



OFFICE OF THE PROVINCIAL GOVERNOR  
**CARLOS JERICHO L. PETILLA**

November 18, 2024

**Hon. LEONARDO V. JAVIER, Jr.**  
Vice-Governor  
Province of Leyte

Attention: **FLORINDA JILL S. UYVICO**  
Provincial Board Secretary

**Dear Vice-Governor Javier, Jr.:**

This refers to the Letter dated October 7, 2024, signed by Hon. Eduardo T. Ong, Municipal Mayor, Carigara, Leyte, requesting approval and clearance for the demolition of the existing, dilapidated, and previously occupied building by Leyte Sub-Provincial Jail. The building is owned by the Province of Leyte but is situated within the LGU's lot.

The Municipality of Carigara, Leyte, intends to construct a Super Health Center in the subject lot. Hence, pursuant to existing accounting and auditing rules and regulations, this Office requests the Honorable Sangguniang Panlalawigan for an *“authority to proceed with the demolition”* of the said building.

Attached is the Letter dated October 7, 2024, and the Appraisal made by the Provincial Assessor's Office for the August Body's reference.

Thank you very much!

By the Governor:

  
**CORAZON M. ALVERO**  
Provincial Administrator



Item No.: **20**

Date: **26 2024 NOV**

Republic of the Philippines  
**PROVINCE OF LEYTE**





Republic of the Philippines  
 Province of Leyte  
**MUNICIPALITY OF CARIGARA**



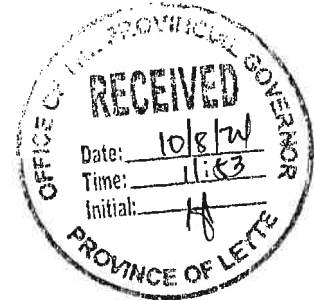
**BAGONG PILIPINAS**

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*Office of the Municipal Mayor*

**October 07, 2024**

**HON. CARLOS JERICO L. PETILLA**  
 Provincial Governor  
 Palo, Leyte



Dear Gov. Petilla:

The Municipality of Carigara is a recipient of the Department of Health's Health Facility Enhancement Program (HFEP) Project under GAA 2024.

Relative thereto, LGU-Carigara identified the municipality owned lot denominated as Lot No. 11154 situated at Brgy. Baybay, Carigara, Leyte adjacent to the existing RHU Building and other LGU facilities. However, the said lot is presently occupied by the building of Leyte Sub-Provincial Jail with PDLs with pending cases before Courts of the 8<sup>th</sup> Judicial District of Carigara, Leyte, but recently all PDLs at the said jail facility have already been transferred and accommodated at the Regional BJMP, Carigara, Leyte.

Due to the dilapidated and hazardous condition of the building, LGU-Carigara intends to demolish the same to give way to the planned construction of the Department of Health's Health Facility Enhancement Program (HFEP) Project.

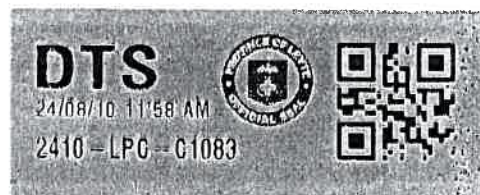
In this regard, LGU-Carigara respectfully requests your good office approval and clearance for the demolition of the existing dilapidated building in order for the DOH to proceed in the construction of the Super-RHU Facility.

Anticipating your immediate and favorable response on the matter.

Thank You.

Very truly yours,

**HON. EDUARDO T. ONG, JR.**  
 Municipal Mayor



0918-907-5919

**REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
WEST BY-PASS ROAD, PALO, LEYTE**

**OFFICE OF THE PROVINCIAL ASSESSOR**

**STANDARD ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal is for no purpose other than property valuation, and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

**This appraisal is not based on predetermined value.**

The appraisal is based solely on the appraiser's professional judgement and analysis of market data. The appraisers has not been influenced by any predetermined value or desired outcome provided by the client or any other party.

**This appraisal is not a survey.**

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless otherwise noted.

No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern regarding boundaries, setbacks, encroachments, or other survey matters.

**This appraisal is not a legal opinion.**

No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value opinion is given without regard to any questions of title, boundaries, encumbrances, or encroachments. We are not usually provided an abstract of the property being appraised and, in any event, we neither made a detailed examination of it nor do we give any legal opinion concerning it.

**This appraisal is not an engineering or property inspection report.**

This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental, or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.

**This appraisal is made under conditions of uncertainty with limited data.**

As can be seen from limitations presented above, the appraisal is based on an analysis of many sources of data. Every attempt has been made to confirm the data as reliable and factual, however, there are a number of limitations with respect to data including: a lack of certain areas of expertise beyond real estate appraisal methodology and techniques; the inability of the appraiser to view certain portions of the property; and the inherent limitations of relying upon information provided by others such as: income and expense data, comparable sales data, and engineering analyses.

This appraisal is an opinion of value based on an analysis of information known to us at the time the appraisal was made. All values and conclusions shown in the appraisal report are premised upon our analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. We take no responsibility for events, conditions, or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report or the date of our field inspection, whichever occurs first.

Opinions and estimates expressed herein represent our best judgment but should not be construed as advice or recommendation to act. Before relying on any statement made in this appraisal report, interested parties should contact us for the exact extent of our data collection at any point that they believe it to be important to their decision making. This will enable such interested parties to determine whether the extent of our data gathering process was adequate for their needs.

### **APPRAISAL REPORT LIMITATIONS**

Appraisal reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all of the information we have concerning the subject property or the real estate market. While no factors we believe to be significant but unknown to the client have been knowingly withheld, it is always possible that we have information of significance that may be important to others but which, with our limited acquaintance with the property and in light of the limitations of our expertise (as outlined in this document), does not seem to be important to us.

Appraisal reports are technical documents, with their reporting formats guided by both the Uniform Standards of Appraisal Practice and specific technical requirements of a given client. Casual readers are cautioned about their limitations and are warned against possible misinterpretation of the information contained in these reports.

The liability of this office and its employees is limited only to the client. Furthermore, there is no accountability, obligation, or liability to any third party. The appraiser(s) should be contacted for any questions before this report is relied on for decision making.

This appraisal was prepared at the request of and for the exclusive use of the client to whom the appraisal is addressed. No third party shall have any right to use or rely upon this appraisal for any purpose, unless specifically identified as an additional intended user of the report.

There are no requirements, by reason of this appraisal, to give testimony or appear in court or any pre-trial conference or appearance required by subpoena with reference to the property in question, unless sufficient notice is given to allow for adequate preparation.

This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without the written consent of the appraiser.

# APPRAISAL REPORT

October 28, 2024

**Purpose:** To determine the opinion of value of the subject property being appraised that is subject for demolition to give way to the planned construction of the Department of Health's Facility Enhancement Program (HFEP).

**Subject Property Description:** The subject property was physically inspected on October 28, 2024. It is a dilapidated building which was previously used as Leyte Sub-provincial Jail which is erected in lot number 11154 which is owned by the LGU of Carigara, Leyte. Before its proposed demolition it was used to detain Person Deprived of Liberty and was later transferred and accommodated by the Regional BJMP, Carigara, Leyte.



*Subject property*



*Aerial view of the subject property*

**Neighbourhood Description:** The subject property is located in the town proper of Carigara, Leyte where the neighborhood is a mix of residential houses and commercial establishments, and basic utilities such as water and electricity is easily accessible as well as park, schools and market which is only a few blocks from the subject property.

**Highest and Best Use:** By definition, the highest and best use of a property refers to the most probable use that is physically possible, legally permissible, financially feasible, and appropriately justified, resulting

in the greatest value for the property. Since the lot was previously used as the Leyte Sub-Provincial Jail, a government facility, repurposing it for the Health Facility Enhancement Program (HFEP) maintains its governmental use while better addressing current public needs. The decision to demolish the existing structure to make way for a modern health facility further supports this transition as the highest and best use of the property, optimizing its value and benefit to the community.

**Definition of market value:** By definition, is estimated amount for which a property should exchange on the date of valuation, between a willing buyer and a willing seller, in arm's length transaction, after proper marketing where the parties had each acted knowledgeable, prudently and without compulsion.

**Effectivity of Appraisal Report: October 28, 2024**

**Methodology:** The valuation will be conducted using the Cost Approach, specifically the Unit-in-Place method, based on the schedule of fair market value. This approach is necessary because the Municipal Engineer's Office of Carigara, Leyte does not have records of the project cost or bill of materials for the building stated for demolition. Due to the absence of the Municipal Engineer during the ocular inspection, we consulted the Municipal Administrator regarding the construction date of the building. The Administrator confirmed that the building **was in existence** during the 1950s.

**Computation:**

Area of the whole Building: 383.24 square meters

Unit value per square meters: P3, 660.25 per square meters

Market Value of the building before Depreciation: P1, 402,754.21

Depreciation rate:

Year constructed: 1950

Useful Life of the building: 30 years

Using the straight-line method in determining depreciation rate:

Depreciation rate =  $1/30 \text{ years} \times 100 = 3.33\% \text{ per year}$

Market value of the building after depreciation

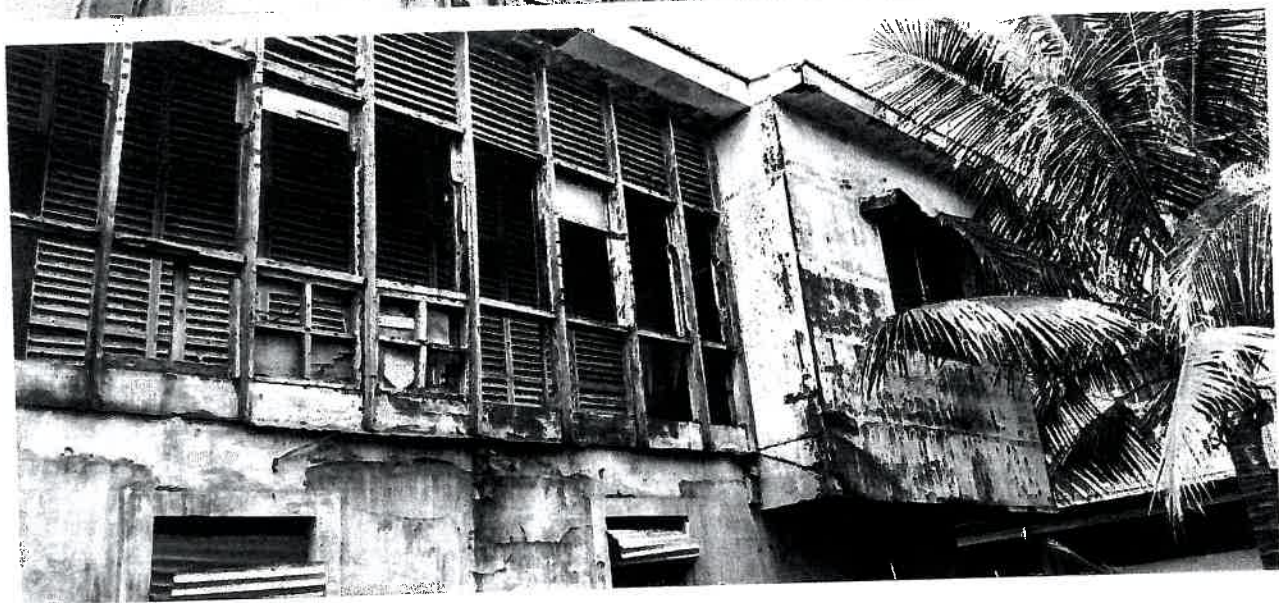
= P 1, 402,754.21 - (P 1,402,754.21)

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In this case, the depreciation rate of 246.42% for the building which is over 100% depreciation rate, would reflect that the building has effectively reached the end of its useful life, meaning it has **no remaining value** as a functional structure and no longer holds any economic value in its current condition.

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**







## APPRAISERS' CERTIFICATION

WE HEREBY WARRANT AND CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT:

- The statements of fact contained in this appraisal report, which are used as the basis of our analyses, opinions, and conclusions are true and correct. We have no responsibility for legal matters, questions of survey, opinion of title, soil or subsoil conditions, engineering, or other technical matters. Any sketches prepared by us and contained in this report are included solely to aid the user of the report in visualizing the property and its location, and are not necessarily to scale.
  - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
  - We have no present or contemplated future interest in the real estate that is the subject of this appraisal report and, further, we have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
  - We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
  - Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
  - The completion of this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Specifically, the assignment was not based on a minimum value, a specific value, or approval of a loan.
  - Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Philippine Valuation Standards and the International Valuation Standards*.
  - We have made a personal inspection of the property that is the subject of this report.
- Each finding, prediction, assumption, or conclusion contained in this report is our personal opinion and is not an assurance that an event will or will not occur. We assume that there are no conditions that are not apparent relating to the real estate, subsoil conditions, or structures located on the real estate which would affect our analyses, opinions, or conclusions with respect to the real estate.

The data gathered in this appraisal process (except data furnished by the client) and the appraisal report itself remain our property. With respect to data provided by the client, we shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to us. This appraisal report shall not be quoted or referred to in any report or financial statement of the client or in any documents filed with any governmental agency without our prior written consent.

Prepared by:

  
**ENRIQUETO O. PORTULA, REA**

Provincial Assessor

Provincial Appraisal Committee Chairman

REA License no.: 0002117 valid until 09/26/2027

  
**DANIEL ANGELO Q. MENDOZA, REB, REA**

Staff

REA License no.: 0010007 valid until 05/19/2026