



(18)

September 1, 2023



OFFICE OF SANGGUNIANG PANLALAWIGAN
PROVINCE OF LEYTE
PALO, LEYTE

Dear Sir/ Madam,


Greetings from Prycegas!

In behalf of Pryce Gases, Inc., I am submitting the following documents as compliance to Office of Sangguniang Panlalawigan Resolution No. 2023-329 dated July 11, 2023 to support the application for Reclassification of a parcel of land applied and owned by Pryce Gases, Inc., under TCT No. 115-2022001043 situated at Brgy. Osmeña, Bato, Leyte.

1. Application Letter
2. Photocopy of Tax Declaration (TD No. 08-06-0024-00403)
3. Barangay Resolution (Resolution No. 2022-011)

Thank you and God bless!

Submitted by:


Dailyn G. Glorioso
Pryce Gases, Inc.
0907-213-4977



July 13, 2022

SANGGUNIANG BAYAN
Municipality of Bato
Bato, Leyte

Re: Reclassification of Land- From Agricultural to Industrial
Brgy. Osmena, Bato Leyte

Dear SIR/ MADAM:

Greetings from Pryce Gases!

Pryce Gases, Inc. (PGI), Pryce Gases, Inc. (PGI) is in the business of importing, storing and distributing Liquefied Petroleum Gas (LPG), under the brand name "PRYCEGAS", established more than 30 years ago (1987). Pryce Gases, Inc. is engaged in the manufacturing and selling of industrial gases, which was the business it started with. The company principally operates in the Visayas and Mindanao (Vis-Min) region.

In another major venture, PGI entered in Liquefied Petroleum Gas (LPG) industry to take full advantage of the opportunities offered by the full deregulation of the downstream oil industry in the Philippines. In September 1996, PGI started to market Liquefied Petroleum Gas (LPG) under trade name: PRCEGAS sold in 50kg, 22kg, 11kg, and 2.7 ("Powerkalan") cylinders.

As of writing PGI has more than five hundred Sales Centers, and thousand Prycegas Dealers and Outlets, strategically spread in Visayas and Mindanao. To this date, the company remains committed to better serve it's customer, employees, creditors and stakeholders, with the full vision to promote industrial growth, a heart full of enthusiasm and with a competent, strong and dynamic team.

At present, PGI aims to expand its operations in order to better serve and cater the LPG demands of the general public. In order to do so, additional LPG Refilling Plants are planned to be constructed, one of which is located at Brgy. Osmena, Bato, Leyte. However, the whole area where the planned LPG plant project will be placed is classified as "AGRICULTURAL" as per Tax Declaration No: 0806002400403, TCT No.1152022001043, registered under the name of Pryce Gases, Inc. The said area however has not been cultivated for years and has been left idle and undeveloped since the previous owners bought the subject land.

The said reclassification would enable Pryce Gases, Inc. to develop the area into a profitable industrial area which aims to readily supply the LPG requirements not only consumers from Bato, Leyte but also catering the needs of the nearby towns. It would also mean additional investment for Bato Leyte in adjunct to the local government's impetus for the sustainable economic growth. PGI aims to support the growth by providing quality service to our consumers.

Your favorable accommodation of our request will be most appreciated. Thank you very much.

Respectfully yours,

KRISTINA MARIE M. OMOS
Regional Administrative Head
Pryce Gases, Inc. - Eastern Visayas Operations

TAX DECLARATION OF REAL PROPERTY

TD NO. 08-06-0024-00403 Property Identification No. 044-06-0024-010-35

OWNER: PRYCE GASES, INC. TIN: _____

ADDRESS: First Lower Level, Pryce Plaza, Carmen I TEL. No. _____

Administrator/Beneficial User: Represented by Rafael P. Escafio, President TIN: _____

ADDRESS: _____ TEL. No. _____

Location of Property : _____
(Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 115-2022001043 Survey No. C-27, Cad. 745-D

CCT _____ Lot No. 5543

Dated: March 24, 2022 Blk. No. _____

Boundaries: _____

SE : Line 1-2 by Lot 5541 N: Line 4-5 by National Road

SW: Line 2-3 by Lot 5625 E: Line 5-1 by Lot 5542

W: Line 3-4 by Lot 5544 (All of C-27, Cad. 745-D)

KIND OF PROPERTY ASSESSED:

LAND SBUMV = P 204.62 **MACHINERY** Brief Description _____

BUILDING No. of Storey: _____
 Brief Description: _____ **OTHERS** Specify _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Industrial	15,944 sq.m.	Php 3,262,460.00	3rd Industrial	50%	Php 1,631,230.00
TOTAL	15,944 sq.m.	Php 3,262,460.00			Php 1,631,230.00

Total Assessed Value: **ONE MILLION SIX HUNDRED THIRTY ONE THOUSAND TWO HUNDRED THIRTY PESOS ONLY**
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment Year: 2023

RECOMMENDED BY: ENGR. VERGELIO DONATO J. ESTORBA Date: 7-6-2023
 Municipal Assessor

APPROVED BY: _____ Date: _____
 Provincial Assessor

This declaration cancels TD No. 06002400020-R13
 Owner: Amal, Antonio married to Dalisan, Myrna
 Previous A.V. Php 20,350.00

Memoranda: TRANSFER of TD No. 06002400020-R13 declared in the name of **AMAL, ANTONIO** married to Dalisan, Myrna is hereby made in favor of the herein declarant based on a duly registered Deed of Absolute Sale, EPEB No. 2022001326 dated March 24, 2022, notarized by Atty. Ari Larrazabal, Doc. No. 459, Page No. 92, Book No. LIV, Series of 2019, Ormoc City, hereto attached.
 Re-classification of the property from agricultural to industrial lot based on actual use with certification from MPDO hereto attached.
 Tax due on the property is paid up to the current year per
 O.R. No. 2271289 dated March, 2022 as well as transfer tax of
 P 5,625.00 per O.R. No. 6451765 dated March 8, 2022
 issued at Bato, Leyte. ENGR. VERGELIO DONATO J. ESTORBA
 Municipal Assessor

Notes: * This declaration is for real property taxation purposes only and the valuation included herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang _____ under Ordinance No. _____ dated _____, 20____, it does not and cannot by itself alone confer any ownership or legal title to the property.





Republic of the Philippines
Province of Leyte
Municipality of Bato
BARANGAY OSMEÑA



OFFICE OF THE PUNONG BARANGAY

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY OSMEÑA, BATO, LEYTE HELD ON JULY 04, 2022 @ 1:00 PM AT THE BARANGAY SESSION HALL

Present:

Hon. Wenefredo C. Jabay	-	Punong Barangay
Hon. Carmencita L. Cabudbud	-	Barangay Kagawad
Hon. Arnel G. Cabudbud	-	Barangay Kagawad
Hon. Eduardo S. Ampo	-	Barangay Kagawad
Hon. Roger S. Balaba	-	Barangay Kagawad
Hon. Lorenzo R. Balaba, Jr.	-	Barangay Kagawad
Hon. Panfilo G. Asumbrado	-	Barangay Kagawad
Hon. Arnold R. Guzon	-	Barangay Kagawad
Hon. Bryan Gio S. Bautista	-	Sk Chairman

Absent:

None

RESOLUTION NO. 2022- 011

A RESOLUTION APPROVING THE BARANGAY COUNCIL OF BARANGAY OSMEÑA, BATO, LEYTE THE CONVERSION OF LAND FROM AGRICULTURAL LAND TO INDUSTRIAL LAND OWNED BY PRYCE GAS, INC. LOCATED AT PUROK 3, BARANGAY OSMEÑA, BATO, LEYTE

WHEREAS, DAR AO No. 1, Series of 1999 pursuant to Presidential Memorandum dated April 16, 1999 shall serve as the primary guide for land use conversion from agricultural use to non-agricultural use with DA's land reclassification certification as a requirement.

WHEREAS, DAR AO No. 1 series of 2002 requires DA certification on the classification of a property applied for land use conversion as whether or not it is within Network of Protected Area for Agricultural and Agro -Industrial Development.

WHEREAS, the Barangay Council of Barangay Osmeña, Bato, Leyte approved the conversion of Land from agricultural land to industrial land owned by the PRYCE GAS, INC.

WHEREFORE, on motion of Hon. Arnold R. Guzon duly seconded by Hon. Roger S. Balaba, be it.


RESOLVED AS IT IS HEREBY RESOLVED, a resolution approving the Barangay Council of Barangay Osmeña, Bato, Leyte the conversion of land from agricultural land to industrial land owned by Pryce Gas, Inc. Located at Purok 3, Barangay Osmeña, Bato, Leyte.

RESOLVED FURTHER, AS IT IS HEREBY FURTHER RESOLVE, to furnish copies of this resolution to the concerned office.


UNANIMOUSLY CARRIED AND APPROVED.

I HEREBY CERTIFY to the correctness of the foregoing resolution.

Prepared By:


WINDELYN P. ATO
Barangay Secretary


Approved By:

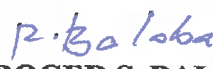

HON. WENEFREDO C. JABAY
Punong Barangay


Concurred By:



HON. CARMENCITA L. CABUDBUD
Barangay Kagawad


HON. ARNEL G. CABUDBUD
Barangay Kagawad

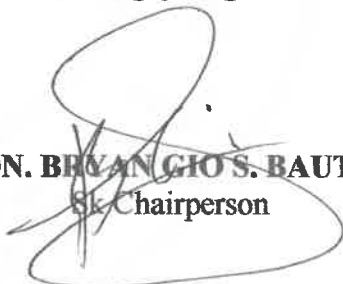

HON. EDUARDO S. AMPO
Barangay Kagawad


HON. ROGER S. BALABA
Barangay Kagawad


HON. LORENZO R. BALABA, JR.
Barangay Kagawad


HON. PANFILOG. ASUMBRADO
Barangay Kagawad


HON. ARNOLD R. GUZON
Barangay Kagawad


HON. BRYAN GIO S. BAUTISTA
Sk. Chairperson



OFFICE OF THE SANGGUNIANG PANLALAWIGAN

EXCERPTS FROM THE MINUTES OF THE 50th REGULAR SESSION OF THE SANGGUNIANG PANLALAWIGAN OF LEYTE CONDUCTED AT THE SESSION HALL, LEYTE PROVINCIAL GOVERNMENT COMPLEX, PALO, LEYTE ON JULY 11, 2023.

RESOLUTION NO. 2023-329

A RESOLUTION APPROVING ORDINANCE NOS. 2023-02, 2023-03 AND 2023-06 OF BATO, LEYTE, SUBJECT TO COMPLIANCE TO THE COMMENTS AND OPINIONS OF THE PROVINCIAL LEGAL OFFICE.

WHEREAS, pursuant to Section 468 (a)(1)(i) of Republic Act 7160 otherwise known as The Local Government Code of 1991, among the powers and duties of the Sangguniang Panlalawigan is "to review all ordinances approved by the Sanggunian of component cities and municipalities;"

WHEREAS, submitted to the Sangguniang Panlalawigan are Municipal Ordinances from Bato Leyte, for approval, to wit:

1. Ordinance No. 2023-02 entitled: "AUTHORIZING THE RECLASSIFICATION OF PARCELS OF LANDS APPLIED FOR BY MR. RENATO G. SEMBRANO AND OWNED AND DECLARED UNDER MR. PAUL ADRIAN F. SEMBRANO AND MR. FRANCES RENE F. SEMBRANO AND DESIGNATED AS LOT NO. 1899 AND 2152 WITH TAX DECLARATION NUMBER 08-06-0007-00699 AND 08-06-0007-00702 LOCATED ON BATO-BONTOC ROAD, PUROK 1, BARANGAY ALEJOS, BATO, LEYTE FROM AGRICULTURAL TO COMMERCIAL PURPOSE";
2. Ordinance No. 2023-03 entitled: "AUTHORIZING THE RECLASSIFICATION OF A PARCEL OF LAND APPLIED FOR BY MR. RALPH Y. SALINAS AND OWNED AND DECLARED UNDER MR. RALPH Y. SALINAS AND DESIGNATED AS LOT NO. 2162-A WITH TAX DECLARATION NUMBER 08-06-0007-00739 CONTAINING AN AREA OF 546 SQUARE METERS LOCATED ON BATO-BONTOC ROAD, BARANGAY ALEJOS, BATO, LEYTE FROM RESIDENTIAL TO INDUSTRIAL PURPOSE";
3. Ordinance No. 2023-06 entitled: "AUTHORIZING THE RECLASSIFICATION OF A PARCEL/PORION OF LAND APPLIED FOR BY PRYCEGASES, INC. THROUGH REGIONAL ADMINISTRATIVE HEAD MS. KRISTINA MARIE M. OMOS AND OWNED BY PRYCEGASES, INC. UNDER TCT NUMBER 115-2022001043 LOCATED IN BARANGAY OSMEÑA, BATO, LEYTE FROM AGRICULTURAL TO INDUSTRIAL PURPOSE";

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WHEREAS, the Provincial Legal Office was requested to review and submit recommendation on the subject Ordinances pursuant to Section 481 (3) (vii) of R.A. 7160;

WHEREAS, the Provincial Legal Office rendered the following comments and/or opinion on **Ordinance No. 2023-02**, to wit:

1. That Ordinance No. 02 is an exercise by the SB concerned of its power authorized under Section 20 of the Code;
2. That one of the requirements set under the law is the conduct of a "prior public hearing" to which subject ordinance is not supported with proof, like the attachment of the "Minutes of Public Hearing";
3. That from the title of the subject ordinance, it appears that the application for reclassification was made by a certain "Mr. RENATO G. SEMBRANO" in representation of "Mr. PAUL ADRIAN F. SEMBRANO and Mr. FRANCES RENE F. SEMBRANO", declared owners of the parcels of reclassification;
4. That being representative of the declared owners, the Provincial Legal Office is of the opinion that a "Special Power of Attorney" is necessary for the purpose;
5. 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 the reclassified lands;

WHEREAS, the Provincial Legal Office likewise rendered the following comments and/or opinion on **Ordinance Nos. 2023-03 and 2023-04**, to wit:

1. That subject Ordinances are manifestations of the exercise by the Sangguniang Bayan of its power authorized under Section 20 of the Code;
2. That one of the requirements set under the law is the conduct of a "prior public hearing" to which subject ordinance is not supported with proof thereof. Hence, this office recommends its due compliance regarding the matter;

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X

3. That from the title of subject ordinances, it appears that the reclassification applied for by the owners of the parcels of land, to which no application letter is attached thereto, nor copy of "Tax Declaration" with the name of the owners indicated thereon. Hence, this office recommends the attachment of both application letters and the Tax Declaration copy;
4. 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 the reclassified lands;

WHEREAS, the August Body, upon review, finds the subject Ordinances in conformity with the existing laws, rules and regulation, subject to compliance of the comments and opinions of the Provincial Legal Office;

NOW, THEREFORE, on omnibus motion presented by Atty. Carlo P. Loreto, duly seconded by Honorable Wilson S. Uy, be it

RESOLVED, as it is hereby resolved, to **APPROVE ORDINANCE NOS. 2023-02, 2023-03 AND 2023-06 OF BATO, LEYTE, SUBJECT TO COMPLIANCE OF THE COMMENTS AND OPINIONS FROM THE PROVINCIAL LEGAL OFFICE.**

Approved unanimously.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


FLORINDA M. UYVICO
Secretary to the Sanggunian

ATTESTED:


HON. LEONARDO M. JAVIER, JR.
Vice Governor/Presiding Officer

Copy furnished:

LCE and the Sangguniang Bayan
Of Bato, Leyte

FJSU: ASS
Naamil 4 July 2023

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