Item No.: 01

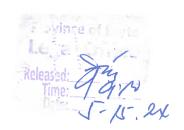
Date: 2 1 2024 MAY

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte

#### PROVINCIAL LEGAL OFFICE



2<sup>nd</sup> INDORSEMENT May 13, 2024



Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 463 of the Sangguniang Bayan of Babatngon, Leyte, with the following comments and recommendations:

- 1. That the SB of Babatngon seeks to reclassify Lot 2775, Lot 2277 and Lot 2276 located at Brgy. Naga-asan, Babatngon Leyte, from agricultural to agro-industrial use.
- 2. 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 Associations, 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.
- 3. That the Provincial Legal Office (PLO) recommends that considering the foregoing, the local council follow and adhere to the guidelines set forth by DILG opinion No. 22 regarding the reclassification of the lands in question.

Furthermore, the opinions rendered herein are without prejudice to opinions rendered by higher authorities.

ATTY. JOSE RAYMUND A. ACOL

Asst. Provincial Legal officer

# Republic of the Philippines PROVINCE OF LEYTE -0-

## OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1<sup>ST</sup> ENDORSEMENT 10 May 2024

Respectfully indorsed to the **PROVINCIAL LEGAL OFFICE** the herein **ORDINANCE NO. 463** of the **MUNICIPALITY OF BABATNGON**, **LEYTE**, for review and recommendations.

FLORINDA JUNE STATE Sanggunian

SP Records 4222024 Legal Office

Received:

ime. 10.

## Municipality of Babatngon





SANGGUNIANG PANLAL PHITJAN

PROVINCE OF LEYT

#### OFFICE OF THE SANGGUNIANG BAYAN

08 May 2024

Honorable Leonardo M. Javier, Jr. Vice Governor and Presiding Officer, and

#### The Honorable Members

Sangguniang Panlalawigan **Province of Leyte Legislative Bldg., Capitol Grounds Tacloban City** 

### Dear Honorable Ladies and Gentlemen,

Respectfully endorsed to the Honorable Sangguniang Panlalawigan of the Province of Leyte is Ordinance No. 463, entitled: " AN ORDINANCE RECLASSIFYING LOT NO. 2775 CONTAINING AN AREA OF 24,310 SQ.M. WITH TAX DEC. NO. 2008-04014-00025; LOT NO. 2277 CONTAINING AN AREA OF 43,792 SQ.M. WITH TAX DEC. NO. 2008-04014-00119 AND LOT NO. 2276 CONTAINING AN AREA OF 36,000 SQ.M. WITH TAX DEC. NO. 2008-04014-00024 LOCATED AT BRGY. NAGA-ASAN, BABATNGON, LEYTE, FROM AGRICULTURAL LAND TO AGRO-INDUSTRIAL LAND IN CLASSIFICATION."

Subject Ordinance is being forwarded to that Body for review in compliance with Section 56(a) of Republic Act 7160.

Enclosed please find the following:

- 1. Ordinance No. 463;
- 2. Certification of Posting;
- 3. Certification of Public Hearing; and
- 4. Other Certifications (Mun. Assessor; MPDC; and Mun. Agriculturist)

Please find them in order and praying for your favorable action thereof.

Very truly yours,

ALMA A. BALDOMAR

Secretary II

Secretary to the Sanggunian-designate

**Enclosed:** 







Municipality of Babatngon



EXCERPT FROM THE MINUTES OF THE 89th REGULAR SESSION OF THE SANGGUNIANG BAYAN OF BABATNGON, LEYTE HELD ON THE 22<sup>nd</sup> DAY OF APRIL 2024 AT THE SB SESSION HALL, LEGISLATIVE BUILDING, BABATNGON, LEYTE.

MAYOR'S OFFICE BABATNGON, LEYTE

**ORDINANCE NO. 463** 

DATE: TIME: 4'50 PM

ORDINANCE RECLASSIFYING LOT NO. 2775 CONTAINING AN AREA OF 24,310 SQ.M. WITH TAX DEC. NO. 2008-04014-00025; LOT NO. 2277 CONTAINING AN AREA OF 43,792 SQ.M. WITH TAX DEC. NO. 2008-04014-00119 AND LOT NO. 2276 CONTAINING AN AREA OF 36,000 SQ.M. WITH TAX DEC. NO. 2008-04014-00024 LOCATED AT BRGY. NAGA-ASAN, BABATNGON, LEYTER OF PANLAL AWAY AGRICULTURAL LAND TO AGRO-INDUSTRIAL LAND IN CLASSIFICATION.

Presented by:

HON. FEDERICO P. ELIZAGA, JR. Sangguniang Bayan Member

Be it enacted by the Sangguniang Bayan of the Municipality of Babatngon, Leyte in session of LEVTE

section 1. – Short Title – This ordinance shall be known as the "Brgy. Naga-Asan Reclassified

Ordinance" in the Municipality of Babatngon, Leyte.

**Section 2.** – **Reclassification of Lot** – By virtue of this ordinance, Lot No. 2775 containing an area of 24,310 sq.m. with Tax Dec. No. 2008-04014-00025; Lot No. 2277 containing an area of 43,792 sq.m. with Tax Dec. No. 2008-04014-00119 and Lot No. 2276 containing an area of 36,000 sq.m. with Tax Dec. No. 2008-04014-00024 located at Brgy. Naga-asan, Babatngon, Leyte, are hereby reclassified from Agricultural Land to Agro-industrial land in classification.

**Section 3. — Repealing Clause** — All laws, rules and regulations inconsistent herewith are hereby likewise repealed or modified accordingly.

**Section 4. - Effectivity Clause** - This ordinance shall take effect after ten (10) days from the date of its approval and posting in three (3) conspicuous places in the local government unit.

APPROVED and ENACTED this 22<sup>nd</sup> day of April 2024 at Babatngon, Leyte.

I HEREBY CERTIFY to the correctness of the foregoing ordinance.

ALMA A. BALDOMAR

Secretary II

Secretary to the Sanggunian-Designate

ATTESTED:

HON. CHRISTIAN C. LAWSIN

Sangguniarig Bayan Member Temporary Presiding Officer

(Mandatory Leave)

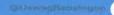
HON. ROSARY PEARL G. CATUDIO

Municipal Vice-Mayor

Page 1 - 2









## Province of Leyte

## Municipality of Babatngon





#### OFFICE OF THE SANGGUNIANG BAYAN

> ORDINANCE NO. 463

HON. KEMBEL RUE M. CORSIGA

Sangguniang Bayan Member

(Mandatory Leave)

HON. ILDEFONSO B. ODON

Sangguniang Bayan Member

HON. HILARION S. MENZON
Sanggunian grayon Member

HON, ALEX V. BELLO Sangguniang Bayan Member (Mandatory Leave)

HON. KARL JOMAR L. EMBANA

Sangguniang Bayan Member

HON. FEDERICO P. ELIZAGA, JR.

Sangguniang Bayan Member

(Mandatory Leave)

HON. CHARITA M. CHAN

Sangguniang Bayan Member

HON. EDGARDO Y. MORDEN

**President** 

Liga ng mga Barangay

HON. JUDE LEMWEL B. VETHIMVAS

President

Pambayang Pederasyon ng Sangguniang Kabataan

APPROVED:

HON, ELEONOR B. LUGNASIN
Municipal Mayor

Date: 07 MAY 2024













OFFICE OF THE SANGGUNIANG BAYAN

#### CERTIFICATION

#### TO WHOM THIS MAY CONCERN:

This is to certify that POSTING in prominent places in the Municipal Hall and some conspicuous places in the locality was undertaken starting 07 May 2024 and copies of said ordinance shall remain posted for three (3) consecutive weeks, pursuant to Sec. 59 (b) of Republic Act 7160, in relation to hereunder Ordinance, to wit:

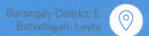
1. ORDINANCE NO. 463 — AN ORDINANCE RECLASSIFYING LOT NO. 2775 CONTAINING AN AREA OF 24,310 SQ.M. WITH TAX DEC. NO. 2008-04014-00025; LOT NO. 2277 CONTAINING AN AREA OF 43,792 SQ.M. WITH TAX DEC. NO. 2008-04014-00119 AND LOT NO. 2276 CONTAINING AN AREA OF 36,000 SQ.M. WITH TAX DEC. NO. 2008-04014-00024 LOCATED AT BRGY. NAGA-ASAN, BABATNGON, LEYTE, FROM AGRICULTURAL LAND TO AGRO-INDUSTRIAL LAND IN CLASSIFICATION.

Made this 8th day of May 2024 at Babatngon, Leyte.

ALMA A. BALDOMAR

Secretary II

Secretary to the Sanggunian-designate













OFFICE OF THE SANGGUNIANG BAYAN

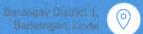
### CERTIFICATION

#### TO WHOM THIS MAY CONCERN:

This is to certify that Municipal Ordinance No. 463 entitled: "AN ORDINANCE RECLASSIFYING LOT NO. 2775 CONTAINING AN AREA OF 24,310 SQ.M. WITH TAX DEC. NO. 2008-04014-00025; LOT NO. 2277 CONTAINING AN AREA OF 43,792 SQ.M. WITH TAX DEC. NO. 2008-04014-00119 AND LOT NO. 2276 CONTAINING AN AREA OF 36,000 SQ.M. WITH TAX DEC. NO. 2008-04014-00024 LOCATED AT BRGY. NAGA-ASAN, BABATNGON, LEYTE, FROM AGRICULTURAL LAND TO AGRO-INDUSTRIAL LAND IN CLASSIFICATION" was presented to the public and concerned sectors in a public hearing held on 15 April 2024 at Brgy. Naga-asan, Babatngon, Leyte.

Made this 8th day of May 2024 at Babatngon, Leyte.

Secretary II
Secretary to the Sanggunian-designate









Municipality of Babatngon

Office of the Municipal Assessor



## CERTIFICATION

#### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT according to the real property records kept on file in this office, the following properties are classified as follows:

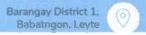
Tax Declaration No.	Cad. Lot No.	Area (has.)	Location	Classification	Actual Use	Declarant
2008-04014-00024	2276	3.6000	Naga-asan	Agricultural	Coco Land	Codilan, Lourdes
2008-04014-00025	2775	2.4310	Naga-asan	Agricultural	Coco Land	Codilan, Pablito
2008-04014-00119	2277	4.3792	Naga-asan	Agricultural	Coco Land	Codilan, Pablito

This certification is issued upon request of <u>Sangguniang Bayan of Babatngon</u> for the reclassification of the above property.

Issued this 30<sup>th</sup> day of April 2024 at Babatngon, Leyte.

JAMAEL L. LAGUNA, REA,MPM

Municipal Assessor







## TAX DECLARATION OF REAL PROPERTY

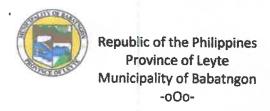
TD No. 2008-04014-0024	Property Identification No.	04	044-04-014-02-005		
Owner: CODILAN, LOURDES			-		
Address: MALIBAGO			0		
Administrator/Beneficial user Address:		TIN: Telephone No			
Location of Property:	Naga-asan		Babatngon, Leyte		
(Number & Street)	(Barangay/District)		(Municipality & Province/City)		
OCT/TCT/CLOA No.	Cad.Lot No.	2276			
CCT	Ass. Lot. No.	5	5		
Boundaries;			Ar consiste dayon		
North: Brgy. Boundary	South	Ass.Lot #00	4/Cad.Lot # 2765		
East: Ass.lot # 006/Cad.Lot #	<b>2377</b> West:	Ass.Lot #00	1,002/Cad.Lot #277		
KIND OF PROPERTY ASSESSED:					
J LAND		HNERY Description:			
BUILDING No. of Storeys; Brief Description:	Others		220 FB Coco Tree		
Classification Area Market Value	Adv. Actual Use fater -2	Assessment Lavel	Assessed Value		
Agri, 3rd 3.6000 Has. 56,397.14	Coco land 2	40%	20,300.00		
	-E Total adjustiments 10	============			
Total	Adjusted market Vaine 92		2007 Market and Recomples in the conference of the anti-Advance of the conference of		
Total Assessed Value TWENTY THOUSAND TH	REE HUNDRED				
	(Amount in Words)		nder go		
Taxable	Effectivity of Assesssment/Re	eassesssment:	2009 Otr. Yr		
APPROVED BY: ATTY. RAFAEL M. IRIARTE Provincial Assessor	Recommended by:	ISMAEL ICZ-MI	L LAGUNA n. Assessor		
This declaration cancels TD No.: Prov1. TD #					
Mun'l TD # 2005-04014-00020R12  Memoranda: 43 AND 54 THE AUTH AUTH  C FRO / HOUSE ACCESSAGE	Owner:same o	wner Pres	sious A.V. F18,460.00		
A 01 7 0 7 4 20		1 <del></del>			
Notes:  * This declaration is for real property taxation purposes only a values prepared for the purpose and duly enacted into an C dated		under Ordinance No			

D No. 2008-04014-00119			Property Identification No.		44-04-0014-0	02-06
wner: CODILA	N, PABLIT	0			TIN:	
ddress: Brgy. Mal	ibago, Babatı	igon, Leyte	king, diantha kinab. Ta mangang ya ngirini yangurin ya kindanati sake ili ka kindanda nga akindan kinab.	Telephor	ne No.	
.dministrator/Beneficial u	ser:			TIN:		
Address:				Telephor	ne No.	
ocation of Property:			NAGA-ASAN	BA	BATNGON	LEYTE
* * .	(Number & St	reet)	(Barangay/District)	THE STORY MAN AN ART FOR THE PROPERTY AND ADDRESS.	(Municipality)	(Province)
OCT/TCT/CLOA No			Su	rvey No.	CAD 497-D C	250 K
CCT:	and a plane condition or pay draw disclose on some such fact. The				2277	436 0
Dated:			Bika	**	06	
Boundaries:						
	ot# 2264	common action with the	South:	Lot# 227	The first and common after the common and the commo	
East: L	ot# 2267/2278	3	West:	Lot# 227	'6	
KIND OF PROPERT	Y ASSESSED:					
X	LAND			MACHINE	RY	
Test process program			Brid	ef Description:		
	BUILDING			Others:	4	
	No. of Storey	s:	Spe	ecify:		
	Brief Descrip	tion:	Saltino. In Autory Laborage Application	7		
Classification	Area (Ha.)	Market Value	Actual Use	Assess		ssed Value
Agricultural	4.3792	85,411.97	Coco Land, 2nd			1,160.00
-						
	4.3792	85,411.97			34	,160.00
Total						
Total Total Assessed Va	lue:		Thirty Four Thousan	id, One six	ty	
•	lue:		Thirty Four Thousan (Amount in Wo		ty	
•	lue: Exempt		(Amount in Wo	rds)		2025
Total Assessed Va		5	The branch makes some der as the common transfer and a second transfer and the second transfer and the second transfer and the second transfer and t	rds)		<b>2025</b> Yr.
Total Assessed Va		5	(Amount in Wo	rds) ent/Reassess	ssment: 1st	
Total Assessed Va	Exempt		(Amount in Wo)	rds) ent/Reassess D BV:	ssment: 1st Qtr.	Yr.
Total Assessed Va	Exempt	NA, REA,MPM	(Amount in Wo) Effectivity of Assesssm APPROVE	ent/Reassess D BY:	ssment: 1st Qtr.	Yr.
Total Assessed Va	Exempt  AEL CLAGUI  Municipal A		(Amount in Wo) Effectivity of Assesssm APPROVE	ent/Reassess D BY:	ssment: 1st Qtr. TO O. PORTU	Yr. <b>LA, REA</b> or \$ 44124
Total Assessed Va	Exempt  AE TO LAGUI  Municipal A	NA, REA,MPM	(Amount in Wo) Effectivity of Assesssm APPROVE	ent/Reassess D BY:	Ssment: 1st Qtr. O O. PORTU Dvincial Assess Previous A	Yr. <b>LA, REA</b> or   4/11/24  .V. (PhP):
Total Assessed Va	Exempt  AEL CLAGUI  Municipal A	NA, REA,MPM	(Amount in Wo) Effectivity of Assesssm APPROVE	ent/Reassess D BY:	Ssment: 1st Qtr. O O. PORTU Dvincial Assess Previous A	Yr. <b>LA, REA</b> or \$ 44124
Total Assessed Va  Taxable X  Recommended by:  ISM  This declaration cance	Exempt  AEL LAGUI  Municipal A  Is No.:  2008-046	NA, REA, MPM Seessor 3/27/2	(Amount in Wo) Effectivity of Assesssm APPROVE  Owner: Same C	D BY:  ENRIQUE  TO	OO. PORTU Dvincial Assess Previous A	Yr. <b>LA, REA</b> or \( \frac{4}{4} \)   2 \( \frac{4}{4} \)  .V. (PhP): <b>1,130.00</b>
Total Assessed Va  Taxable X  Recommended by:  ISM  This declaration cance.  Memoranda:  REV	Exempt  Municipal A  Is No.:  2008-040	NA, REA, MPM Seessor 3/27/2 014-0026	(Amount in Wo) Effectivity of Assesssm APPROVE  Owner: Same C	DWNer  the area of the	OVINCIAL ASSESS  Previous A  34  34  34  34	Yr.  LA, REA  or \$ 4/4/24  V. (PhP):  1,130.00
Total Assessed Va  Taxable X  Recommended by:  ISM  This declaration cance.  Memoranda:  REV	Exempt  Municipal A  Is No.:  2008-040	NA, REA, MPM Seessor 3/27/2 014-0026	(Amount in Wo) Effectivity of Assesssm APPROVE  Owner: Same C  08-04014-0026 to correct t. RPT paid per OR# 26447	DWNer  the area of the	OVINCIAL ASSESS  Previous A  34  34  34  34	Yr.  LA, REA  or \$ 4/4/24  V. (PhP):  1,130.00
Total Assessed Va  Taxable X  Recommended by:  ISM  This declaration cance.  Memoranda:	Exempt  Municipal A  Is No.:  2008-040	NA, REA, MPM Seessor 3/27/2 014-0026	(Amount in Wo) Effectivity of Assesssm APPROVE  Owner: Same C	DWNer  the area of the	OVINCIAL ASSESS  Previous A  34  34  34  34	Yr.  LA, REA  or \$ 4/4/24  V. (PhP):  1,130.00

prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Pantalawigan of Leyte under Ordinance No.47-04 dated August 14, 2007. It does not and cannot by itself alone confer any ownership or legal title to the property.

## TAX DECLARATION OF REAL PROPERTY

TD No. <b>2008-04014-0025</b>	Preperty Identification No.	044-04-014-02-001		
Owner: CODILAN, PABLITO		TIN:		
Address: MALIBAGO		Telephone No.		
Administrator/Beneficial user Address:		TIN: Telephone No.		
Location of Property:	Naga-asan	Babatngon, Leyte		
(Number & Street)	(Barangay/District)	(Municipality & Province/City)		
OCT/TCT/CLOA No.	Cad.Lot No.	2775		
CCT	Ass. Lot. No.	1		
Boundaries:				
North: Ass.iot #010,Creek	South:	Ass.Lot #002		
East: Ass.Lot #051	West:	Ass.Lot # Road		
KIND OF PROPERTY ASSESSED:				
J LAND	☐ MACHI	NERY Description:		
BUILDING No. of Storeys: Brief Description:	Others:	*		
Classification Area Market Value	Alc.  Actual Use factor	Assessment Assessed value		
Agri, 3rd 2.4310 Has. 78,083.50	d Coco land	40% 4,320.00		
* * * * * * * * * * * * * * * * * * * *	-E Total adjustments - E	3 < -		
Total	Adjusted market Value 94			
Total Assessed Value PORRTERN THOUSA	ND THATE HUNDRED TWE (Amount in Words)	DTY. *		
Taxable Exempt	Effectivity of Assesssment/Re-	assessment: Qtr. 2009 Yr.		
APPROVED BY: ATTY, RAFAEL M. IRIARTE Provincial Assessor	Recommended by.	ISMAELL. LAGUNA		
This declaration cancels TD No.:  Prov'l, TD #  Mun'l, TD # 2005-04014-00021R12	Owner same or	vner Previous A.V. F. 19,530,00		
Memoranda: FOR AND BY THE AUTHORITY THE PROVINCIAL ASSESSOR	OF.			
Wortes: * This declaration of for real property favration purposes only values prepared for the purpose and duty enacted into an dated		under Ordinance No		



## Municipal Planning & Development Office

## CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a parcel of land designated under Cad/Csd. No. 497-D of Babatngon Cadastre situated at Brgy. Naga-Asan, Babatngon, Leyte specifically identified as follows:

Applicant/ <u>Owner</u>	CAD Lot	OCT/TCT No./	Area	Zoning
	No(s)	Tax Dec. No.	(Has/sq.m.)	Classification
CODILAN,PABLITO	2775 2276 2277	OCT#P-89738 OCT#P-82918 TD#2008-04014-0026	24,310SQ.M. 34,752SQ.M. 4.3742 Has.	AGRICULTURAL AREA

This certification is issued upon request of Ms. Ma. Jovelyn Dadula/PAPCOR for application of Zoning Certification and is zoned for use specified in the above table as per approved Municipal Ordinance no. 276, series of 2011 known as the Comprehensive Zoning Ordinance of the Municipality of Babatngon, Leyte.

Given this 19th day of December 2023, at Babatngon, Leyte.

EnP VICKY S. PLACA, MM

Municipal Planning & Development Coordinator

Amount Paid: Php 296.00 O.R. No.: PL-8581979

Certification Fee: Php 216.00 Inspection Fee: Php 50.00 Doc. Stamp Tax: Php 30.00 Issued on: 12-19-2023

Issued at: Babatngon, Leyte

MUNICIPAL PLANNING & DEVELOPMENT OFFICE BABATNGON LEYTE









#### CERTIFICATION

This is to certify that the Prime Aces Properties Corporation (PAPcor) purchased an Agricultural Land from Lourdes Codilan with Cad. Lot No. 2276 with an area of 3.600 has. and from Pablito Codilan with Cad. Lot No. 2775 with an area of 2.4310 has. Cad. Lot No. 2277 with an area of 4.3792 has. respectively, located at Brgy. Naga-asan Babatngon, Leyte.

The area is covered with grasses/herbage ideal for grazing Livestock. It is most suitable for the project of carabao grow-out farm with a vision to established Dairy Processing Plant. They requested to re-classify, the land from Agricultural to Agro-Industrial.

Issued this 2<sup>nd</sup> day of May 2024 at the Municipal Agriculture Office Local Government Unit, Babatngon, Leyte.

TERESITA R. LAURENTE Municipal Agriculturist

