

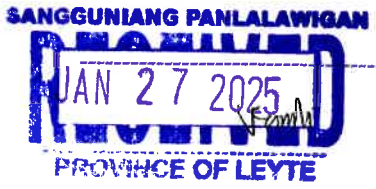
4

Item No.: 04  
Date: 04 2025 FEB



Republic of the Philippines  
**PROVINCE OF LEYTE**  
Provincial Capitol  
Tacloban City

-oOo-



**PROVINCIAL LEGAL OFFICE**

*[Handwritten signature]*  
1-27-25

**2<sup>nd</sup> INDORSEMENT**  
January 20, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-17 of the Sangguniang Bayan of Alangalang, Leyte.

**Issues/concerns for review/recommendation/legal opinion is/are as follows:**

- Ordinance No. 2024-17 entitled: **“An Ordinance Reclassifying a Parcel of Land Described as Lot No. 798 Covered by Transfer Certificate of Title (TCT) No. 115-2018003456 And Lot No. 792 Covered by Transfer Certificate of Title (TCT) No. 115-2018003457 Both Located Along the National Highway, Barangay San Vicente, Alangalang, Leyte from Agricultural to Residential Use (Housing Subdivision) Under The “4PH” Housing Program of The Government.”**

**REVIEW/RECOMMENDATION/LEGAL OPINION:**

This office is of the opinion that the subject Ordinance is within the corporate powers of the local government unit particularly covered under Section 447(a)(2)(viii)<sup>5</sup> of the Local Government Code.

It must be noted, however, that the power of the LGUs to reclassify agricultural lands is without prejudice to the authority of the DAR to approve conversion of agricultural lands covered by Republic Act No. 6657 to non-agricultural uses and has been validly recognized by Section 20 of Republic Act No. 7160 by explicitly providing therein that *“nothing in this section shall be construed as repealing or modifying in any manner the provisions of Republic Act No. 6657”*.

Furthermore, pursuant to DILG Opinion No. 22, s. 2020 dated January 30, 2020, citing the Supreme Court decision in the case of *“Chamber of Real Estate and Builders Association, Inc., (CREBA) vs. The Secretary of Agrarian Reform”*<sup>6</sup>,

<sup>5</sup> (viii) *Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;*

<sup>6</sup> G.R. No. 183409, June 18, 2010.

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.

Considering the foregoing, the Ordinance is deemed valid subject to compliance with the aforementioned laws and regulations with respect to conversion of land.

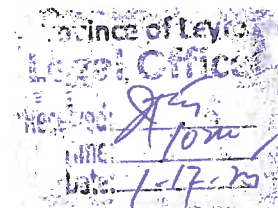
We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on the facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and competent authorities and/or the courts.

**ATTY. JOSE RAYMUND A. ACOL**  
*Provincial Legal Officer* 

Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte  
-000-

**OFFICE OF THE SANGGUNIANG PANLALAWIGAN**

1<sup>ST</sup> INDORSEMENT  
17 January 2025



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-17** of the **Municipality of Alangalang, Leyte**, entitled: **An Ordinance reclassifying a parcel of land described as Lot No. 798 covered by Transfer Certificate of Title (TCT) No. 115-2018003456 and Lot No. 792 covered by Transfer Certificate of Title (TCT) No. 115-2018003457 both located along National Highway, Barangay San Vicente, Alangalang, Leyte from Agricultural to Residential use (housing subdivision) under the "4PH" housing program of the government.**

  
**FLORINDA J. S. DYVICO**  
Secretary to the Sanggunian

SP

LOCAL GOVERNMENT UNIT  
ALANGALANG, LEYTE

MUNICIPAL ORDINANCE NO. 17  
SERIES 2024

ENTITLED:

“AN ORDINANCE  
RECLASSIFYING A PARCEL OF  
LAND DESCRIBED AS LOT NO. 798  
COVERED BY TRANSFER OF  
CERTIFICATE OF TITLE (TCT) NO.  
115-2018003456 AND LOT NO. 792  
COVERED BY TRANSFER OF  
CERTIFICATE OF TITLE (TCT) NO.  
115-2018003457 BOTH LOCATED  
ALONG THE NATIONAL HIGHWAY,  
BARANGAY SAN VICENTE,  
ALANGALANG, LEYTE FROM  
AGRICULTURAL TO RESIDENTIAL  
USE (HOUSING SUBDIVISION) UNDER  
THE “4PH” HOUSING PROGRAM OF  
THE GOVERNMENT.”

Republic of the Philippines  
**PROVINCE OF LEYTE**  
Municipality of Alangalang  
-oOo-



**OFFICE OF THE SB SECRETARY**

January 15, 2025

**MS. FLORINDA JILL S. UYVICO**  
SP Secretary  
Provincial Capitol, Palo, Leyte


**Ma'am:**

Respectfully forward herewith copies of Municipal Ordinance No. 2024-17  
**"AN ORDINANCE RECLASSIFYING A PARCEL OF LAND DISCRIBED AS  
LOT NO. 798 COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO.  
115-2018003456 AND LOT NO. 792 COVERED BY TRANSFER OF  
CERTIFICATE OF TITLE (TCT) NO.115-2018003457 BOTH LOCATED ALONG  
THE NATIONAL HIGHWAY, BARANGAY SAN VICENTE, ALANGALANG,  
LEYTE FROM AGRICULTURAL TO RESIDENTIAL USE (HOUSING  
SUBDIVISION) UNDER THE "4PH" HOUSING PROGRAM OF THE  
GOVERNMENT."** for peruse and favorable action.

Kindly acknowledge receipt hereof.

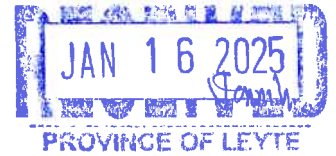
Thank you and More Power!

Very Truly Yours,

  
**DANI R. DE VEYRA**  
Mun. Gov't Department Head I  
(Secretary to the Sanggunian)

Republic of the Philippines  
**PROVINCE OF LEYTE**  
Municipality of Alangalang  
-oOo-

SANGGUNIANG PANLALAWIGAN



**OFFICE OF THE SANGGUNIANG BAYAN**

**TO WHOM THIS MAY CONCERN:**

This is to certify that Municipal Ordinance No. 2024-17 has been posted for three weeks in the three public conspicuous places within the municipality and will remain posted for the information of the general public.

  
**DANI R. DE VEYRA**  
Mun. Gov't Department Head I  
(Secretary to the Sanggunian)

**ATTESTED:**

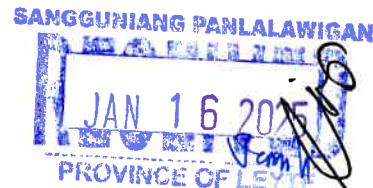
  
**MARIO V. BAGUE**  
Municipal Vice Mayor



# 24<sup>th</sup> SANGGUNIANG BAYAN



Republic of the Philippine  
PROVINCE OF LEYTE  
MUNICIPALITY OF ALANGALANG



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## OFFICE OF THE SANGGUNIANG BAYAN

**EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BAYAN OF ALANGALANG, LEYTE HELD AT THE LEGISLATIVE BUILDING SESSION HALL JANUARY 6, 2025.**

**PRESENT:**

- Vice Mayor Mario V. Bague - Presiding Officer
- SB Member Claire G. Yu
- SB Member Kenneth Spice M. De Veyra
- SB Member Kent Jefflord C. Guillermo
- SB Member Elmer D. Matobato
- SB Member Sheila Antoni-Rebato
- SB Member Ricardo Neil O. Eusores
- Punong Barangay Sarah T. Apurillo -LIGA President
- SK Chairman Charze Jericho Duane A. Tan -PPSK President

**ABSENT:**

- SB Member Ketchie Rex A. Barrantes -on leave
- SB Member Gina Balderamos -on leave

**MUNICIPAL ORDINANCE NO. 2024-17  
SPONSOR: HON. KENNETH SPICE DE VEYRA  
CO-SPONSOR: HON. KETCHIE REX BARRANTES**

**“AN ORDINANCE RECLASSIFYING A PARCEL OF LAND DESCRIBED AS LOT NO 798 COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. 115 – 2018003456 AND LOT NO. 792 COVERED BY TRANSFER OF CERTIFICATE OF TITLE (TCT) NO. 115 – 2018003457 BOTH LOCATED ALONG THE NATIONAL HIGHWAY, BARANGAY SAN VICENTE, ALANGALANG, LEYTE FROM AGRICULTURAL TO RESIDENTIAL USE (HOUSING SUBDIVISION) UNDER THE “4PH” HOUSING PROGRAM OF THE GOVERNMENT.”**

*Approved on 3<sup>rd</sup> and Final reading*

**WHEREAS**, Section 20 of Local Government Code, reclassification of lands:

- (a) A city or Municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands for the manner of their utilization or disposition in the following cases;
  - (1) When the land cases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) were the land shall have substantially greater economic value for the residential, commercial or industrial purposes, as determined by the Sangguniang concerned :Provided, that such reclassification shall be limited to the following percentage of the total agricultural land area as that time of the passage of the ordinance:
  - (2) For components cities and first to third class municipalities, Ten percent (10%)

*Alvin A. ...*

**WHEREAS**, required documents for reclassification are submitted based on the mandate of Section 20 of RA 7160, Local Government Code of the Philippines in consonance to Resolution No. 2024 -202A passed by the Sanggunian Panlalawigan of Leyte dated May 21, 2024.

**BE IT ORDAINED** by the Sangguniang Bayan of Alangalang, Leyte in session duly assembled that:

**SECTION 1.** A parcel of Land described as Lot No. 798 covered by TCT No. 115 – 2018003456 and Lot No. 792 covered by TCT No. 115 – 2018003457 both located along the National Highway, Barangay San Vicente Alangalang, Leyte is hereby reclassified from Agricultural to Residential use.

**SECTION 2. PURPOSE.**

The reclassification of the parcel of Land described herein in this ordinance is intended for a housing subdivision under the "4PH" housing program of the Government.

**SECTION 3. SEPARABILITY CLAUSE.**

If for any reason, any section or provision of this Ordinance is declared unconstitutional or invalid, the other sections or provisions thereof which are not affected thereby shall continue to be in full force and effect.

**SECTION 4. REPEALING.**

All ordinances and resolution or parts thereof inconsistent with the provision of this ordinance are hereby repealed or modified accordingly.


**SECTION 5. EFFECTIVITY.**

This Ordinance shall take effect immediately upon approval.

**ENACTED** by the Sangguniang Bayan on January 6, 2025.

**APPROVED**, by the Mayor on January 10, 2025.

**I HEREBY CERTIFY** to the correctness of the foregoing Municipal Ordinance No. 2024-17.

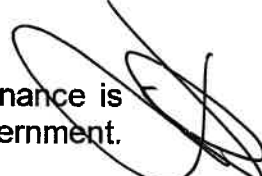
  
**DANI R. DE VEYRA**  
Secretary to the Sanggunian  
Municipal Government Department Head I

















**ATTESTED AND CERTIFIED  
TO BE DULY ADOPTED:**



**MARIO V. BAGUE**  
Municipal Vice Mayor  
Presiding Officer

**GINA BALDERAMOS**  
SB Member



**CLAIRE G. YU**  
SB Member

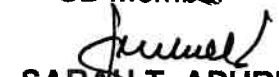
**KENT JEFFLORD C. GUILLERMO**  
SB Member



**SHEILA ANTONI-REBATO**  
SB Member



**SARAH T. APURILLO**  
SB Member  
LIGA President



**KETCHIE REX A. BARRANTES**  
SB Member



**KENNETH SPICE M. DE VEYRA**  
SB Member



**EMER D. MATOBATO**  
SB Member



**RICARDO NEIL O. EUSORES**  
SB Member



**CHARLZE JERICHO DUANE A. TAN**  
SB Member  
PPSK President



**APPROVED:**

**LOVELL ANNE M. YU-CASTRO**  
Municipal Mayor





REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF ALANGALANG  
BARANGAY SAN VICENTE



OFFICE OF THE PUNONG BARANGAY

HON. JOEY D. LESIGUES  
Punong Barangay

HON. CARIDAD O. LESIGUES  
Committee on Finance

HON. JONEL D. SECORATA  
Committee on Peace & Order

HON. LEAH V. EVANGELISTA  
Committee on Health

HON. ALBERT G. AGRAVA  
Committee on Infrastructure

HON. DARELL N. RAGANIT  
Committee on Waste  
Management

HON. ISMAEL C. SALAMIA  
Committee on Agriculture

HON. MARIA ELIZA T. PIGA  
Committee on Education

HON. JUDE ANGELO N. GO  
SK Chairperson/Committee on Sport

CRISNA G. GONZAGA  
Brgy. Secretary

LOUIE H. ADARNE  
Brgy. Treasurer

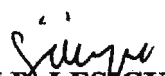
## BARANGAY CERTIFICATION

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that **FIRST LE MARKE RESOURCES** conduct a **PUBLIC HEARING ON OCTOBER 27, 2024** for the **PAMBANSANG PABAHAY PROGRAM (4PH)** in Barangay San Vicente, Alangalang Leyte.

**This Certification** is issued upon the request of the interested party for whatever legal purposes it may serve.

**ISSUED** this 27<sup>th</sup> day of Oct. 2024, at **Barangay San Vicente, Alangalang, Leyte, Philippines.**

  
**JOEY D. LESIGUES**  
Punong Barangay



-oOo-

**BARANGAY SAN VICENTE  
 OFFICE OF THE SANGGUNIANG BARANGAY**

Minutes of the Public Hearing of the Sangguniang Barangay of Barangay San Vicente, Alangalang, Leyte, held on October 27, 2024 at the Barangay Covered Court Hall at 9:00 in the morning.

**PRESENT:**

HON. JOEY D. LESIGUES  
 HON. CARIDAD O. LESIGUES  
 HON. JONEL D. SECORATA  
 HON. LEAH V. EVANGELISTA  
 HON. ALBERT G. AGRAVA  
 HON. DARELL N. RAGANIT  
 HON. ISMAEL C. SALAMIA  
 HON. MARIA ELIZA T. PIGA  
 HON. JUDE ANGELO N. GO

PUNONG BARANGAY/PRESIDING  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG BARANGAY MEMBER  
 SANGGUNIANG KABATAAN MEMBER

**OTHER PRESENT:**

CRISNA G. GONZAGA  
 LOUIE H. ADARNE

BARANGAY SECRETARY  
 BARANGAY TREASURER

**MINUTES FROM THE PUBLIC HEARING**

**I. CALL TO ORDER:**

THE PUBLIC HEARING WAS CALLED TO ORDER BY THE HON. JOEY D. LESIGUES, PUNONG BARANGAY AT 9 O'CLOCK IN THE MORNING WHO CONTINUED TO PRESIDE OVER THE PUBLIC HEARING.

**II. INVOCATION & NATIONAL ANTHEM:**

CONDUCTED BY HON. CARIDAD O. LESIGUES SANGGUNIANG BARANGAY MEMBER FOLLOWED BY SINGING THE ALANGALANG HYMN.

**III. ROLL CALL:**

ON MOTION OF SANGGUNIANG BARANGAY MEMBER HON. ALBERT G. AGRAVA DULY SECONDED BY SANGGUNIANG BARANGAY MEMBER LEAH V. EVANGELISTA, THE ROLL CALL WAS DISPENSED BY GENERAL CONSENT OF THE CHAIR DECLARED THE EXISTENCE OF A QUORUM.

**AGENDA:**

- SUBJECT REGARDING A 4.5 HECTARES OF AN AGRICULTURAL PROPERTY LOCATED IN BARANGAY SAN VICENTE ALANGALANG, LEYTE TO BE SITE OF A RESIDENTIAL SUBDIVISION.
- THE LOT WILL ALSO BE RECLASSIFIED TO RESIDENTIAL SINCE IT IS AN AGRICULTURAL CLASSIFICATION.
- THE CONSTITUENTS OF BARANGAY SAN VICENTE IS VERY MUCH EXCITED AND VERY SUPPORTIVE FOR THE SAID PROJECT PAMBANSANG PABAHAY PROGRAM (4PH).
- THE BARANGAY COUNCIL IS VERY SUPPORTIVE OF THIS DEVELOPMENT PROJECT, AND AS WE CONSULTED OUR RESIDENTS, THEY ARE ALSO VERY SUPPORTIVE

**V. ADJOURNMENT:**

**SINCE THERE WERE NO MORE MATTERS TO BE DISCUSSED THE PUBLIC HEARING ADJOURNED AT 11:00 IN THE MORNING.**

**SECRETARY'S CERTIFICATION**

**I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING PUBLIC HEARING OF BARANGAY SAN VICENTE ALANGALANG LEYTE HELD ON OCTOBER 27, 2024 AT THE BARANGAY COVERED COURT OF BARANGAY SAN VICENTE, ALANGALANG LEYTE.**

  
**CRISNA G. GONZAGA**  
Barangay Secretary

**ATTESTED:**

**CARIDAD O. LESIGUES**  
Kagawad

  
**JONEL D. SECORATA**  
Kagawad

  
**LEAH V. EVANGELISTA**  
Kagawad

  
**ALBERT C. AGRAVA**  
Kagawad

**DARELL N. RAGANIT**  
Kagawad

  
**ISMAEL C. SALAMIA**  
Kagawad

  
**MARIA ELIZA T. PIGA**  
Kagawad

  
**JUDE ANGELO N. GO**  
SK. Chairperson

Approved by:

  
**HON. JOEY D. LESIGUES**  
Punong Barangay

## Attendance Sheet

| NAME                   | DESIGNATION | SIGNATURE   |
|------------------------|-------------|-------------|
| 1. Selma J. Delacruz   | Luzon       | [Signature] |
| 2. Trinidad V. Peli    | " "         | [Signature] |
| 3. Marilyn C. Magallan | " "         | [Signature] |
| 4. Ridel Cobalana      | " "         | [Signature] |
| 5. [Name] [Last Name]  | " "         | [Signature] |
| 6. Anselmo A. Mansante |             | [Signature] |
| 7. SUCROJO A. VICENTE  |             | [Signature] |
| 8. MARY JANE M. ROMANO |             | [Signature] |
| 9. [Name] [Last Name]  |             | [Signature] |
| 10. Marissa Cuartero   |             | [Signature] |
| 11. [Name] [Last Name] |             | [Signature] |
| 12. SONIA H. J. INTD   |             | [Signature] |
| 13. Emelita C. Bancula |             | [Signature] |
| 14. MARIPE B. DACELES  |             | [Signature] |
| 15. MARILYN H. DARDUE  |             | [Signature] |
| 16. Chanda S. Canda    |             | [Signature] |
| 17. Primito P. DeCasta |             | [Signature] |
| 18. [Name] [Last Name] |             | [Signature] |
| 19. [Name] [Last Name] |             | [Signature] |
| 20. [Name] [Last Name] |             | [Signature] |
| 21. [Name] [Last Name] |             | [Signature] |
| 22. [Name] [Last Name] |             | [Signature] |
| 23. [Name] [Last Name] | "           | [Signature] |
| 24. [Name] [Last Name] | "           | [Signature] |
| 25. [Name] [Last Name] | "           | [Signature] |
| 26. [Name] [Last Name] | "           | [Signature] |
| 27. [Name] [Last Name] | "           | [Signature] |
| 28. [Name] [Last Name] | "           | [Signature] |
| 29. [Name] [Last Name] | "           | [Signature] |
| 30. [Name] [Last Name] | "           | [Signature] |
| 31. [Name] [Last Name] | "           | [Signature] |
| 32. Armande C. Cagador |             | [Signature] |
| 33. Ma. Alie L. Cañas  |             | [Signature] |
| 34. Juan P. Miralla    |             | [Signature] |
| 35. Andie L. Divila    |             | [Signature] |
| 36. Nilda L. Divila    |             | [Signature] |
| 37. [Name] [Last Name] |             | [Signature] |
| 38. [Name] [Last Name] |             | [Signature] |
| 39. [Name] [Last Name] |             | [Signature] |
| 40. [Name] [Last Name] |             | [Signature] |
| 41. NANCY C. BOREL     |             | [Signature] |
| 42. [Name] [Last Name] |             | [Signature] |

# Attendance Sheet

| NAME                    | DESIGNATION    | SIGNATURE          |
|-------------------------|----------------|--------------------|
| Melba M. Valle          |                |                    |
| Rogel Mesa              |                |                    |
| Editha Juntla           |                | Editha             |
| Marilyn Morano          |                | Marilyn Morano     |
| Warren T. Hondanero     |                | Warren             |
| Annalia M. Sapien       |                | Sapien             |
| Armando C. Cagador      |                | Armando C. Cagador |
| Rachel Magdalena        |                | Rachel             |
| Lilia Socobola          |                | Lilia Socobola     |
| Emilia Villaneta        |                | Emilia Villaneta   |
| Francis Gonzales        |                | Francis Gonzales   |
| Maribel Balquin Capitan |                | Maribel Sapien     |
| Lorey n. del campo      |                | Lorey              |
| Shanda nejara           |                | Shanda             |
| Defora Maganrice        |                | Defora             |
| Lele n. Gama            |                | Lele               |
| Emilia Vala             |                | Emilia             |
| Julda B. Rainace        |                | Julda Rainace      |
| Pa. Angelica T. Guibas  |                | Pa. Angelica       |
| Analiza Robacio         |                | Analiza            |
| Emelita T. Guibas       |                | Emelita            |
| Angelyn Robacio         |                | Angelyn            |
| Rebecca Rantilla        |                | Rebecca            |
| ANNA JEAN ABELLAS       |                | Anna Jean          |
| Julie-Ana Caringal      |                | Julie-Ana          |
| Erasto Romatillo        |                | Erasto             |
| Estimio Y. Gumbau       |                | Estimio            |
| Liberty A. Reri         |                | Liberty            |
| Francis Ravela          |                | Francis            |
| Nelcha Gonzaga          |                | Nelcha Gonzaga     |
| Helisa Gonzaga          |                | Helisa Gonzaga     |
| Rosalyn Galvez          |                | Rosalyn Galvez     |
| Rolen Galvez            |                | Rolen Galvez       |
| Jude Angelo N. Gu       | SK CHAIRPERSON | Jude               |
| LEAH V. BANGRUSTIA      | BRGY. KAGAWAD  | Leah               |
| MARIA ELZA PICA         | BRGY. KAGAWAD  | Maria Elza         |
| CARIDAD O. LESIGUEL     | BRGY. KAGAWAD  | Caridad            |
| ADVENT G. AGUAY         | BRGY. KAGAWAD  | Advent             |
| DARLEN P. RAGANIT       | BRGY. KAGAWAD  | Darlen             |
| ISMAEL C. SHAMIA        | II             | Ismael             |
|                         |                |                    |
|                         |                |                    |
|                         |                |                    |



Republic of The Philippines  
Province of Leyte  
Municipality of Alangalang

**Office of the Municipal Agriculture**

# Certification

This is to certify that the parcel of land located at

**NATIONAL HIGHWAY, BRGY. SAN VICENTE, ALANGALANG, LEYTE**

has been thoroughly assessed and evaluated by the Municipal Agriculture Office. Based on our detailed analysis and review, it has been determined that the said land has ceased to be economically feasible and is not sound for agricultural purposes due to soil degradation and poor yield.

Issued this 5<sup>th</sup> day of August, 2024 at the Municipality of Alangalang, Leyte.

*Cw*

**CESAR ANADE**

Municipal Agriculture Officer

Uswag pa Alangalang!





Republic of The Philippines  
Province of Leyte  
Municipality of Alangalang

**Office of the Municipal Agriculture**

# Certification

This is to certify that the parcel of land located at

**NATIONAL HIGHWAY, BRGY. SAN VICENTE, ALANGALANG, LEYTE**

has been thoroughly assessed and evaluated by the Municipal Agriculture Office. Based on our records and evaluation, it has been determined that the said land constitutes less than ten percent (10%) of the total agricultural area of the municipality.

Issued this 5<sup>th</sup> day of August, 2024 at the Municipality of Alangalang, Leyte.

**CESAR ANADE**

Municipal Agriculture Officer

Uswag pa Alangalang!







Republic of The Philippines  
Province of Leyte  
Municipality of Alangalang

**Office of the Municipal Planning and Development**

# Certification

This is to certify that the parcel of land located at

**NATIONAL HIGHWAY, BRGY. SAN VICENTE, ALANGALANG, LEYTE**

has been evaluated by the Municipal Planning and Development Office/Zoning Administrator. Based on our thorough review and assessment, it has been determined that the said land is qualified to be reclassified from agricultural land to residential classification.

This certification is issued in accordance with the applicable zoning laws and regulations, and upon the request of Department of Human Settlements and Urban Development for the purpose of the implementation of the 4PH (Pambansang Pabahay Para sa Pilipino) Program.

Issued this 5<sup>th</sup> day of August, 2024 at the Municipality of Alangalang, Leyte.

**VERWENA C. BIBAR**

Municipal Planning and Development Coordinator

Uswag pa Alangalang!





Republic of the Philippines  
**PROVINCE OF LEYTE**  
Municipality of Alangalang  
-o0o-

**OFFICE OF THE SANGGUNIANG BAYAN**

**CERTIFICATION**

This is to certify that the parcel of land with Lot Nos. 798 and 792 located at the National Highway, Barangay San Vicente, Alangalang, Leyte after due determination based on the certification issued by the Office of the Municipal Planning Coordinator and Municipal Agriculture Office, the subject land will have a substantial and greater economic value if reclassified either for residential, commercial or industrial purposes.

ISSUED this 11<sup>th</sup> day of December, 2024 for whatever legal intent it may serve.

  
**MARIO V. BAGUE**  
Municipal Vice Mayor





Republic of the Philippines

**DEPARTMENT OF AGRARIAN REFORM**

*Tunay na Pagbabago sa Repormang Agraryo*

## **CERTIFICATION**

**TO WHOM IT MAY CONCERN :**

**THIS IS TO CERTIFY** that parcels of agricultural land designated as **Lot Nos. 792 & 798**, located at Brgy. San Vicente, Alangalang, Leyte, *is not tenanted* as per Certification issued by BARC Chairman of Brgy. San Vicente, Alangalang, Leyte.

Issued this 5<sup>th</sup> day of November 2024, Alangalang, Leyte, Philippines.

**WILMA C. PEÑARANDA**

Municipal Agrarian Reform Program Officer



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF ALANGALANG  
BARANGAY SAN VICENTE



OFFICE OF THE PUNONG BARANGAY

HON. JOEY D. LESIGUES  
Punong Barangay

HON. CARIDAD O. LESIGUES  
Committee on Finance

HON. JONEL D. SECORATA  
Committee on Peace & Order

HON. LEAH V. EVANGELISTA  
Committee on Health

HON. ALBERT G. AGRAVA  
Committee on Infrastructure

HON. DARELL N. RAGANIT  
Committee on Waste  
Management

HON. ISMAEL C. SALAMIA  
Committee on Agriculture

HON. MARIA ELIZA T. PIGA  
Committee on Education

HON. JUDE ANGELO N. GO  
SK Chairperson/Committee on Sport

CRISNA G. GONZAGA  
Brgy. Secretary

LOUIE H. ADARNE  
Brgy. Treasurer

## BARANGAY CERTIFICATION

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that **BENITO P. ESCAÑO**, of legal age, male/female, married/single, Filipino, and a bonafide resident of San Jose, Tacloban City.

**This further certifies** that above mentioned name person is the registered owner of Lot Nos. 792 & 798 situated at **Barangay San Vicente, Alangalang Leyte** and the said LOT is not tenanted.

**This Barangay Certification** is issued upon the request of the interested party for whatever legal purpose/s it may serve.

**ISSUED** this 3<sup>rd</sup> day of September 2024, at **Barangay San Vicente, Alangalang, Leyte, Philippines.**

**JOSEPHINE G. LOFRANCO**  
BARC Chairman



REPUBLIC OF THE PHILIPPINES  
 PROVINCE OF LEYTE  
 MUNICIPALITY OF ALANGALANG  
**BARANGAY SAN VICENTE**

-oOo-



**Excerpts from the minutes of the Regular Session of the Sangguniang Barangay Members of Barangay San Vicente, Alangalang, Leyte held at the Barangay Session Hall on August 24, 2024.**

**Present:**

**JOEY D. LESIGUES  
 CARIDAD O. LESIGUES  
 JONEL D. SECORATA  
 LEAH V. EVANGELISTA  
 ALBERT G. AGRAVA  
 DARELL N. RAGANIT  
 ISMAEL C. SALAMIA  
 MARIA ELIZA T. PIGA  
 JUDE ANGELO N. GO**

**PUNONG BARANGAY  
 BARANGAY KAGAWAD  
 BARANGAY KAGAWAD  
 BARANGAY KAGAWAD  
 BARANGAY KAGAWAD  
 BARANGAY KAGAWAD  
 BARANGAY KAGAWAD  
 SK. CHAIRPERSON**

**OTHER PRESENT:**

**CRISNA G. GONZAGA  
 LOUIE H. ADARNE**

**BARANGAY SECRETARY  
 BARANGAY TREASURER**

**RESOLUTION No. \_\_\_\_\_  
 Series of 2024**

**A RESOLUTION INTERPOSING NO OBJECTION FOR THE PROPOSED DEVELOPMENT BY FIRST LE MARKE RESOURCES OF A 4.5 HECTARE PROPERTY COVERED BY TCT NO. 115-2017004524 LOT. 792 AND NO. 115- 2017002713 LOT 798 IN THE BARANGAY SAN VICENTE, ALANGALANG, LEYTE INTO A RESIDENTIAL SUBDIVISION AND THEIR SUBSEQUENT ZONING RECLASSIFICATION FROM AGRICULTURAL TO RESIDENTIAL.**

**WHEREAS**, the First Le Marke Resources Inc. and intends to develop its 4.5-hectare property with TCT No.115-2017004524 Lot. 792 and TCT No. 115-2017002713 Lot. 798 located in Barangay San Vicente Alangalang, Leyte into residential subdivision;

**WHEREAS**, the Barangay Council is fully supportive of development projects that will be introduced in the Barangay, especially if those projects are beneficial to the residents, to the Barangay, and to the Municipality, in general;

**NOW THEREFORE**, on motion of all Sangguniang Member assembled in session, be it;

**RESOLVED, AS IT IS HEREBY RESOLVED**, that the Barangay interposes no objection to the proposed development First Le Marke Resources, inc of its 4.5-hectare property with TCT No. 115-7004524 Lot 792 and TCT No. 115-2017002713 Lot 798 in the Barangay San Vicente, Alangalang, Leyte, into a residential subdivision and their subsequent zoning reclassification from agricultural into residential.

**CARRIED UNANIMOUSLY**

**I HEREBY CERTIFY** to the correctness of the foregoing resolution.

  
**CRISNA G. GONZAGA**  
Barangay Secretary

Attested by:

  
**CARIDAD O. LESIGUES**  
Kagawad

  
**JONEL D. SECORATA**  
Kagawad

  
**LEAH V. EVANGELISTA**  
Kagawad

  
**ALBERT G. AGRAVA**  
Kagawad

  
**DARELL N. RAGANIT**  
Kagawad

  
**ISMAEL C. SALAMIA**  
Kagawad

  
**MARIA ELIZA T. PIGA**  
Kagawad

  
**JUDE ANGELO N. GO**  
SK Chairperson

Approved by: ~ .

  
**JOEY D. LESIGUES**  
Punong Barangay



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF ALANGALANG



-oOo-

**BARANGAY SAN VICENTE  
OFFICE OF THE SANGGUNIANG BARANGAY**

Minutes of the Committee Hearing of the Sangguniang Barangay of Barangay San Vicente, Alangalang, Leyte, held on August 24, 2024 at the Barangay Session Hall at 9:00 in the morning.

**PRESENT:**

HON. JOEY D. LESIGUES  
HON. CARIDAD O. LESIGUES  
HON. JONEL D. SECORATA  
HON. LEAH V. EVANGELISTA  
HON. ALBERT G. AGRAVA  
HON. DARELL N. RAGANIT  
HON. ISMAEL C. SALAMIA  
HON. MARIA ELIZA T. PIGA  
HON. JUDE ANGELO N. GO

PUNONG BARANGAY/PRESIDING  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG BARANGAY MEMBER  
SANGGUNIANG KABATAAN MEMBER

**OTHER PRESENT:**

CRISNA G. GONZAGA  
LOUIE H. ADARNE

BARANGAY SECRETARY  
BARANGAY TREASURER

**MINUTES OF THE SESSION**

**I. CALL TO ORDER:**

THE REGULAR SESSION WAS CALLED TO ORDER BY THE **HON. JOEY D. LESIGUES**, PUNONG BARANGAY AT **9 O'CLOCK IN THE MORNING** WHO CONTINUED TO PRESIDE OVER THE SESSION.

**II. INVOCATION & NATIONAL ANTHEM:**

CONDUCTED BY HON. CARIDAD O. LESIGUES SANGGUNIANG BARANGAY MEMBER FOLLOWED BY SINGING THE ALANGALANG HYMN.

**III. ROLL CALL:**

ON MOTION OF SANGGUNIANG BARANGAY MEMBER HON. ALBERT G. AGRAVA DULY SECONDED BY SANGGUNIANG BARANGAY MEMBER LEAH V. EVANGELISTA, THE ROLL CALL WAS DISPENSED BY GENERAL CONSENT OF THE CHAIR DECLARED THE EXISTENCE OF A QUORUM.

**IV. APPROVAL OF THE MINUTES OF THE PREVIOUS SESSION:**

THE BARANGAY SECRETARY WAS THEN REQUESTED TO READ THE MINUTES OF THE PREVIOUS SESSION. ON MOTION OF KAGAWAD MARIA ELIZA T. PIGA SECONDED BY KAGAWAD JONEL D. SECORATA THE MINUTES OF THE PREVIOUS SESSION WELL APPROVED AS READ.

**AGENDA:**

- SUBJECT REGARDING A 4.5 HECTARES OF AN AGRICULTURAL PROPERTY LOCATED IN BARANGAY SAN VICENTE ALANGALANG, LEYTE TO BE SITE OF A RESIDENTIAL SUBDIVISION.
- THE LOT WILL ALSO BE RECLASSIFIED TO RESIDENTIAL SINCE IT IS AN AGRICULTURAL CLASSIFICATION.
- THE BARANGAY COUNCIL IS VERRY SUPPORTIVE OF THIS DEVELOPMENT PROJECT, AND AS WE CONSULTED OUR RESIDENTS, THEY ARE ALSO VERY

SUPPORTIVE AND FOR SURE MANY ALANGALANGANONS WILL BENEFIT THIS NEW DEVELOPMENT.

**V. ADJOURMENT:**

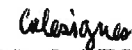
SINCE THERE WERE NO MORE MATTERS TO BE DISCUSSED THE COMMITTEE HEARING ADJOURNED AT 11:30 IN THE MORNING.

**SECRETARY'S CERTIFICATION**


I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING MINUTES OF BARANGAY SAN VICENTE ALANGALANG LEYTE HELD ON AUGUST 24, 2024 AT THE BARANGAY HALL OF BARANGAY SAN VICENTE, ALANGALANG LEYTE.

  
**CRISNA G. GONZAGA**  
Barangay Secretary

**ATTESTED:**


  
**CARIDAD O. LESIGUES**  
Kagawad

  
**JONEL D. SECORATA**  
Kagawad

  
**LEAH V. EVANGELISTA**  
Kagawad

  
**ALBERT G. AGRAVA**  
Kagawad

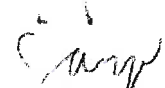
  
**DARELL N. RAGANIT**  
Kagawad

  
**ISMAEL C. SALAMIA**  
Kagawad

  
**MARIA ELIZA T. PIGA**  
Kagawad

  
**JUDE ANGELO N. GO**  
SK Chairperson

Approved by:

  
**HON. JOEY D. LESIGUES**  
Punong Barangay





Republic of The Philippines  
Province of Leyte  
Municipality of Alangalang

## OFFICE OF THE MUNICIPAL MAYOR

### LOCAL ZONING BOARD OF APPEALS


|                                   |   |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
|-----------------------------------|---|----------------------|--|------------------|------------------------|------------|-------------------------------------|-------------------|--------------------|-------------------|--|---------------------|--------|-----------------------|--------------------|--------------|--|------------|-------|----------------------------|------------------------------------|
| <b>Date</b>                       | July 26, 2024   |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| <b>Time</b>                       | 9:00 AM   |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| <b>Venue</b>                      | Executive Room, LGU Alangalang, Alangalang Leyte  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| <b>Agenda</b>                     | Application for Reclassification of Property at Brgy. San Vicente from Agricultural to Residential Use  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| <b>Present</b>                    | <p><b>Members LZBA:</b></p> <table> <tr> <td>Atty. Renato Padayao</td> <td>Representative of the Municipal Mayor/LZBA Chairperson</td> </tr> <tr> <td>Verwena C. Bibar</td> <td>MPDC/ LZBA Secretariat</td> </tr> <tr> <td>Tyrene Ayo</td> <td>Representative of the Mun. Assessor</td> </tr> <tr> <td>Engr. Marlo Sotto</td> <td>Municipal Engineer</td> </tr> <tr> <td>Helen G. Superada</td> <td>Representative, MENRO Tourism Officer, Designate</td> </tr> <tr> <td>Cliff Errol Ripalda</td> <td>MDRRMO</td> </tr> <tr> <td>Hanna Quennie Vergara</td> <td>Mun. Treasurer-OIC</td> </tr> <tr> <td>Nilo Labajoy</td> <td>Representative of the Office of The Mun. Agriculture</td> </tr> </table> <p><b>Others Present:</b></p> <table> <tr> <td>Glenn Amon</td> <td>MLGOO</td> </tr> <tr> <td>Hon. Ketchie Rex Barrantes</td> <td>SB Member, Chair Committee on Rule</td> </tr> </table> | Atty. Renato Padayao | Representative of the Municipal Mayor/LZBA Chairperson | Verwena C. Bibar | MPDC/ LZBA Secretariat | Tyrene Ayo | Representative of the Mun. Assessor | Engr. Marlo Sotto | Municipal Engineer | Helen G. Superada | Representative, MENRO Tourism Officer, Designate | Cliff Errol Ripalda | MDRRMO | Hanna Quennie Vergara | Mun. Treasurer-OIC | Nilo Labajoy | Representative of the Office of The Mun. Agriculture | Glenn Amon | MLGOO | Hon. Ketchie Rex Barrantes | SB Member, Chair Committee on Rule |
| Atty. Renato Padayao              | Representative of the Municipal Mayor/LZBA Chairperson  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Verwena C. Bibar                  | MPDC/ LZBA Secretariat  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Tyrene Ayo                        | Representative of the Mun. Assessor   |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Engr. Marlo Sotto                 | Municipal Engineer  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Helen G. Superada                 | Representative, MENRO Tourism Officer, Designate  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Cliff Errol Ripalda               | MDRRMO  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Hanna Quennie Vergara             | Mun. Treasurer-OIC  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Nilo Labajoy                      | Representative of the Office of The Mun. Agriculture  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Glenn Amon                        | MLGOO   |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| Hon. Ketchie Rex Barrantes        | SB Member, Chair Committee on Rule  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| <b>I. Call to Order</b>           | <p>The meeting was called to order by Atty. Renato Padayao, the representative of Municipal Mayor Lovell Anne Yu-Castro and the Local Zoning Board of Appeals (LZBA) Chairperson.</p> <p>On behalf of the Mayor/LZBA Chairperson, Atty. Padayao presided over the meeting and conducted a roll call of the members of the LZBA.</p>   |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |
| <b>II. Purpose of the Meeting</b> | <p>He then called on the MPDC as the Secretariat of the LZBA to provide the context of the meeting.</p> <p>MPDC Verwena Bibar explained that there is a letter request from First Le Marke Corporation received by the LZBA Chairperson, Hon. Lovelle Anne Yu-Castro, for the reclassification of a parcel of land, Lot Nos. 798 (2.6608 ha) and 792 (1.9364 ha), located in Barangay San Vicente, with a total land area of 4.6 hectares.</p> <p>As per the letter request sent by the owner of the lot, First Le Marke Corporation, they plan to develop a housing subdivision under the government's 4PH housing program.</p>  |                      |  |                  |                        |            |                                     |                   |                    |                   |  |                     |        |                       |                    |              |  |            |       |                            |                                    |

|                    |   |
|--------------------|---|
|                    | <ul style="list-style-type: none"> <li>Regular coordination with the concerned offices to be compliant with the standards and other appropriate actions necessary for the project implementation.</li> </ul>  |
| <b>DECISION</b>    | <p>After carefully discussing the merit of the application for reclassification of land, a motion recommending approval for the reclassification of the land was moved by Nilo Labajoy from agricultural to non-agricultural uses, particularly for residential and agricultural purposes to optimize its use.</p> <p>This motion was seconded en masse by the members present.</p> <p>The Board also moved to have this recommendation forwarded to the Sangguniang Bayan for prompt action.</p> |
| <b>ADJOURNMENT</b> | The meeting adjourned at 11:30 AM.  |

**Prepared by:**

  
**VERWENA CALDOSÁ-BIBAR**  
 Zoning Officer/Member, LZBA

**Noted:**

  
**LOVELL ANNE M. YU-CASTRO**  
 Municipal Mayor/LZBA Chairperson

|                               |  |
|-------------------------------|--|
|                               | <p>MPDC/Zoning Officer and LZBA Secretariat Bibar presented an overview of the proposed housing project in Brgy. San Vicente by President Marcos, called P4H (Pambansang Pabahay Para sa Pilipino Housing).</p> <p>Based on the zoning map, the parcel of land for the proposed housing is classified as agricultural land under the Integrated Zoning Ordinance of LGU Alangalang.</p> <p>She presented the existing land use map, hazard map, as well as the vicinity map, based on Google Maps.</p> <p>MDRRMO Designate Cliff Errol Ripalda stated that the property area applied for reclassification to residential use is assessed to be moderately susceptible to floods and likely to experience flood heights. However, with the implementation of appropriate mitigation measures, flooding can be mitigated through specific engineering designs.</p> <p>Based on the Site Development Plan presented, Engr. Marlo Sotto noted that a natural waterway cuts across the buildings going towards the river.</p> <p>MENRO Eugene Bondos suggested rerouting the natural water flow by constructing a drainage canal going towards the river. This suggestion was corroborated by Mr. Ripalda and MLGOO Glenn Amon.</p> <p>OMA representative Nilo Labajoy clarified that part of the land is planted with crops, but most of it is idle. Labajoy stated they will conduct an onsite inspection to provide a recommendation for the reclassification applied for by the owner.</p> <p>After the presentation, Atty. Padayao called on the members of the Local Zoning Board of Appeals for any recommendations regarding the reclassification of agricultural land to residential and commercial for the proposed socialized housing in Brgy. San Vicente, Alangalang, Leyte.</p> |
| <p><b>RECOMMENDATIONS</b></p> | <ul style="list-style-type: none"> <li>• Construction of a drainage canal for rerouting the creek to the river.</li> <li>• Follow the 20-meter easement requirement to avoid encroachment on the river and prevent flooding in the area.</li> <li>• Implement mitigation measures, such as a flood control project along the riverside. This can be realized considering that there is an ongoing flood control project funded by the DPWH, and the area in question will be covered by the project.</li> <li>• Re-orientation of three buildings near the river is needed.</li> <li>• Conduct a soil boring test.</li> <li>• Approval of this application for reclassification must be subject to certification requirements from the Office of the Municipal Agriculture (OMA), the Municipal Agrarian Reform Committee, the Municipal Agrarian Reform Office, Hazard Susceptibility Certificate by the MDRRMO and the National Irrigation Administration.</li> </ul>  |

124°47'30" E 124°47'50" E 124°48'00" E 124°48'20" E 124°48'30" E 124°48'50" E 124°49'00" E 124°49'20" E 124°49'30" E 124°49'40" E

Republic of the Philippines  
 PROVINCE OF LEYTE  
**MUNICIPALITY OF ALANGALANG**

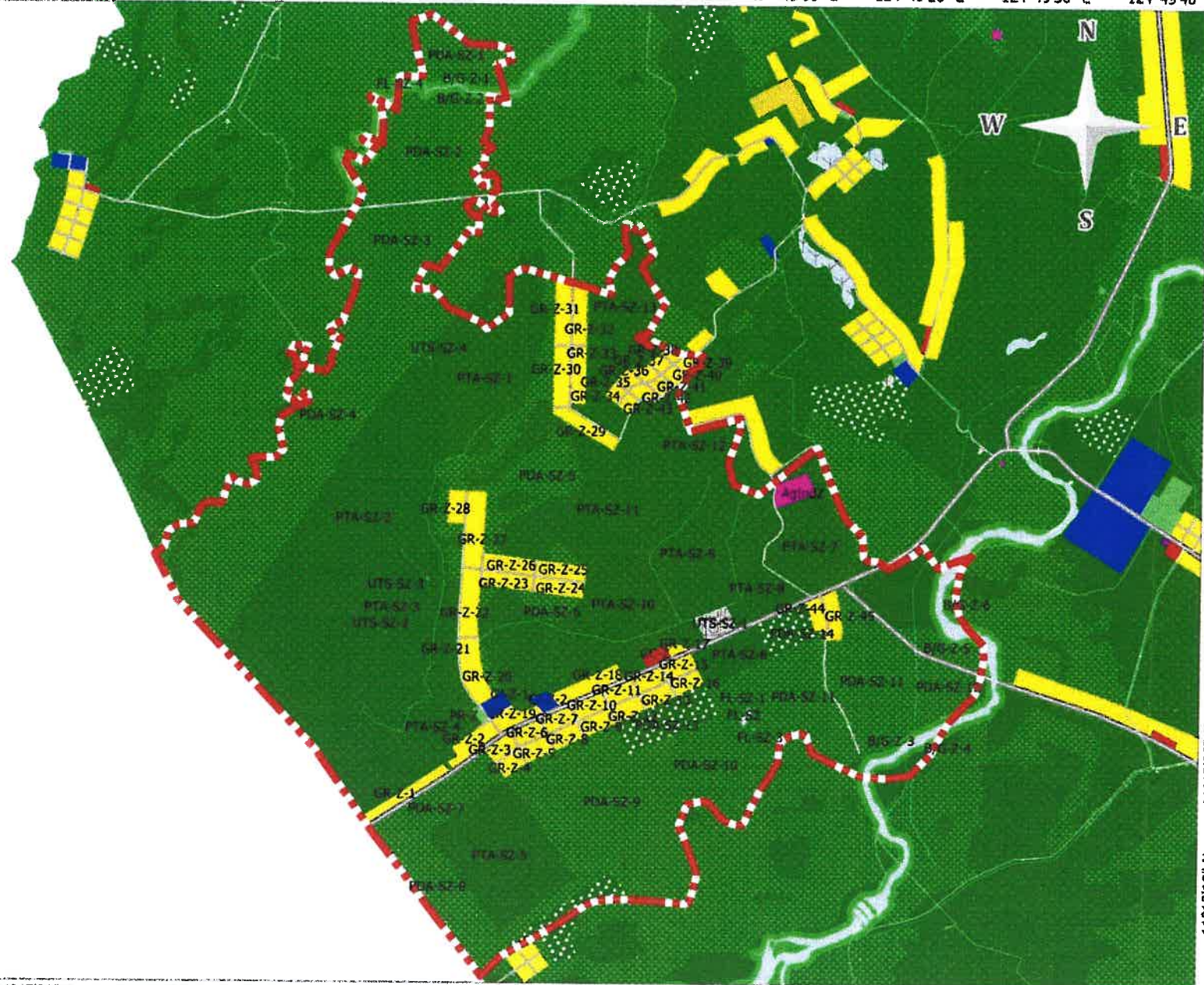
SCALE 1:19,000 1200 m

Projection: Universal Transverse Mercator (UTM) - Zone 51  
 Horizontal Datum: World Geodetic System 1984 (WGS84)

**BARANGAY SAN VICENTE**  
**ZONING MAP**

11°13'40" N  
 11°13'30" N  
 11°13'10" N  
 11°13'00" N  
 11°12'40" N  
 11°12'30" N  
 11°12'10" N

11°13'40" N  
 11°13'30" N  
 11°13'10" N  
 11°13'00" N  
 11°12'40" N  
 11°12'30" N  
 11°12'10" N



**LEGEND:**

**URBAN USE AREAS:**

- Residential
- Commercial
- Institutional
- Parks and Open Spaces

**Infrastructure/Utilities:**

- Agri-Training Center
- Other Infrastructure/Utilities
- National Road
- Barangay Road

**AGRICULTURAL:**

- Production**
  - Permanent Crops
  - Mixed Crops
  - Pasture
- Protection**
  - Cash Crops

**OTHER USES/CATEGORIES:**

- Agri-industrial
- Buffer/Greenbelts Zone
- Road setbacks

**WATER USE:**

- Protection**
  - Swamp
  - Rivers/Creeks
- Production**
  - Irrigation Canals
- Barangay Boundary

Date Prepared: July 2017

124°47'30" E 124°47'50" E 124°48'00" E 124°48'20" E 124°48'30" E 124°48'50" E 124°49'00" E 124°49'20" E 124°49'30" E 124°49'40" E



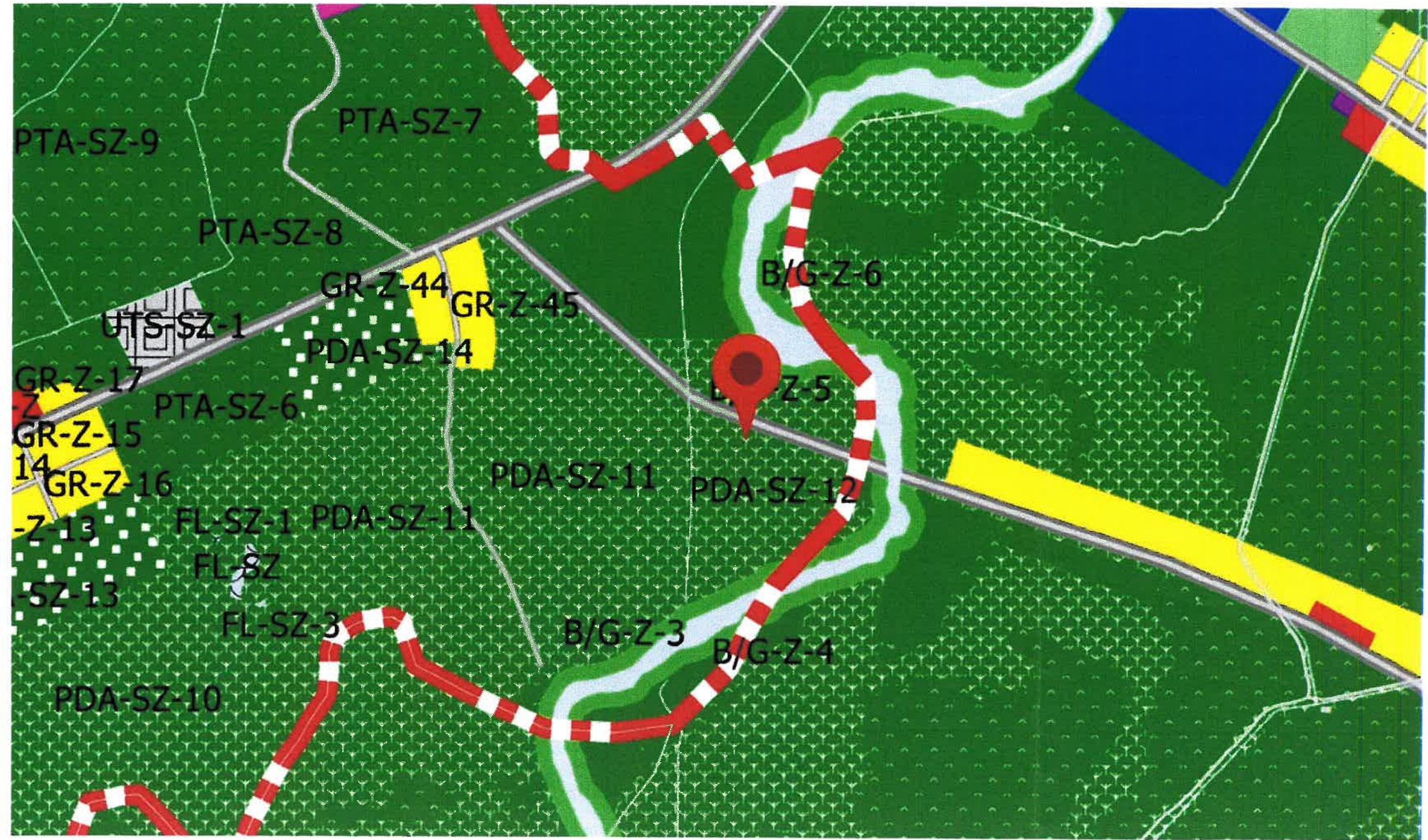
Prepared by:  
**ALANGALANG GIS TEAM**

Approved by:  
**SARAH T. APURILLO**  
 MUNICIPAL VICE MAYOR

Approved by:  
**REYNALDO B. CAPON, SR.**  
 MUNICIPAL MAYOR

Data Sources:  
 DENR Cadastral map, Google Earth, Bing Maps, iTax, MPDO, Municipal Assessor's Office, GIS, MIT GPS Survey, Local Community Knowledge with the cooperation of the Barangay Council.

Note:  
 Production of this map is for planning purposes only and not for any legal claim



124°46'30" E 124°48'00" E 124°49'30" E 124°51'00" E 124°52'30" E 124°54'00" E 124°55'30" E 124°57'00" E

Republic of the Philippines  
 PROVINCE OF LEYTE  
**MUNICIPALITY OF ALANGALANG**  
**BARANGAY ASLUM**

SCALE 1:9,500



Projection: Universal Transverse Mercator (UTM) - Zone 51  
 Horizontal Datum: World Geodetic System 1984 (WGS84)

**LANDSLIDE and FLOOD HAZARD MAP**

**LEGEND:**

- ★ Barangay Center Location
- National Road
- Provincial Road
- Municipal Road
- Barangay Road
- NIA Road
- Private Road
- Pathway
- Rivers
- Creeks/Irrigator Canals
- Barangay Boundary

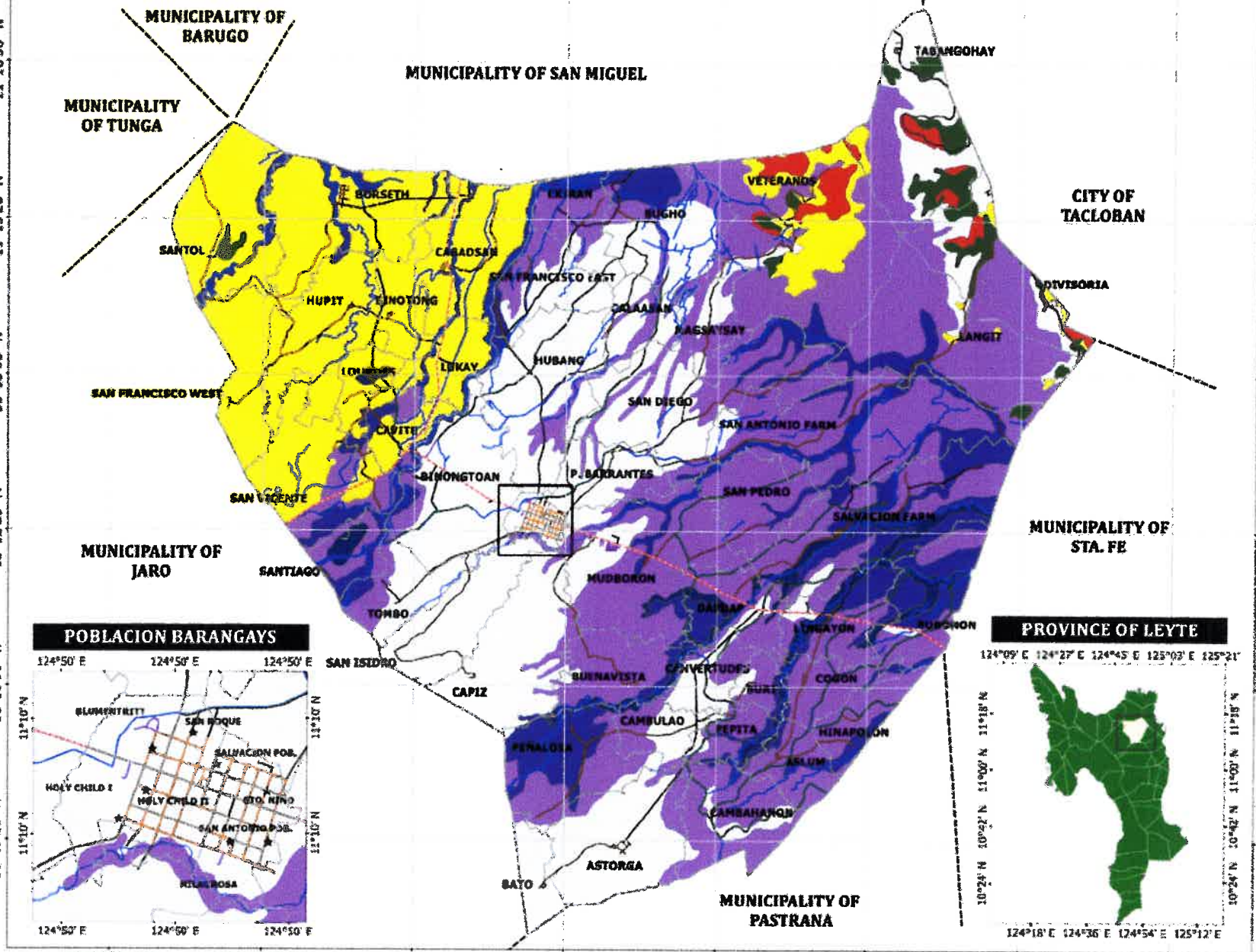
**FLOODING**

- Very High Flood Susceptibility**  
 Areas likely to experience flood heights of greater than 2 meters and/or flood duration of more than 3 days. These areas are immediately flooded during heavy rains of several hours; include landforms of topographic lows such as active river channels, abandoned river channels and areas along river banks; also prone to flashfloods.
- High Flood Susceptibility**  
 Areas likely to experience flood heights of 1.0 to 2.0 meter and/or flood duration of more than 3 days. These areas are immediately flooded during heavy rains of several hours; include landforms of topographic lows such as active river channels, abandoned river channels and areas along river banks; also prone to flashfloods.
- Moderate Flood Susceptibility**  
 Areas likely to experience flood heights between 0.5 and 1 meter and/or flood duration of 1 to 3 days. These areas are subject to widespread inundation during prolonged and extensive heavy rainfall or a storm weather condition. Fluvial terraces, alluvial fans, and unfilled valleys are areas moderately subjected to flooding.
- Low Flood Susceptibility**  
 Areas likely to experience flood heights of 0.5 meter or less and/or flood duration of less than 1 day. These areas include low hills and gentle slopes. They also have sparse to moderate drainage density.

**LANDSLIDE**

- High Landslide Susceptibility**  
 Areas usually with steep to very steep slopes and underlain by weak materials. Areas with numerous retrogressive landslides.
- Moderate Landslide Susceptibility**  
 Areas with moderately steep slopes, full crees and other indications of possible landslide occurrence are present.
- Low Landslide Susceptibility**  
 Gently sloping areas with no identified landslides.

**Disclaimer:**  
 Production of this map is for planning purposes only not for any legal claim



**POBLACION BARANGAYS**



**PROVINCE OF LEYTE**



124°46'30" E 124°48'00" E 124°49'30" E 124°51'00" E 124°52'30" E 124°54'00" E 124°55'30" E 124°57'00" E



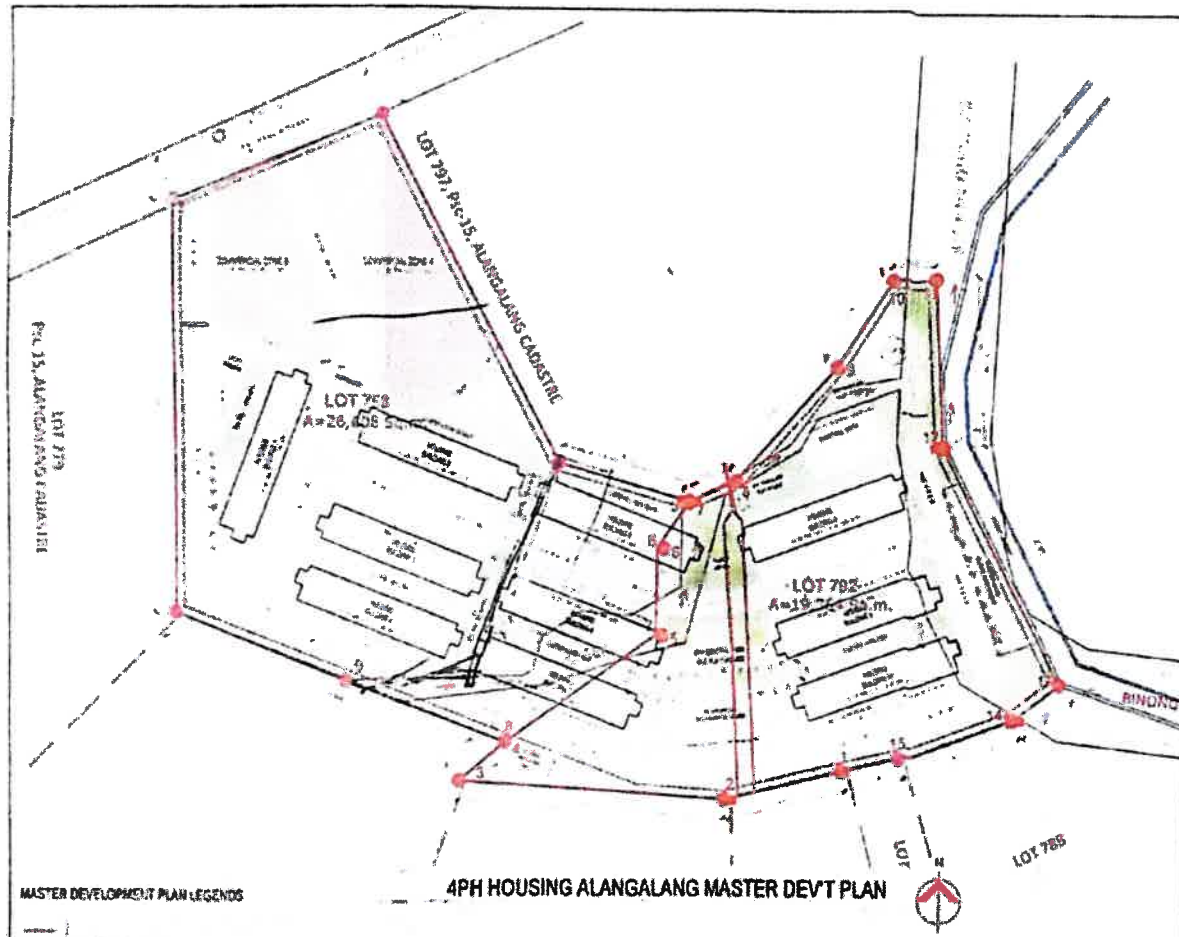
Prepared by:  
**ALANGALANG GIS TEAM**

Approved by:  
**REYNALDO B. CAPON, SR.**  
 MUNICIPAL MAYOR

Data Sources:  
 MGB Geohazard Assessment Team  
 Geological Database and Information System Section  
 Lands Geological Survey Division  
 Geosciences Division MGB RD VIII

DERR Cadastral map, Google Earth, Bing Maps,  
 MIT GPS Survey, Local Community Knowledge  
 with the cooperation of the Barangay Council.

Mapping Scale 1:10,000 Published 2015



MASTER DEVELOPMENT PLAN LEGENDS

4PH HOUSING ALANGALANG MASTER DEVT PLAN

**4PH TABULATION OF DEVELOPMENT**

| DESCRIPTION                       | NO.   | AREA  | UNIT | TOTAL AREA | UNIT  |
|-----------------------------------|-------|-------|------|------------|-------|
| TOTAL GROSS LOT AREA              |       | 10000 |      | 10000      |       |
| <b>COMMERCIAL AREA - EXCLUDED</b> |       |       |      |            |       |
| LAND - A                          | 10000 | 10000 | 1    | 10000      | 10000 |
| LAND - B                          | 10000 | 10000 | 1    | 10000      | 10000 |
| TOTAL COMMERCIAL AREA - EXCLUDED  |       |       |      |            |       |
| <b>DEVELOPMENT</b>                |       |       |      |            |       |
| TOTAL GROSS LOT AREA              |       | 10000 |      | 10000      |       |
| <b>BUILDING FOOTPRINT</b>         |       |       |      |            |       |
| BLDG                              | 10000 | 10000 | 1    | 10000      | 10000 |
| STAIR                             | 10000 | 10000 | 1    | 10000      | 10000 |
| INTERNAL RECREATION FAC           | 10000 | 10000 | 1    | 10000      | 10000 |
| <b>ROADS</b>                      |       |       |      |            |       |
| MAIN ROAD                         | 10000 | 10000 | 1    | 10000      | 10000 |
| SUB ROAD                          | 10000 | 10000 | 1    | 10000      | 10000 |
| <b>PARKS AND PLAYGROUND</b>       |       |       |      |            |       |
| OPEN SPACE                        | 10000 | 10000 | 1    | 10000      | 10000 |
| INTERNAL RECREATION FAC           | 10000 | 10000 | 1    | 10000      | 10000 |
| <b>PARKING</b>                    |       |       |      |            |       |
| CAR PARKING SLOTS                 | 10000 | 10000 | 1    | 10000      | 10000 |
| MOTORCYCLE PARKING                | 10000 | 10000 | 1    | 10000      | 10000 |
| TRUCK PARKING                     | 10000 | 10000 | 1    | 10000      | 10000 |
| <b>BUILDING DETAIL</b>            |       |       |      |            |       |
| AREA PER UNIT                     | 10000 | 10000 | 1    | 10000      | 10000 |
| NO OF UNITS PER FLOOR             | 10000 | 10000 | 1    | 10000      | 10000 |
| NO OF FLOORS PER BUILDING         | 10000 | 10000 | 1    | 10000      | 10000 |
| TOTAL NO OF UNITS                 | 10000 | 10000 | 1    | 10000      | 10000 |

LOT 1 (4024)  
LOT 2 (770)  
**LOT PLAN**

**TECHNICAL SPECIFICATIONS**

| NO. | DESCRIPTION | UNIT  |
|-----|-------------|-------|
| 1   | 10000       | 10000 |
| 2   | 10000       | 10000 |
| 3   | 10000       | 10000 |
| 4   | 10000       | 10000 |
| 5   | 10000       | 10000 |
| 6   | 10000       | 10000 |
| 7   | 10000       | 10000 |
| 8   | 10000       | 10000 |
| 9   | 10000       | 10000 |
| 10  | 10000       | 10000 |
| 11  | 10000       | 10000 |
| 12  | 10000       | 10000 |
| 13  | 10000       | 10000 |
| 14  | 10000       | 10000 |
| 15  | 10000       | 10000 |
| 16  | 10000       | 10000 |
| 17  | 10000       | 10000 |
| 18  | 10000       | 10000 |
| 19  | 10000       | 10000 |
| 20  | 10000       | 10000 |
| 21  | 10000       | 10000 |
| 22  | 10000       | 10000 |
| 23  | 10000       | 10000 |
| 24  | 10000       | 10000 |
| 25  | 10000       | 10000 |
| 26  | 10000       | 10000 |
| 27  | 10000       | 10000 |
| 28  | 10000       | 10000 |
| 29  | 10000       | 10000 |
| 30  | 10000       | 10000 |
| 31  | 10000       | 10000 |
| 32  | 10000       | 10000 |
| 33  | 10000       | 10000 |
| 34  | 10000       | 10000 |
| 35  | 10000       | 10000 |
| 36  | 10000       | 10000 |
| 37  | 10000       | 10000 |
| 38  | 10000       | 10000 |
| 39  | 10000       | 10000 |
| 40  | 10000       | 10000 |
| 41  | 10000       | 10000 |
| 42  | 10000       | 10000 |
| 43  | 10000       | 10000 |
| 44  | 10000       | 10000 |
| 45  | 10000       | 10000 |
| 46  | 10000       | 10000 |
| 47  | 10000       | 10000 |
| 48  | 10000       | 10000 |
| 49  | 10000       | 10000 |
| 50  | 10000       | 10000 |



PA 1216 SECTION 13

AR, PATRICK SALAUER, UAP

4PH 5-STORY HOUSING PROJECT  
(ARCHITECTURAL SCHEMATIC DESIGN)

MASTER DEVELOPMENT PLAN  
TABULATION OF DEVT  
LOT PLAN

a2



# SECURITIES AND EXCHANGE COMMISSION

THE SEC HEADQUARTERS 7907 Makati Avenue, Salcedo Village, Bel-Air, Makati City  
1209 Trunk Line No: 02-5322-7696 Email Us: [www.sec.gov.ph](http://www.sec.gov.ph) / [messaging@sec.gov.ph](mailto:messaging@sec.gov.ph)



The following document has been received:

Receiving: Buen Jose Mose

Receipt Date and Time: July 03, 2024 01:47:29 PM

## Company Information

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SEC Registration No.: CS200408773

Company Name: FIRST LE MARKE RESOURCES INC.

Industry Classification: K74900

Company Type: Stock Corporation

## Document Information

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Document ID: OST10703202482789306

Document Type: GENERAL\_INFORMATION\_SHEET

Document Code: GIS

Period Covered: June 08, 2024

Submission Type: Annual Meeting

Remarks: None

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Acceptance of this document is subject to review of forms and contents

*Handwritten signatures*



**GENERAL INFORMATION SHEET (GIS)**

FOR THE YEAR 2024

**STOCK CORPORATION**

**GENERAL INSTRUCTIONS:**

1. FOR USER CORPORATION: THIS GIS SHOULD BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THE ANNUAL STOCKHOLDERS' MEETING. **DO NOT LEAVE ANY ITEM BLANK.** WRITE "N.A." IF THE INFORMATION REQUIRED IS NOT APPLICABLE TO THE CORPORATION OR "NONE" IF THE INFORMATION IS NON-EXISTENT. IF THE ANNUAL STOCKHOLDERS' MEETING IS HELD ON A DATE OTHER THAN THAT STATED IN THE BY-LAWS, THE GIS SHALL BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS AFTER THE ELECTION OF THE DIRECTORS, TRUSTEES AND OFFICERS OF THE CORPORATION AT THE ANNUAL MEMBERS' MEETING.
2. IF NO MEETING IS HELD, THE CORPORATION SHALL SUBMIT THE GIS NOT LATER THAN JANUARY 30 OF THE FOLLOWING YEAR. HOWEVER, SHOULD AN ANNUAL STOCKHOLDERS' MEETING BE HELD THEREAFTER, A NEW GIS SHALL BE SUBMITTED/FILED.
3. THIS GIS SHALL BE ACCOMPLISHED IN ENGLISH AND CERTIFIED AND SWORN TO BY THE **CORPORATE SECRETARY** OF THE CORPORATION.
4. THE SEC SHOULD BE TIMELY APPRISED OF RELEVANT CHANGES IN THE SUBMITTED INFORMATION AS THEY ARISE. FOR CHANGES RESULTING FROM ACTIONS THAT AROSE BETWEEN THE ANNUAL MEETINGS, THE CORPORATION SHALL SUBMIT AMENDED GIS CONTAINING THE NEW INFORMATION TOGETHER WITH A COVER LETTER SIGNED THE CORPORATE SECRETARY OF THE CORPORATION. THE AMENDED GIS AND COVER LETTER SHALL BE SUBMITTED WITHIN SEVEN (7) DAYS AFTER SUCH CHANGE OCCURED OR BECAME EFFECTIVE.
5. SUBMIT FOUR (4) COPIES OF THE GIS TO THE RECEIVING SECTION AT THE SEC MAIN OFFICE, OR TO SEC SATELLITE OFFICES OR EXTENSION OFFICES. ALL COPIES SHALL UNIFORMLY BE ON A4 OR LETTER-SIZED PAPER. THE PAGES OF ALL COPIES SHALL USE ONLY ONE SIDE
6. **ONLY THE GIS ACCOMPLISHED IN ACCORDANCE WITH THESE INSTRUCTIONS SHALL BE CONSIDERED AS HAVING BEEN FILED.**
7. THIS GIS MAY BE USED AS EVIDENCE AGAINST THE CORPORATION AND ITS RESPONSIBLE DIRECTORS/OFFICERS FOR ANY VIOLATION OF EXISTING LAWS, RULES AND REGULATIONS

===== PLEASE PRINT LEGIBLY =====

|  |   |  |   |
|--|---|--|---|
| <b>CORPORATE NAME:</b><br>FIRST LE MARKE RESOURCES INC.  |   | <b>DATE REGISTERED:</b><br>4/18/2012                             |   |
| <b>BUSINESS/TRADE NAME:</b><br>FIRST LE MARKE RESOURCES INC.   |   | <b>FISCAL YEAR END:</b><br>December 31                           |   |
| <b>SEC REGISTRATION NUMBER:</b><br>CS2000408773  |   | <b>CORPORATE TAX IDENTIFICATION NUMBER (TIN):</b><br>006-043-014 |   |
| <b>DATE OF ANNUAL MEETING PER BY-LAWS:</b><br>JUNE 8 OF EACH YEAR  |   | <b>WEBSITE/URL ADDRESS:</b>                                      |   |
| <b>ACTUAL DATE OF ANNUAL MEETING:</b><br>JUNE 8, 2024  |   | <b>E-MAIL ADDRESS:</b><br>holycrosstacloban@gmail.com            |   |
| <b>COMPLETE PRINCIPAL OFFICE ADDRESS:</b><br>G/F LY BLDG FATIMA VILLAGE BRGY 77 TACLOBAN CITY 6500   |   | <b>FAX NUMBER:</b><br>N/A  |   |
| <b>COMPLETE BUSINESS ADDRESS:</b><br>G/F LY BLDG FATIMA VILLAGE BRGY 77 TACLOBAN CITY 6500   |   | <b>ALTERNATE MOBILE NUMBER:</b><br>09173053603                   |   |
| <b>OFFICIAL E-MAIL ADDRESS</b><br>holycrosstacloban@gmail.com  | <b>ALTERNATE E-MAIL ADDRESS</b><br>lge122075@yahoo.com.ph | <b>OFFICIAL MOBILE NUMBER</b><br>09171680498                     | <b>ALTERNATE MOBILE NUMBER</b><br>09173053603 |
| <b>NAME OF EXTERNAL AUDITOR &amp; ITS SIGNING PARTNER:</b><br>MACHICA TAN-CRUZ & CO., CPAs/MICHAEL A. MACHICA  |   | <b>SEC ACCREDITATION NUMBER (if applicable):</b><br>87640-SEC    | <b>TELEPHONE NUMBER(S):</b><br>830-9841       |
| <b>PRIMARY PURPOSE/ACTIVITY/INDUSTRY PRESENTLY ENGAGED IN:</b><br>TO ENGAGE IN REAL ESTATE ACTIVITIES, TO OWN, USE, IMPROVE, DEVELOP, SUBDIVIDE, SELL, EXCHANGE, LEASE AND HOLD FOR INVESTMENT, INCLUDING MEMORIAL PARKS, BUILDINGS, HOUSES, APARTMENTS AND OTHER STRUCTURES |   | <b>INDUSTRY CLASSIFICATION:</b><br>REAL ESTATE                   | <b>GEOGRAPHICAL CODE:</b><br>N/A              |
| ===== INTERCOMPANY AFFILIATIONS =====  |   |  |   |
| <b>PARENT COMPANY</b>  | <b>SEC REGISTRATION NO.</b>                               | <b>ADDRESS</b>   |   |
| N/A  | N/A   | N/A  |   |
| <b>SUBSIDIARY/AFFILIATE</b>  | <b>SEC REGISTRATION NO.</b>                               | <b>ADDRESS</b>   |   |
| N/A  | N/A   | N/A  |   |
|  |   |  |   |
|  |   |  |   |
|  |   |  |   |

NOTE: USE ADDITIONAL SHEET IF NECESSARY

*WTC* *CS*

## GENERAL INFORMATION SHEET

STOCK CORPORATION

PLEASE PRINT LEGIBLY

**CORPORATE NAME:** **FIRST LE MARKE RESOURCES INC.**

### DIRECTORS / OFFICERS

| NAME/CURRENT RESIDENTIAL ADDRESS  | NATIONALITY | INC'R | BOARD | GENDER | STOCK HOLDER | OFFICER                 | EXEC. COMM. | TAX IDENTIFICATION NUMBER |
|---|-------------|-------|-------|--------|--------------|-------------------------|-------------|---------------------------|
| 1. LOLITA G. ESCAÑO<br>Beta Bayview Homes, Brgy 88, Tacloban City                     | FILIPINO    | Y     | M     | F      | Y            | TREASURER/<br>SECRETARY | N/A         | 130-821-152               |
| 2. BENITO P. ESCAÑO<br>Beta Bayview Homes, Brgy 88, Tacloban City                     | FILIPINO    | Y     | C     | M      | Y            | PRESIDENT               | N/A         | 130-821-144               |
| 3. MARIA ANGELICA G. ESCAÑO<br>905 One Meridien, 27th Cor. 9th Ave., BGC, Taguig City | FILIPINO    | Y     | M     | F      | Y            | N/A                     | N/A         | 207-723-756               |
| 4. CESAR MIGUEL G. ESCAÑO<br>Beta Bayview Homes, Brgy 88, Tacloban City               | FILIPINO    | Y     | M     | M      | Y            | VP-Business Development | N/A         | 220-741-440               |
| 5. JACKLYN ELIZABETH S. ESCAÑO<br>Beta Bayview Homes, Brgy 88, Tacloban City          | FILIPINO    | N     | M     | F      | Y            | N/A                     | N/A         | 226-727-859               |
| 6. MARIA KARINA G. ESCAÑO<br>905 One Meridien, 27th Cor. 9th Ave., BGC, Taguig City   | FILIPINO    | Y     | M     | F      | Y            | N/A                     | N/A         | 227-629-824               |
| 7. JOSE ROBERTO G. ESCAÑO<br>Beta Bayview Homes, Brgy 88, Tacloban City               | FILIPINO    | Y     | M     | M      | Y            | VP-Admin & Finance      | N/A         | 210-910-429               |
| 8.  |             |       |       |        |              |                         |             |                           |
| 9.  |             |       |       |        |              |                         |             |                           |
| 10.   |             |       |       |        |              |                         |             |                           |
| 11.   |             |       |       |        |              |                         |             |                           |
| 12.   |             |       |       |        |              |                         |             |                           |
| 13.   |             |       |       |        |              |                         |             |                           |
| 14.   |             |       |       |        |              |                         |             |                           |
| 15.   |             |       |       |        |              |                         |             |                           |

**INSTRUCTION:**

FOR SEX COLUMN, PUT "F" FOR FEMALE, "M" FOR MALE.

FOR BOARD COLUMN, PUT "C" FOR CHAIRMAN, "M" FOR MEMBER, "I" FOR INDEPENDENT DIRECTOR.

FOR INC'R COLUMN, PUT "Y" IF AN INCORPORATOR, "N" IF NOT.

FOR STOCKHOLDER COLUMN, PUT "Y" IF A STOCKHOLDER, "N" IF NOT.

FOR OFFICER COLUMN, INDICATE PARTICULAR POSITION IF AN OFFICER, FROM VP UP INCLUDING THE POSITION OF THE TREASURER, SECRETARY, COMPLIANCE OFFICER AND/OR ASSOCIATED PERSON.

FOR EXECUTIVE COMMITTEE, INDICATE "C" IF MEMBER OF THE COMPENSATION COMMITTEE; "A" FOR AUDIT COMMITTEE; "N" FOR NOMINATION AND ELECTION COMMITTEE. ADDITIONALLY WRITE "C" AFTER SLASH IF CHAIRMAN AND "M" IF MEMBER.

*Handwritten signature/initials*

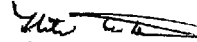
I, LOLITA G. ESCAÑO, Corporate Secretary of First Le Marke Resources Inc. declare under penalty of perjury that all matters set forth in this GIS have been made in good faith, duly verified by me and to the best of my knowledge and belief are true and correct.

I hereby attest that all the information in this GIS are being submitted in compliance with the rules and regulations of the Securities and Exchange Commission (SEC) the collection, processing, storage and sharing of said information being necessary to carry out the functions of public authority for the performance of the constitutionally and statutorily mandated functions of the SEC as a regulatory agency.

I further attest that I have been authorized by the Board of Directors/Trustees to file this GIS with the SEC.

I understand that the Commission may place the corporation under delinquent status for failure to submit the reportorial requirements three (3) times, consecutively or intermittently, within a period of five (5) years (*Section 177, RA No. 11232*).

Done this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ in TACLOBAN CITY.

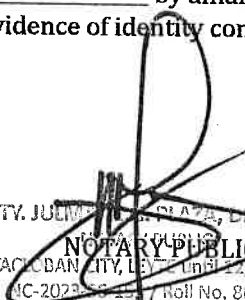


**LOLITA G. ESCAÑO**

(Signature over printed name)

**SUBSCRIBED AND SWORN TO** before me in \_\_\_\_\_ on JUL 02 2024 by affiant who personally appeared before me and exhibited to me his/her competent evidence of identity consisting of \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_.

480  
97  
I  
2024



ATTY. JULIANE PLAZA, LLM, HRM  
**NOTARY PUBLIC**  
TACLOBAN CITY, Leyte Unit 12/31/24  
MC-2023-0000 / Roll No. 86989  
PTR No. 8471024 / Jan 2, 2024 / Tacloban City  
IBP No. 376092, Dec. 27, 2023  
09177050034; plaza.juliane.jd@gmail.com

RPA FORM NO. 1  
REVISED 2006

**TAX DECLARATION OF REAL PROPERTY**  
(FILE UNDER REPUBLIC ACT 7160)

TD NO./ARP NO. 08-02-051-00360 Property Identification No. 044-02-051-03-034

OWNER: ESCAÑO, BENITO P. married to LOLITA ESCAÑO TIN \_\_\_\_\_  
ADDRESS: SAN JOSE, TACLOBAN, CITY TELEPHONE NO. \_\_\_\_\_

ADMIN./BENEFICIAL USER: \_\_\_\_\_ TIN \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

Location of Property: \_\_\_\_\_ San Vicente ALANGALANG, LEYTE  
(number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. TCT-115-2017-004524 Survey No. 034  
CCT: \_\_\_\_\_ Lot No. 798  
Dated: \_\_\_\_\_ Blk. No. 03  
BOUNDARIES:

North: NATIONAL ROAD South: ASS. LOT # 043  
East: ASS. LOT # 033, 047 West: ASS. LOT # 035

**KINDS OF PROPERTY ASSESSED:**

LAND  MACHINERY  
 BUILDING  OTHERS  
No. of Storey: \_\_\_\_\_ Brief Description: \_\_\_\_\_  
Brief Description: \_\_\_\_\_ Specify: \_\_\_\_\_

| Classification | Area       | Market Value | Actual Use | Assessment Level | Assessment Value |
|----------------|------------|--------------|------------|------------------|------------------|
| Agricultural   | 2.6608 PhP | 56,029.53    | Corn Land  | 40 %             | 22,410.00        |

CERTIFIED TRUE COPY  
*[Signature]*  
MUNICIPAL ASSESSOR

O.R. - 1816 50  
MAY 16, 2013  
ALANGALANG, LEYTE

TOTAL PhP \_\_\_\_\_ PhP **22,410.00**

Total Assessed Value: Twenty Two Thousand Four Hundred Ten Pesos  
(Amount in Words)

TAXABLE  EXEMPT  Effectivity of Assessment/Reassessment 4 th 2017  
Qrt Year

APPROVED BY:  
(SGD)  
**MILAGROS ROBLEDO**  
OIC, PROVINCIAL ASSESSOR

RECOMMENDED BY:  
(SGD)  
**VIRGINIA F. YU**  
MUNICIPAL ASSESSOR

PREPARED BY:  
*[Signature]*  
**JERRY B. ENDITA**  
CLASSIC STAFF

This Declaration Cancels TD No. 08-02-051-00103 Owner ESCALA, SILVERIO  
Previous AV PhP 22,410.00  
MEMORANDA:



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 only duly enacted into an Ordinance by the Sanguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20 \_\_\_\_.  
It does not and cannot by itself alone confer any ownership or legal title to the property.

RPÁ FORM' NO. 1  
REVISED 2006

**TAX DECLARATION OF REAL PROPERTY**  
(FILE UNDER REPUBLIC ACT 7160)

TD NO./ARP NO. 08-02-051-00361 Property Identification No. 044-02-051-03-047

OWNER: ESCAÑO, BENITO P. married to LOLITA ESCAÑO TIN \_\_\_\_\_  
ADDRESS: SAN JOSE, TACLOBAN, CITY TELEPHONE NO. \_\_\_\_\_

ADMIN./BENEFICIAL USER: \_\_\_\_\_ TIN \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

Location of Property: \_\_\_\_\_ San Vicente ALANGALANG, LEYTE  
(number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. TCT-115-2017-002713 Survey No. 047  
CCT: \_\_\_\_\_ Lot No. 792  
Dated: \_\_\_\_\_ Blk. No. 03  
BOUNDARIES:

North: ASS. LOT 033, 032 South: ASS. LOT # 044, 046, 048  
East: MAINIT RIVER West: ASS. LOT # 054, 043

**KINDS OF PROPERTY ASSESSED:**

LAND  MACHINERY  
 BUILDING  OTHERS  
No. of Storey: \_\_\_\_\_ Brief Description: \_\_\_\_\_  
Brief Description: \_\_\_\_\_ Specify: \_\_\_\_\_

| Classification | Area       | Market Value | Actual Use   | Assessment Level | Assessment Value |
|----------------|------------|--------------|--------------|------------------|------------------|
| Agricultural   | 1.9364 PhP | 56,101.50    | Coconut Land | 40 % PhP         | 22,440.00        |

*Handwritten signatures and stamps*

O.S. 1816750  
MAY 16, 2013  
ALANGALANG, LEYTE

TOTAL PhP \_\_\_\_\_ PhP **22,440.00**

Total Assessed Value: Twenty Two Thousand Four Hundred Forty Pesos  
(Amount in Words)

TAXABLE  EXEMPT  Effectivity of Assessment/Reassessment 4 th 2017  
Qrt Year

APPROVED BY: \_\_\_\_\_ RECOMMENDED BY: \_\_\_\_\_  
(SGD) **MILAGROS ROBLEDO** OIC, PROVINCIAL ASSESSOR  
(SGD) **VIRGINIA F. YU** MUNICIPAL ASSESSOR  
**JEMMY B. BENDITA** MASPO STAFF

This Declaration Cancels TD No. 08-02-051-00102 Owner ESCALA, SILVERIO  
Previous AV PhP 22,440.00

MEMORANDA:



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 only duly enacted into an Ordinance by the Sanguniang \_\_\_\_\_ 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  
DEPARTMENT OF JUSTICE  
**Land Registration Authority**  
QUEZON CITY

Registry of Deeds for Leyte Province

**Transfer Certificate of Title**

**No. 115-2018003456**

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF ALANGALANG, PROVINCE OF LEYTE, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 798 OF THE CADASTRAL SURVEY OF ALANGALANG), WITH THE IMPROVEMENTS THEREON, SITUATED IN THE MUNICIPALITY OF ALANGALANG. BOUNDED ON THE NE. BY LOT NO. 797; ON THE SE. BY LOT NO. 792; ON THE SW. BY LOT NO. 799; AND ON THE NW. BY LOT NO. 780 AND THE (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

**Owner: FIRST LE MARKE RESOURCES, INC.**

**Address:** UNIT 1005, LY BUILDING, SANDY LANE, BRGY 77, FATIMA VILLAGE, TACLOBAN CITY LEYTE EASTERN VISAYAS

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

**Case No.:** 25

**Record No.:** 1078

**Orig. Reg. Date:** 10/22/1934

**Decree No.:** 537547

**Original RD:** LEYTE PROVINCE

**OCT No.:** OCT-11860

**Volume No.:** -

**Page No.:** -

**Original Owner:** FERNANDO ESTEMBER, ET. AL.

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2017004524 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Leyte Province, Philippines on the 10th day of DECEMBER 2018 at 04:23pm.

EMETERIO DEVARAS VILLANOZA JR.  
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018003456 on file in Registry of Deeds of Leyte Province, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: PENARANDA, MAITE C

Ref. : 2024009114 OR No. : 1033188093  
Date : 06/20/2024 OR Date : Jun 18 2024  
Time : 02:00:50 PM Amt Paid : 393.94



TCT No.: 115-2018003456

Page No.: 2

**TECHNICAL DESCRIPTION** (Continued from page 1)

PROVINCIAL ROAD. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 21 DEG. 25' W., 213.83 M. FROM B.B.M. NO. 11; THENCE N. 0 DEG. 31' W., 148.27 M. TO POINT "2"; THENCE N. 67 DEG. 36' E., 83.05 M. TO POINT "3"; THENCE S. 27 DEG. 48' E., 140.90 M. TO POINT "4"; THENCE S. 74 DEG. 08' E. 50.55 M. TO POINT "5"; THENCE S. 34 DEG. 44' W., 20.71 M. TO POINT "6"; THENCE S. 0 DEG. 59' W., 32.21 M. TO POINT "7"; THENCE S. 54 DEG. 49' W., 67.86 M. TO POINT "8"; THENCE N. 69 DEG. 38' W., 63.14 M. TO POINT "9"; THENCE N. 68 DEG. 23' W., 67.55 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF TWENTY-SIX THOUSAND SIX HUNDRED AND EIGHT (26,608), SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN; BEARINGS TRUE; DECLINATION 1 DEG. 40' E., DATE OF SURVEY, SEPTEMBER 3, 1928 - FEBRUARY 27, 1929.

It is hereby certified that this is a true electronic copy of TCT 2018003456 on file in Registry of Deeds of Leyte Province, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: PENARANDA, MAITE C

Ref. : 2024009114 OR No. : 1033188093  
Date : 06/20/2024 OR Date : Jun 18 2024  
Time : 02:00:50 PM Amt Paid : 393.94



REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
**Land Registration Authority**  
QUEZON CITY

Registry of Deeds for Leyte Province

**Transfer Certificate of Title**

**No. 115-2018003457**

IT IS HEREBY CERTIFIED that certain land situated in MUNICIPALITY OF ALANGALANG, PROVINCE OF LEYTE, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 792 OF THE CADASTRAL SURVEY OF ALANGALANG), WITH THE IMPROVEMENTS THEREON, SITUATED IN THE MUNICIPALITY OF ALANGALANG. BOUNDED ON THE NE. BY THE MAINIT RIVER; ON THE SE. BY LOTS NOS. 788, 789 AND 790; ON THE S. BY LOT NO. 791 AND ON THE NW. BY LOTS (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

**Owner: FIRST LE MARKE RESOURCES, INC.**

**Address:** UNIT 1005, LY BUILDING, SANDY LANE, BRGY 77, FATIMA VILLAGE, TACLOBAN CITY LEYTE EASTERN VISAYAS

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

**Case No.:**

**Record No.:** 1078

**Orig. Reg. Date:** 09 29 1934

**Decree No.:** 537542

**Original RD:** LEYTE PROVINCE

**OCT No.:** OCT-11385

**Volume No.:** 46

**Page No.:**

**Original Owner:**

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2017002713 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Leyte Province, Philippines on the 10th day of DECEMBER 2018 at 04:23pm.

EMETERIO DEVARAS VILLANOZA JR.  
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018003457 on file in Registry of Deeds of Leyte Province, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: PEÑARANDA, MAITE C

Ref. : 2024009114 OR No. : 1033188093  
Date : 06/20/2024 OR Date : Jun 18 2024  
Time : 02:01:02 PM Amt Paid : 393.94





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**TECHNICAL DESCRIPTION** (Continued from page 1)

NOS. 799, 798, 797 AND 796. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 33 DEG. 32' E., 307.37 M. FROM B.B.M. NO. 11; THENCE S. 76 DEG. 21' W., 44.85 M. TO POINT 2; THENCE N. 86 DEG. 04' W., 99.31 M. TO POINT 3; THENCE N. 49 DEG. 59' E., 21.84 M. TO POINT 4; THENCE N. 54 DEG. 49' E., 67.86 M. TO POINT 5; THENCE N. 0 DEG. 59' E., 32.21 M. TO POINT 6; THENCE N. 34 DEG. 44' E., 20.71 M. TO POINT 7; THENCE N. 66 DEG. 55' E., 19.08 M. TO POINT 8; THENCE N. 42 DEG. 12' E., 55.94 M. TO POINT 9; THENCE N. 33 DEG. 29' E., 37.58 M. TO POINT 10; THENCE N. 83 DEG. 42' E., 15.86 M. TO POINT 11; THENCE S. 3 DEG. 05' E., 61.14 M. TO POINT 12; THENCE S. 27 DEG. 22' E., 97.06 M. TO POINT 13; THENCE S. 53 DEG. 57' W., 22.04 M. TO POINT 14; THENCE S. 69 DEG. 55' W., 45.22 M. TO POINT 15; THENCE S. 77 DEG. 04' W., 21.66 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF NINETEEN THOUSAND THREE HUNDRED AND SIXTY-FOUR (19,364) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN; BEARINGS TRUE; DECLINATION 1 DEG. 40' E., DATE OF SURVEY, SEPTEMBER 3, 1928 - FEBRUARY 27, 1929.

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REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
Municipality of Alangalang

# Office of the Municipal Mayor

TO : **HON. MARIO V. BAGUE**  
Vice Mayor/ Presiding Officer  
Sangguniang Bayan  
LGU- Alangalang, Leyte

FROM : **HON. LOVELL ANNE M. YU-CASTRO**  
Municipal Mayor  
Municipality of Alangalang, Leyte

SUBJECT : **LETTER OF ENDORSEMENT FOR THE SANGGUNIANG BAYAN ON THE REQUEST OF A MUNICIPAL RESOLUTION TO RECLASSIFY THE LAND FROM AGRICULTURAL TO RESIDENTIAL FOR THE 4PH PROGRAM (PAMBANSANG PABAHAY PARA SA PILIPINO HOUSING)**

DATE : June 28, 2024, Friday

**URGENT**

Dear Hon. **BAGUE**,

Greetings!

Respectfully forwarded to your office is the attached letter from the developer ESCORR BUILDERS requesting for a municipal resolution reclassifying a specific parcel of land from agricultural to residential use for the 4PH Program (Pambansang Pabahay para sa Pilipino housing)

The land in question is located at Villa Hermosa, San Vicente, Alangalang, Leyte, and it has been identified as a suitable site for the development of residential housing under the 4PH Program. The reclassification of this land is essential to move forward with the housing project, which aims to address the housing needs of our growing population.

Key details of the proposed reclassification:

|                         |  |
|-------------------------|--|
| Current Classification  | : Agricultural                                       |
| Proposed Classification | : Residential  |
| Location                | : Villa Hermosa, San Vicente, Alangalang, Leyte      |
| Purpose                 | : Development of housing units under the 4PH Program |

The reclassification of this land will not only support our municipality's housing objectives but will also contribute to the overall development and urbanization plans for Alangalang. It is expected to improve the quality of life for many of our residents by providing them with access to safe, affordable, and adequate housing.

In this connection, the undersigned humbly request that this matter be included in the next agenda in the next session of the Sangguniang Bayan and a subsequent Resolution be passed.

Thank you very much and more power.

Sincerely yours,

**LOVELL ANNE M. YU-CASTRO**  
Municipal Mayor

Uswag pa Alangalang!

