

Item No.: 01

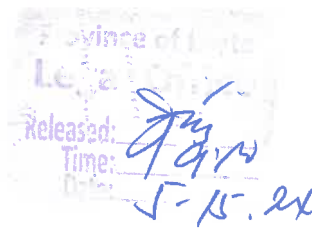
Date: 21 2024 MAY

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte

PROVINCIAL LEGAL OFFICE



2nd 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

1ST ENDORSEMENT
10 May 2024

Province of Leyte
Legal Office
Received: *[Signature]*
Time: 10:20
Date: 5-10-24

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

[Signature]
FLORINDA JILL E. DIVICO
Secretary to the Sanggunian

Republic of the Philippines
Province of Leyte
Municipality of Babatngon



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)

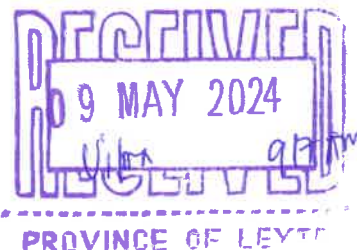
Please find them in order and praying for your favorable action thereof.

Very truly yours,


ALMA A. BALDOMAR
Secretary II
Secretary to the Sanggunian-designate

Enclosed:
As stated

SANGGUNIANG PANLALAWIGAN





OFFICE OF THE SANGGUNIANG BAYAN

➤ ORDINANCE NO. 463


HON. KEMUEL RUE M. CORSIGA
Sangguniang Bayan Member

(Mandatory Leave)
HON. KARL JOMAR L. EMBANA
Sangguniang Bayan Member

(Mandatory Leave)
HON. ILDEFONSO B. ODON
Sangguniang Bayan Member


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


HON. HILARION S. MENZON
Sangguniang Bayan Member

(Mandatory Leave)
HON. CHARITA M. CHAN
Sangguniang Bayan Member


HON. ALEX V. BELLO
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



Republic of the Philippines
Province of Leyte

Municipality of Babatngon



BAGONG PILIPINAS

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. NAGASAN, BABATNGON, LEYTE, FROM AGRICULTURAL LAND TO AGRO-INDUSTRIAL LAND IN CLASSIFICATION.

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

Handwritten signature of Alma A. Baldomar.

ALMA A. BALDOMAR
Secretary II
Secretary to the Sanggunian-designate



Republic of the Philippines
Province of Leyte

Municipality of Babatngon



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.

Handwritten signature of Alma A. Baldomar.

ALMA A. BALDOMAR
Secretary II
Secretary to the Sanggunian-designate



Republic of the Philippines
Province of Leyte

Municipality of Babatngon
Office of the Municipal Assessor



BAGONG PILIPINAS



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 Sangguniang Bayan of Babatngon for the re-classification of the above property.

Issued this 30th day of April 2024 at Babatngon, Leyte.

ISMAEL L. LAGUNA, REA, MPM
Municipal Assessor



TAX DECLARATION OF REAL PROPERTY

TD No. 2008-04014-0024 Property Identification No. 044-04-014-02-005

Owner: **CODILAN, LOURDES** TIN: _____

Address: **MALIBAGO** Telephone No. _____

Administrator/Beneficial user _____ TIN: _____

Address: _____ 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

Boundaries:
 North: Brgy. Boundary South: Ass. Lot # 004/Cad. Lot # 2765
 East: Ass. lot # 006/Cad. Lot # 2377 West: Ass. Lot # 001,002/Cad. Lot # 277

KIND OF PROPERTY ASSESSED:

- | | |
|--|--|
| <input checked="" type="checkbox"/> LAND | <input type="checkbox"/> MACHINERY |
| <input type="checkbox"/> BUILDING | Brief Description: _____ |
| No. of Storeys: _____ | <input type="checkbox"/> Others: _____ |
| Brief Description: _____ | Specify: <u>220 FB Coco Tree</u> |

Classification	Area	Market Value	Actual Use	Adj. Factor	Assessment Level	Assessed Value
Agri, 3rd	3.6000 Has.	56,397.14	Coco land	-2	40%	20,300.00
				Total adjustments	10	
Total				Adjusted market Value	00	

Total Assessed Value TWENTY THOUSAND THREE HUNDRED
 (Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: _____ 2009 Yr.

APPROVED BY: **ATTY. RAFAEL M. IRIARTE**
 Provincial Assessor

Recommended by: **ISMAEL L. LAGUNA**
 ICO-Mun. Assessor

This declaration cancels TD No.: _____
 Prov'l. TD # _____
 Mun'l. TD # 2005-04014-00020R12 Owner: same owner Previous A.V. 18,460.00

Memoranda: ISSUED BY THE AUTHORITY OF THE PROVINCIAL ASSESSOR

Notes: * This declaration is for real property taxation purposes only and the valuation indicated 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.

TAX DECLARATION OF REAL PROPERTY

TD No. **2008-04014-00119** Property Identification No. **044-04-0014-002-06**

Owner: **CODILAN, PABLITO** TIN: _____

Address: **Brgy. Malibago, Babatngon, Leyte** Telephone No. _____

Administrator/Beneficial user: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property: _____ **NAGA-ASAN** **BABATNGON** **LEYTE**
(Number & Street) (Barangay/District) (Municipality) (Province)

OCT/TCT/CLOA No.: _____ Survey No. **CAD 497-D Case 6**

CCT: _____ Lot No.: **2277**

Dated: _____ Blk/Ass, Lot No. **06**

Boundaries:

North: **Lot# 2264** South: **Lot# 2273**
 East: **Lot# 2267/2278** West: **Lot# 2276**

KIND OF PROPERTY ASSESSED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> LAND | <input type="checkbox"/> MACHINERY |
| <input type="checkbox"/> BUILDING | Brief Description: _____ |
| No. of Storeys: _____ | <input type="checkbox"/> Others: _____ |
| Brief Description: _____ | Specify: _____ |

Classification	Area (Ha.)	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	4.3792	85,411.97	Coco Land, 2nd	40%	34,160.00
Total	4.3792	85,411.97			34,160.00


Total Assessed Value: **Thirty Four Thousand, One sixty**
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: **1st** **2025**
Qtr. Yr.

Recommended by:  APPROVED BY: 
ISMAEL L. LAGUNA, REA, MPM **ENRIQUETO O. PORTULA, REA**
 Municipal Assessor *3/27/24* Provincial Assessor *4/1/24*

This declaration cancels TD No.: **2008-04014-0026** Owner: **Same Owner** Previous A.V. (PhP): **34,130.00**

Memoranda:

 **REVISION is hereby made under TD# 2008-04014-0026 to correct the area of the property based on Technical Description hereto attached, as per request. RPT paid per OR# 2644778 dated on February 20, 2024 at Babatngon, Leyte.**

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan of Leyte under Ordinance No. 07-04 dated August 14, 2007. It does not and cannot by itself alone confer any ownership or legal title to the property.

MUNICIPAL ASSESSOR'S COPY

TAX DECLARATION OF REAL PROPERTY

TD No. 2008-04014-0025 Property Identification No. 044-04-014-02-001

Owner: CODILAN, PABLITO TIN: _____

Address: MALIBAGO Telephone No. _____

Administrator/Beneficial user Address: _____ TIN: _____

Address: _____ 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. lot # 010, Creek South: Ass. Lot # 002
 East: Ass. Lot # 051 West: Ass. Lot # Road

KIND OF PROPERTY ASSESSED:

- | | |
|--|--|
| <input checked="" type="checkbox"/> LAND | <input type="checkbox"/> MACHINERY |
| <input type="checkbox"/> BUILDING | Brief Description: _____ |
| No. of Storeys: _____ | <input type="checkbox"/> Others: _____ |
| Brief Description: _____ | Specify: <u>100 FB Coco Tree</u> |

Classification	Area	Market Value	Actual Use	Ass. Factor	Assessment Level	Assessed Value
Agri, 3rd	2.4310 Has.	78,083.00	Coco land	0	40%	14,320.00
			Total adjustments	0		
Total			Adjusted market Value	0		

Total Assessed Value FOURTEEN THOUSAND THREE HUNDRED TWENTY *
 (Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: _____ 2009
 Qtr. _____ Yr. _____

APPROVED BY: ATTY. RAFAEL M. IRIARTE Provincial Assessor
 Recommended by: ISMAEL L. LAGUNA ICO-Mun. Assessor

This declaration cancels TD No.:
 Prov'l. TD # _____
 Mun'l. TD # 2005-04014-00021R12 Owner: same owner Previous A.V. 19,530.00

Memoranda: FOR AND BY THE AUTHORITY OF
THE PROVINCIAL ASSESSOR

Notes: * This declaration is for real property taxation purposes only and the valuation indicated 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 Babatngon
-oOo-

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

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

RELEASED

DATE: 12/19/23 TIME: 2:09 PM

BY: [Signature]

Republic of the Philippines
Province of Leyte
Municipality of Babatngon



OFFICE OF THE MUNICIPAL AGRICULTURE

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 2nd day of May 2024 at the Municipal Agriculture Office
Local Government Unit, Babatngon, Leyte.

A handwritten signature in blue ink, appearing to read "Teresita R. Laurente".

TERESITA R. LAURENTE
Municipal Agriculturist

