreilor		✓	BRGY. San Juan	<i>[Signature]</i>
6. FRANCISCA M. Ortega	SB	-		SB	<i>[Signature]</i>
7. JOSE D. Villalva	EXC. ASST TO VM	✓		VM	<i>[Signature]</i>
8. CECILIO R. RINA	BRGY. KAGAWAN	✓		SAN JUAN	<i>[Signature]</i>
9. CARMEN B. VERANO	BRGY. CAPTAIN			SAN JUAN	<i>[Signature]</i>
10. MARELYN M. Flores	BRGY. KAGAWAN			San Juan	<i>[Signature]</i>

CERTIFIED TRUE COPY FROM THE ORIGINAL
CATHERINE A. FABULAR
Secretary to the Sanggunian
DATE: _____
TIME: _____



Republic of the Philippines
Province of Leyte
Municipality of Hilongos



11.	MANUEL V. LORA	SB MEMBER	✓		SB	
12.	RAYMOND LABICANE	Authorized Representative	✓		Brgy. San Juan	
13.	E. Fuller	SB Member	✓		SB	
14.	Erlinda M. Nunez	Mun. assn	✓		Mun. assn	
15.	Orlando A. Espinosa	MUNIPY	✓		DARANMO-HILONGOS	
16.	Darryl Kristie Ontiver	J.O	✓		SB	
17.	Mano-rafa Nunez	SB member	✓		SB	
18.	X - -	- -	-		-	X
19.	NOTHING FOLLOWS					
20.						
21.						
22.						
23.						
24.						

CERTIFIED TRUE COPY FROM THE ORIGINAL

 CATHERINE A. FABULAR
 Secretary to the Sanggunian
 DATE: _____
 TIME: _____



**Republic of the Philippines
Province of Leyte
Municipality of Hilongos**



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN


CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a copy of **Municipal Ordinance No. 2023-03: An Ordinance Re-classifying An Agricultural Land Covered by Original Certificate of Title No. JE-4846 declared in the Name of Lorenzo Cubio Located in Barangay San Juan, Hilongos, Leyte Containing An Area of Eight Thousand Nine Hundred Fifty-Four (8,954) square meters into a Residential Land** was posted in three (3) conspicuous places within the Municipality of Hilongos pursuant to paragraph (a) of Article 114 of RA 7160, also known as the Local Government Code of 1991.

FURTHER, this certify that the undersigned has duly complied the said posting was from February 1, 2023 up to February 10, 2023.

ISSUED this 23rd day of February, 2023 in Hilongos, Leyte, Philippines.


CATHERINE AGRAVANTE FABULAR
Secretary to the Sanggunian

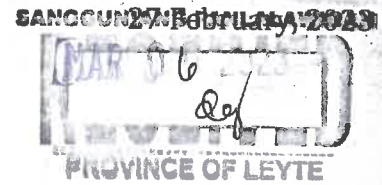


Republic of the Philippines
Province of Leyte
Municipality of Hilongos



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

HON. LEONARDO M. JAVIER, JR
Provincial Vice-Governor
Province of Leyte




Sir:

Greetings!

Respectfully submitting fifteen (15) copies of **Municipal Ordinance No. 2023-03: An Ordinance Re-classifying An Agricultural Land Covered by Original Certificate of Title No. 0E-4846 Declared in the Name of Lorenzo Cubio Located in Barangay San Juan, Hilongos, Leyte Containing An Area of Eight Thousand Nine Hundred Fifty-Four (8,954) square meters into a Residential Land** together with its supporting documents .

Hoping this suffice.

Respectfully yours,


CATHERINE A. FABULAR
Secretary to the Sanggunian