



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

-oOo-

**PROVINCIAL LEGAL OFFICE**

*[Handwritten Signature]*  
1. 27. 2025

JAN 27 2025  
PROVINCE OF LEYTE

**2<sup>nd</sup> INDORSEMENT**  
January 8, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Municipal Ordinance No. 2024-213 of the Sangguniang Bayan of Carigara, Leyte.

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

- **Municipal Ordinance No. 2024-213 entitled: "An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4057, Covered Under Original Certificate of Title No. P-66576, With Free Patent No. 083715-1451 And Tax Declaration No. 08-110039-00468 Consisting an Area Of 3,676 Square Meters, in the Name of Spouses Paterno and Lucina Dela Pena, Located in Brgy. Sagkahan, Carigara, Leyte, From Agricultural to Residential Use."**

**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>7</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>8</sup>,

<sup>7</sup> (viii) *Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;*

<sup>8</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.

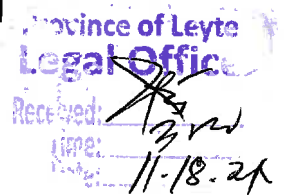
Considering the foregoing, the Ordinance is deemed valid subject to compliance with the aforementioned laws and regulations with respect to conversion of land.

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

OFFICE OF THE SANGGUNIANG PANLALAWIGAN



1<sup>ST</sup> INDORSEMENT  
18 November 2024

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-213** of the **MUNICIPALITY of CARIGARA, LEYTE**, entitled: **An Ordinance Reclassifying the parcel of land identified as Lot No. 4057, covered under Original Certificate of Title No. P-66576, with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468 consisting an area of 3,676 square meters, in the name of Spouses Paterno and Lucena dela Peña, located in Brgy. Sagkahan, Carigara, Leyte from agricultural to residential use.**

  
**FLORINDA JILL S. UYVICO**  
Secretary to the Sanggunian

Copy for  
SP



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

Telephone No. (053) 530-5144 E-mail Address: sangguniang\_bayancarigara@gmail.com



BAGONG PILIPINAS

**1<sup>st</sup> Indorsement**

November 18, 2024

Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the herein **Municipal Ordinance No. 2024-213** –*“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4057, Covered by Original Certificate of Title (OCT) No. P-66576, with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468, Consisting an Area of 3,676 Square Meters, in the name of Spouses Paterno and Lucina Dela Peña, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use”*.

For your perusal and appropriate action.

  
**ROMEO M. VIOJAN**  
SB Secretary



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA



**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

EXCERPT FROM THE MINUTES/JOURNAL OF THE 112<sup>TH</sup> REGULAR SESSION OF THE 19<sup>TH</sup> COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON OCTOBER 9, 2024

\* \* \* \* \*

**PRESENT:**

- Hon. Jimmy A. Camposano ----- Mun. Vice Mayor-Pres. Officer
- Hon. Raul Z. Lloren ----- SB Member
- Hon. Lorna A. Marpa ----- SB Member
- Hon. Joselu N. Guia ----- SB Member
- Hon. Kim Anthony G. Agner ----- SB Member
- Hon. Leny T. Ong ----- SB Member
- Hon. Arvin N. Urmeneta ----- SB Member-LnB Pres.
- Hon. Daniel N. Ariaso, Jr. ----- SB Member-SK Fed. Pres.

**ABSENT:**

- Hon. Joenlee C. Larraga ----- SB Member - Sick Leave
- Hon. Anabella N. Crisostomo ----- SB Member - Forced Leave
- Hon. Mildred C. Modesto ----- SB Member - Sick Leave

\* \* \* \* \*

**MUNICIPAL ORDINANCE NO. 2024-213**

**AN ORDINANCE RECLASSIFYING THE PARCEL OF LAND IDENTIFIED AS LOT NO. 4057, COVERED UNDER ORIGINAL CERTIFICATE OF TITLE NO. P-66576, WITH FREE PATENT NO. 083715-14511 AND TAX DECLARATION NO. 08-110039-00468 CONSISTING AN AREA OF 3,676 SQUARE METERS, IN THE NAME OF SPOUSES PATERNO AND LUCINA DELA PEÑA, LOCATED IN BRGY. SAGKAHAN, CARIGARA, LEYTE, FROM AGRICULTURAL TO RESIDENTIAL USE.**

Sponsored by: Hon. Raul Z. Lloren


Co-sponsored by: Hon. Kim Anthony G. Agner, & Hon. Arvin N. Urmeneta

**WHEREAS**, Section 20 of the Local Government Code of 1991 provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdiction under any of the following cases:

- (1) *When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture (DA); or*
- (2) *Where the land shall have substantially greater economic value for residential,*

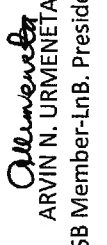
  
RAUL Z. LLOREN  
SB Member

LORNA A. MARPA  
SB Member

  
JOSELU N. GUIA  
SB Member

  
JIMMY A. CAMPOSANO  
Mun. Vice Mayor-Pres. Officer

  
DANIEL N. ARIASO, JR.  
SB Member-SK Fed. Pres.

  
ARVIN N. URMENETA  
SB Member-LnB. President

  
LENY T. ONG  
SB Member

  
KIM ANTHONY G. AGNER  
SB Member



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA



**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

**BAGONG PILIPINAS**

Page 2/3 – Ordinance. No.2024-213 dated October 9, 2024–

*“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4057, Covered Under OCT No. P-66576, With Free Patent No. 083715-14511 & Tax Dec. No. 08-110039-00468 Consisting an Area of 3,676 sq. m., in the name of Spouses Paterno & Lucina Dela Peña, located in Brgy. Sagkahan, Carigara, Leyte, from agricultural to residential use.”*

*commercial, or industrial purposes as determined by the Sanggunian concerned;*

**WHEREAS**, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing and Agrarian Reform embodied on its Committee Report No. 2024-13, duly adopted, that the 3,676 square meters parcel of land, Identified as Lot No. 4057, covered under OCT No. P-66576, with Free Patent No. 083715-14511 and Tax Dec. No. 08-110039-00468 consisting an area of 3,676 sq. m., in the name of Spouses Paterno & Lucina Dela Peña, located in Brgy. Sagkahan, Carigara, Leyte; if reclassified from agricultural to residential use would entail greater economic value to the land and the Municipality of Carigara would benefit in terms of Real Property Tax income;

**WHEREAS**, the Sangguniang Bayan determined, thru the Office of the Municipal Assessor that subject agricultural land (Lot No. 4057) for reclassification is within the percentage limit (10%) as prescribed by Section 20 of the same Code.

**WHEREAS**, all local government units (LGUs) are authorized under Section 16 of the Local Government Code of 1991, otherwise known as the General Welfare Clause, among others, to exercise powers necessary, appropriate, or incidental for its efficient and effective governance and those which are essential to the promotion of the general welfare;

**WHEREAS**, Sec. 5 (c) of the same Code (LGC) further provides that general welfare provisions of this Code shall be liberally interpreted to give more powers to local government unit in accelerating economic development and upgrading the quality of life of the people in the community.

**NOW, THEREFORE**, on motion of the Hon. Raul Z. Lloren, seconded by Hon. Kim Anthony G. Agner, and Hon. Arvin N. Urmeneta, be it ENACTED by the Sangguniang Bayan of Carigara in Regular Session assembled, THAT:

**Article I. RECLASSIFICATION.** That the 3,676 square meters parcel of land, Identified as Lot No. 4057, covered under OCT No. P-66576, with Free Patent No. 083715-14511 and Tax Dec. No. 08-110039-00468 consisting an area of 3,676 sq. m., in the name of Spouses Paterno & Lucina Dela Peña, located in Brgy. Sagkahan, Carigara, Leyte; be reclassified from agricultural to residential use.

JIMMY A. TAMPOSANO  
Municipal Vice Mayor/Pres. Officer

DANIEL N. ARIASO, JR.  
SB Member-SK Fed. Pres.

ARVIN N. URMENETA  
SB Member-LnB. President

LENY T. ONG  
SB Member

KIM ANTHONY G. AGNER  
SB Member

RAUL Z. LLOREN  
SB Member

LORNA A. MARPA  
SB Member

JOSELU N. GUIA  
SB Member



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA



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**OFFICE OF THE SANGGUNIANG BAYAN**

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

Page 3/3 – Ordinance. No.2024-213 dated October 9, 2024–

*“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4057, Covered Under OCT No. P-66576, With Free Patent No. 083715-14511 & Tax Dec. No. 08-110039-00468 Consisting an Area of 3,676 sq. m., in the name of Spouses Paterno & Lucina Dela Peña, located in Brgy. Sagkahan, Carigara, Leyte, from agricultural to residential use.”*

Article 2. **EFFECTIVITY.** This ordinance shall take effect upon approval.

**APPROVED UNANIMOUSLY**, this 9<sup>th</sup> day of October 2024

\* \* \* \* \*

I HEREBY CERTIFY to the correctness of the foregoing excerpt.

ROMEO M. VIJAN  
SB Secretary

Attested:

JIMMY A. CAMPOSANO  
Municipal Vice Mayor / Presiding Officer

Concurred:

RAUL Z. LOREN  
SB Member

LORNA A. MARPA  
SB Member (Inhibited)

JOSELL N. GUIA  
SB Member

KIM ANTHONY G. AGNER  
SB Member

LENY T. ONG  
SB Member

HON. ARVIN N. URMENETA  
SB Member-LnB President

DANIEL N. ARIASO, JR.  
SB Member-SK Fed. Pres.

Approved:

EDUARDO T. ONG, JR.  
Municipal Mayor

Date Approved:

11/05/2024



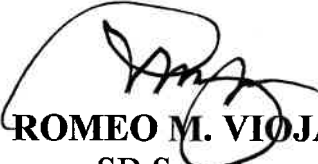
Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

### CERTIFICATION

**THIS IS TO CERTIFY** that a public hearing was conducted last January 30, 2024 at 3:25 in the afternoon at Brgy. Sagkahan, Carigara, Leyte for the deliberation of the proposed reclassification of *Lot No. 4057, Covered by Original Certificate of Title (OCT) No. P-66576, with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468, Consisting an Area of 3,676 Square Meters, in the name of Spouses Paterno and Lucina Dela Peña, Located in Brgy. Sagkahan, Carigara, Leyte,* from agricultural to residential use.

**ISSUED** this 6<sup>th</sup> day of November, 2024.

  
**ROMEO M. VIOJAN**  
SB Secretary





Republic of the Philippines  
Province of Leyte  
Municipality of Carigara  
**BARANGAY SAGKAHAN**

**Office of the Barangay Council**

**MINUTES OF THE PUBLIC HEARING ON THE RE-CLASSIFICATION OF LOT 4057 LOCATED AT  
BRGY. SAGKAHAN, CARIGARA, LEYTE**

January 30, 2024  
*Amc*

The Public Hearing started at 3:25 in the afternoon with Hon. Alexander Cabayao, Chairman of the Committee on Agriculture, presiding.

Present in the Public Hearing were some residents of Brgy. Sagkahan, all Brgy. Officials, the Municipal Planning and Development Officer, Mr. Daryl Bodo, the Municipal Assessor, Engr. Lyndon Go, the Municipal Engineer, Engr. Evelyn Reyes, and the representative of Paterno and Lucena dela Peña, Mr. Ted Dela Peña.

After the prayer and greetings, the presiding officer gave Mr. Ted Dela Peña the opportunity to speak and explain the reason for their request to call for a public hearing for the re-classification of the property owned by them.

**Mr. Daryl Bodo**, the **Municipal Planning & Development Officer (MPDO)** asked where the land to be reclassified is located. He explained that the Municipal Planning and Development Office is in-charge of issuing zoning certifications. He further explained how properties are zoned according to the municipal development plan.

As there was a prior re-classification request from a Patrick dela Peña, **Engr. Lyndon Go**, the Municipal Assessor, asked Mr. Ted dela Peña if the subject-property was the same as that requested by Mr. Patrick dela Peña. Mr. Ted dela Peña that the present request is not the same lot. Atty. Go further explained how the properties are valued, and that correspondingly, how properties are classified, the real property tax also changes. In this case, if an agricultural property is reclassified as residential, the real property tax will increase. The taxes collected by the municipality from real properties, the barangay will receive a share of that tax which is included in the annual budget.


Mr. Daryl Bodo, further explained that there is a process followed when reclassifying a property. The reason, residents, especially owners of the adjacent properties of the subject lot to be reclassified, are invited in the public hearing because they are the one that may be affected by the change in the classification, and so there is a need to know whether they will agree to the change in the classification of the dela Peña property. He further emphasized that there are existing policies as to land uses.

**Evelyn Reyes** of the **Municipal Engineering Office** greeted everyone and she also reiterated on the policies of land use, and that their office can only issue permits in any construction plan if such permissible according to the classification of the land.

The Punong Barangay, Fernando Moriel, greeted everyone present and asked whether there is any objection on the reclassification of the property. Those present did not pose any objection to the reclassification of the dela Peña property.

Meeting adjourned at 4:30 in the afternoon.

Prepared by

  
**KHAYSIE MAE U. CABALLES**  
Brgy. Secretary

Attested by:

  
**HON. ALEXANDER CABAYAO**  
Presiding Officer



Republic of the Philippines  
Province of Leyte  
Municipality of Carigara

## ATTENDANCE SHEET

BARANGAY PUBLIC HEARING ON THE RE-CLASSIFICATION OF LOT NO.4057 FROM AGRICULTURAL  
LAND TO NON-AGRICULTURAL LAND

January 30<sup>th</sup> 2024  
*June*

NAMES	AGE	SIGNATURE
1) Elaira O. Villanueva	39	<i>[Signature]</i>
2) Dylm A. Refor mae	40	<i>[Signature]</i>
3) Rosalina B. Arido	56	R. B. Nando
4) Basilisa Bacarisan	68	<i>[Signature]</i>
5) Desiree Albano	36	<i>[Signature]</i>
6) Genoveva delos Santos	51	<i>[Signature]</i>
7) Josepina Narido	43	<i>[Signature]</i>
8) Regina de Leon	52	<i>[Signature]</i>
9) Marieta Diosca	34	<i>[Signature]</i>
10) Marilyn J. Bacay	53	M. Bacay
11) Jennilyn v. Butuyan	35	<i>[Signature]</i>
12) Violeta M. Quiwinit	60	<i>[Signature]</i>
13) Jocelyn Parado	48	<i>[Signature]</i>
14) Marilyn v. Alito	33	<i>[Signature]</i>
15) LDINA v. MASIBAG	29	<i>[Signature]</i>
16) Amelita C. Bactol	39	<i>[Signature]</i>

*[Signature]*  
**KHAYSIE MAE CABALLES**  
BARANGAY SECRETARY

*[Signature]*  
**FERNANDO N. MORIEL**  
PUNONG BARANGAY



Republic of the Philippines  
Province of Leyte  
Municipality of Carigara

## ATTENDANCE SHEET

BARANGAY PUBLIC HEARING ON THE RE-CLASSIFICATION OF LOT NO.4057 FROM AGRICULTURAL  
LAND TO NON-AGRICULTURAL LAND

January 30, 2024  
LMD

NAMES	AGE	SIGNATURE
17) Joan N. Narido	29	<i>JN</i>
18) Beatriz Cabiao	62	<i>Beatriz</i>
19) Gaudencio Abreu	56	<i>GA</i>
20) Richard N. Pacara	43	<i>Racara</i>
21) Erwin P. Lirun	39	<i>Erwin</i>
22) RODEL MAKABENTA	45	<i>Rodel Makabenta</i>
23) ROEL NARIDO	30	<i>Roel Narido</i>
24) RONALD ACERDEN	40	<i>Ronald</i>
25) MANUEL AGUIRON	78	<i>Manuel</i>
26) Lenora Dela Cruz	30	<i>Lenora</i>
27) MARIC CAMEGA	21	<i>Maric Camega</i>
28) Encinas, Roderick	34	<i>Roderick Encinas</i>
29) CAMEGA, MARICEL T.	41	<i>Maricel Camega</i>
30) GLER, RIVELDA N	38	<i>Gler Rivelda</i>
31) FLOR BRUER	44	<i>Flor Bruer</i>
32) Alex B. Duavit	46	<i>Alex Duavit</i>

*Khaysie Mae Caballes*  
**KHAYSIE MAE CABALLES**  
BARANGAY SECRETARY

*Fernando N. Moriel*  
**FERNANDO N. MORIEL**  
PUNONG BARANGAY



Republic of the Philippines  
Province of Leyte  
Municipality of Carigara

## ATTENDANCE SHEET

BARANGAY PUBLIC HEARING ON THE RE-CLASSIFICATION OF LOT NO.4057 FROM AGRICULTURAL LAND TO NON-AGRICULTURAL LAND

January 30, 2024  
kmc

NAMES	AGE	SIGNATURE
1) DADA I. OKAM		
2) ALEXANDER D. CABAYAO		
3) KHAYSIE MAE U. CABALLES		Khaysie Mae Caballes
4) ENGR. LYNDON D. GO		
5) FERNANDO N. MORIEL		
6) ENGR. MARIA EVELYN P. PETER		
7)		
8)		
9)		
10)		
11)		
12)		
13)		
14)		
15)		
16)		

**KHAYSIE MAE CABALLES**  
BARANGAY SECRETARY

**FERNANDO N. MORIEL**  
PUNONG BARANGAY





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Province of Leyte  
Municipality of Carigara  
**BARANGAY SAGKAHAN**

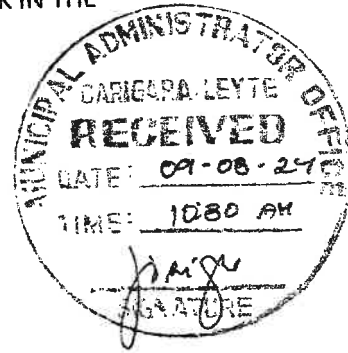
2/30/2024

**OFFICE OF THE SANGGUNIANG BARANGAY**

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY SAGKAHAN, CARIGARA, LEYTE HELD ON **FEBRUARY 01, 2024** AT 2:00 O'CLOCK IN THE AFTERNOON AT THE BARANGAY HALL COVERED COURT.

**PRESENT:**

- |                             |                               |
|-----------------------------|-------------------------------|
| HON. FERNANDO N. MORIEL     | - PUNONG BARANGAY             |
| HON. ANDY C. AGUILON        | - SANGGUNIANG BARANGAY MEMBER |
| HON. MARITESSE N. ROSALES   | - SANGGUNIANG BARANGAY MEMBER |
| HON. PHILIGRINA H. DARNAYLA | - SANGGUNIANG BARANGAY MEMBER |
| HON. MARICEL T. CAÑEGA      | - SANGGUNIANG BARANGAY MEMBER |
| HON. ALEXANDER D. CABAYAO   | - SANGGUNIANG BARANGAY MEMBER |
| HON. ALEX B. DUAVIS         | - SANGGUNIANG BARANGAY MEMBER |
| HON. FLOR D. BRIER          | - SANGGUNIANG BARANGAY MEMBER |
| HON ANNABELLE E. TALBO      | - SK CHAIRPERSON              |



**ABSENT:**

NONE

**RESOLUTION NO.18  
SERIES OF 2024**

**RESOLUTION INTERPOSING NO OBJECTION TO RE-CLASSIFY THE LOT OF PATERNO DELA PEÑA LOCATED AT BARANGAY SAGKAHAN FROM AGRICULTURAL TO RESIDENTIAL USE.**

**WHEREAS**, upon request of Paterno T. Dela Peña and Lucena M. Dela Peña for a Public Hearing on the re-classification of their property under Lot No. 4057 situated at Barangay Sagkahan, Carigara, Leyte, a Public Hearing was held on February 01, 2024 presided by Hon. Alexander D. Cabayao and attended by a representative from the Municipal Engineering Office, Engr. Evelyn Reyes from the Municipal Planning and Development Office, Mr. Daryl Bodo, Municipal Assessor Office, Engr. Lyndon Go and some of the residents of Brgy. Sagkahan;

**WHEREAS**, an approval for the re-classification of Lot No. 4057 from agricultural to residential use was gathered from the attendees of the Public Hearing:

**WHEREFORE**, on motion of HON. ANDY C. AGUILON, duly seconded by HON. FLOR D. BRIER,




**BE IT RESOLVED**, as it is hereby resolved, by the Sangguniang Barangay, to recommend to the Sangguniang Bayan of Carigara to approve the re-classification of Lot No.4057 under the name of Paterno T. Dela Peña and Lucena M. Dela Peña covered by Original Certificate of Title P-66576 with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468 from Agricultural to Residential use or purpose as may be determined by the Sangguniang Bayan of Carigara.

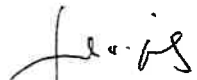
**RESOLVED FURTHER**, that a copy of this resolution be furnished to the office of the Sangguniang Bayan of Carigara, Office of the Municipal Planning and Development, Office of the Municipal Engineering, Office of the Municipal Assessor, and to any Office concerned for their guidance and appropriate action.

**UNANIMOUSLY APPROVED**


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


  
**KHAYSIE MAE U. CABALLES**  
BARANGAY SECRETARY


ATTESTED BY:

  
**FERNANDO N. MORIEL**  
PUNONG BARANGAY

  
**ANDY AGUILON**  
SANGGUNIANG BARANGAY MEMBER


  
**PHILIGRINA H. DARNAYLA**  
SANGGUNIANG BARANGAY MEMBER

  
**ALEXANDER D. CABAYAO**  
SANGGUNIANG BARANGAY MEMBER

  
**FLOR D. BRIER**  
SANGGUNIANG BARANGAY MEMBER

  
**MARITESTE N. ROSALES**  
SANGGUNIANG BARANGAY MEMBER

  
**MARICEL T. CAÑEGA**  
SANGGUNIANG BARANGAY MEMBER

  
**ALEX B. DUAVIS**  
SANGGUNIANG BARANGAY MEMBER

  
**ANNABELLE E. TALBO**  
SK CHAIRPERSON



Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

**CERTIFICATION**

**THIS IS TO CERTIFY** that after due determination by the **Sangguniang Bayan**, Lot No. 4057, Covered by Original Certificate of Title (OCT) No. P-66576, with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468, Consisting an Area of 3,676 Square Meters, in the name of Spouses Paterno and Lucina Dela Peña, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use , will have more economic value once reclassified from agricultural to residential use.

**ISSUED** this 6<sup>th</sup> day of November, 2024.

  
**ROMEO M. VIOJAN**  
SB Secretary

**Attested by:**

  
**RAUL Z. LLOREN**  
Chairman, Comm. On Land Use



Republic of the Philippines  
Province of Leyte  
**MUNICIPALITY OF CARIGARA**  
-oOo-  
*Office of the Sangguniang Bayan*

**CERTIFICATION**

**THIS IS TO CERTIFY** that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2024-213** –“*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4057, Covered by Original Certificate of Title (OCT) No. P-66576, with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468, Consisting an Area of 3,676 Square Meters, in the name of Spouses Paterno and Lucina Dela Peña, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use*”, subject agricultural land for reclassification is within the percentage limit (10%) prescribed under Section 20, Par. 3 of R.A. 7160, otherwise known as the Local Government Code of 1991.

**ISSUED** this 6<sup>th</sup> day of November, 2024.

  
**ROMEO M. VIOJAN**  
SB Secretary

Attested by:

  
**JIMMY A. CAMPOSANO**  
Mun. Vice Mayor/Pres. Ofcr.



Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

### CERTIFICATION

**THIS IS TO CERTIFY** that **Municipal Ordinance No. 2024-213** –“*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4057, Covered by Original Certificate of Title (OCT) No. P-66576, with Free Patent No. 083715-14511 and Tax Declaration No. 08-110039-00468, Consisting an Area of 3,676 Square Meters, in the name of Spouses Paterno and Lucina Dela Peña, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use*”., has been posted last November 5, 2024 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

**ISSUED** this 5<sup>th</sup> day of November, 2024.

  
**ROMEO M. VIOJAN**  
SB Secretary

FORMULARYONG PANGHEKUMAN BLG. 54  
(Design No. 1524)

Aklat 144  
Pabina 76

SN Blg. 1086924

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARI NGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG CARIGARA

**Katibayan ng Original na Titulo**  
Blg. 66576

Pinagkatalunan ayon sa Seksyon 103 ng Aklat sa Patalaan ng Lungsod/Lalawigan (Aklat ng Pangulo Blg. 1529),  
alinsunod sa patente na pinakalat ng Pambansa ng Pilipinas sa \_\_\_\_\_ ngayong ita-  
ng \_\_\_\_\_ taong labinsiyam na tatlun at \_\_\_\_\_ at nakatatag sa mga kasulatan ng  
\_\_\_\_\_ ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. VIII  
KALOOB NA PATENTE BLG. 083715-14511

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATA  
SPOUSE PATRINO & LUCINA DE LAPEÑA

may sopit na gulang, kasal kay \_\_\_\_\_, NOI APPLICABLE at nakatira sa  
\_\_\_\_\_ at nakataglay ng lahat ng kwalipikasyon at  
\_\_\_\_\_ no nagtataglay ng lahat ng kwalipikasyon at  
\_\_\_\_\_ na nagtataglay ng lahat ng kwalipikasyon at  
\_\_\_\_\_ na may kabuuang sukot na  
\_\_\_\_\_ metro kwadrado, na ngayon ay tyakang may kanyang mga katunggalan at tinilalarawan  
sa likod nito, gayon pa rin na sasailalim sa mga tudina ng Seksyon 118 na nagtataglay bukod sa iba pa, na  
maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga ayon, o mga institusyon nito, na  
ang lupang ito ay hindi maaaring mapasaila at hindi sasailalim sa pakaw na sagutin sa loob ng limang  
(5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 174 ng Batas Komonweh Blg. 141,  
ayon sa pagpapalathas at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kaboy na  
mataas na doon sa loob ng limang (5) taon mula sa petsa ng pagpapalathas ng patente, sa pambuhay, gayon pa  
man, na ang pagpapalathas o kanyang mga katunggalan ay maaaring pumutol at gumamit ng nabanggit na  
kaboy na maaaring kailanganin sa kanyang pangasiwang pangangailangan.

BIANG KATUNAYAN NITO, at sa bawat ng kanyang katunggalan, kalob sa aklat ng batas, AKO, SI  
CARLOS M. ARROYO, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang  
mga kasulatang ito at ikinalat ang tatak ng Republika ng Pilipinas.  
Nagawa sa CARIGARA, LEYTE ngayong ita- 02 DEC 2007 ng  
sa taon ng Atene Pangunahin, Labinsiyam na tatlun at \_\_\_\_\_

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS  
*[Signature]*  
HERNANDEZ REYES, JR.  
VIC-PENRILLAYTE

Nakatula sa "Talaan ng Kasulatan" ng Lalawi-  
gan Lungsod ng \_\_\_\_\_  
alinsunod sa tudina ng Seksyon 103 ng Aklat ng  
Pangulo Blg. 1529, ngayong ita- 21th \_\_\_\_\_  
December, labinsiyam na tatlun at  
Two Thousand Seven 10:30 a.m.

Carigara, Leyte  
(Tirahan ng Mayor)

*[Signature]*  
ESTERIO D. VILLANEDA, JR.  
Doy Tagatala ng mga Kasulatan at Ari-arian

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

**(PAGLALARAWANG TEKNIKAL)**

**Lot 4057 Case- 14 Cad-499-D**

**LINE 55731E** 5440.90 m from BLM#1 CAGM 499-D Cagana Layte  
to Corner 1 of Lot  
**T H E N D E**

LINE	BEARING	DISTANCE
1 - 2	S 42° - 42' E	52.49 M
2 - 3	S 42° - 15' W	76.24 M
3 - 4	N 56° - 46' W	35.22 M
4 - 1	N 32° - 45' E	88.05 M

**AREA** THREE THOUSAND SIX HUNDRED SEVENTY-SIX (3676) SQUARE METERS

**POINTS REFERRED TO** Unless otherwise described and indicated on the plan, corners are marked on the ground by P.S. Cylindrical Concrete Monuments 15x50 cms.

**BOUNDED AS FOLLOWS**

DIR	LINE	TO
N	CDR 1 IS COMMON	To Lot 4031 Case- 14 Cad-499-D
NE	LINE 1-2	By Lot 4060 Case- 14 Cad-499-D
SE	LINE 2-3	By Lot 4056 Case- 14 Cad-499-D
SW	LINE 3-4	By ABANGO RIVER (W/LEGAL EASEMENT 20.00 M W)
NW	LINE 4-1	By Lot 4056 Case- 14 Cad-499-D

**BEARINGS** GRID  
**SURVEYED BY** Solar Surveying  
**DATE OF SURVEY** November 29, 1977  
**APPROVED ON** January 20, 1991  
**COVERED BY** FPA No. 083715-1956

**NOTE** Subject to legal statement under paragraph 11 of Dec. 3071-A-141

**CERTIFIED CORRECT**

**CARLO L. CASTANARES**  
 GEODETIC ENGINEER

NO OTHER MATTER IS TO BE REGISTERED IN THIS TITLE

NO OTHER MATTER IS TO BE REGISTERED IN THIS TITLE

**NOTHING FOLLOWS**

17 JUN 2016

Chapula ng mga Kapatungin ng mga ...  
 Tagapatal ng mga Kasulatan ng Arangan

18-441



This is a Certified True Copy of OCT P-66576 on file at Registry of Deeds of Leyte Province. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: **CHERRYLANE M. GERALDO.**

Ref. No. : 2024004055 OR No. : 1031978682  
 Date : 03/22/2024 OR Date : Mar 11 2024  
 Time : 02:27:54 PM Amt Paid : 1093.40

This title is subject of an on-going transaction with  
 Entry No. 2024000915  
 Entry Date: Feb 19 2024 4:08PM  
 Entry No. 2024000916  
 Entry Date: Feb 19 2024 4:19PM

Palana ..... -C

(Korung sa Palana) ..... -B

P-10570 P-4

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Korung sa Korung sa Palana) ..... Palana

Tuzatata sa mga Korung sa Arangan



This is a Certified True Copy of OCT P-66576 on file at Registry of Deeds of Leyte Province. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: CHERRYLANE M. GERALDO.

Ref. No. : 2024004055 OR No. : 1031976682  
Date : 03/22/2024 OR Date : Mar 11 2024  
Time : 02:27:54 PM Amt. Paid: 1093.40

This title is subject of an on-going transaction with  
Entry No. 2024000915  
Entry Date: Feb 19 2024 4:08PM,  
Entry No. 2024000916  
Entry Date: Feb 19 2024 4:18PM

Pahina ..... - B

TALAN NG MGA HADLANG

P- 66576 - B

Pagpapal na Ibilang .....

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Karugtong sa pahina ..... - C.

Tapatala ng mga Karapatan at Asin-arian

18-499

This is a Certified True Copy of OCT P-66576 on file at Registry of Deeds of Leyte Province. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: CHERRYLANE M. GERALDO.

Ref. No. : 2024004055 OR No. : 1031976682  
Date : 03/22/2024 OR Date : Mar 11 2024  
Time : 02:27:54 PM Amt. Paid: 1093.40

This title is subject of an on-going transaction with  
Entry No. 2024000615  
Entry Date: Feb 19 2024 4:06PM  
Entry No. 2024000916  
Entry Date: Feb 19 2024 4:19PM







**Land Administration and Management Project Phase 2  
One Stop Shop (OSS)**  
LAMP OSS Bldg., Candahug, Palo, Leyte 6501.  
Tel. No. (053) 323-5355 & Tele Fax (053) 323-8846, 323-5357

**B.L. FORM  
No. V-37** *kw/*

Application Number  
Applicant  
Surveyed For  
Surveyed By  
Date Surveyed  
Tie Point Name

**MAKABENTA, NUMERIANO**  
**SOLAR SURVEYING CORP.**  
**29/11/1977**  
**BLLM 1**

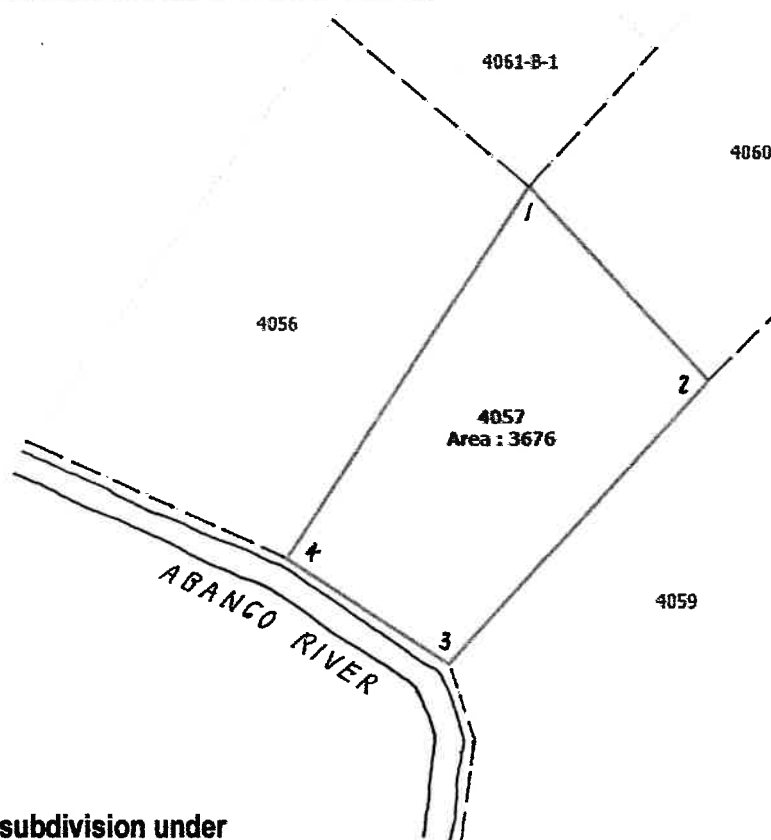
Lot Number **4057**  
Survey Number **CAD 499-D Case 14**  
Location **BRGY SAGKAHAN CARIGARA, LEYTE**  
Cad. Map. No. **11°16'N. 124°43'E. Sec. 2**  
Date Approved **January 20, 1981**  
Area (sq. m.) **3676**

*11-16N. 124-43E. SEC. 2  
1-20-1981*

**TECHNICAL DESCRIPTION**

Line	Bearing	stance(m)	Northing	Easting
Tie Line	S57 - 31E	5440.9	1249756.44	465663.75
1-2	S42 - 42E	52.49	1246834.33	470253.37
2-3	S42 - 15W	76.24	1246795.76	470288.97

Line	Bearing	stance(m)	Northing	Easting
3-4	N56 - 46W	38.22	1246739.33	470237.7
4-1	N32 - 45E	88.05	1246760.28	470205.73



**With submitted subdivision under  
transaction# 63570L, dated 10/19/2023  
by Engr. Aldegundo Combinido, Jr.**

"FOR THE REGIONAL TECHNICAL DIRECTOR OF LANDS"

Requested by: ANTONNI C. CERA  
Address: Brgy. Sawang, Carigara, Leyte  
Date Requested:

*Marcia M. Tolibas*  
**ENGR. MARCIA M. TOLIBAS**  
Head, Survey Verification Unit

TD Researched and Encoded: *Felino Natulla*  
**FELINOR NATULLA**

OR Number 2377117(CENRO-Palo)  
Amount 50.00  
Date Issued 3/12/2024

*Rhodelyn O. Negros*  
Plotted by: **RHODELYN O. NEGROS**





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

**OFFICE OF THE MUNICIPAL  
PLANNING AND DEVELOPMENT COORDINATOR**

**CERTIFICATION**

Date: 6/3/2024

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that a parcel of lot with Survey No. **LOT 4057, Case 14, Cad. 499-D** with Tax Declaration No. **08-110039-00468**, Property Identification No. **044-11-039-10-005** in the name of **SPOUSES PATERNO & LUCINA DE LA PEÑA** with an area of **3,676 sq.m.** situated at **Brgy. Sagkahan, Carigara, Leyte** respectively is within the **agricultural** zone, and shall not be used for any government project in the future and shall not affect the Comprehensive Development Plan of this municipality.

This certification shall not construed as a Local Clearance of zoning conformance of development permit.

Issued upon the request of **SPS. PATERNO & LUCINA DE LA PEÑA** this **3<sup>rd</sup>** day of **June 2024**, at Carigara, Leyte in connection with their application for Land Reclassification for Residential use.

Prepared by:

  
**RACHELLE JOY C. LAPORRE**  
Administrative Aide III

  
**DARYL DANIEL G. BODO**  
MPDC

O.R. No.: 8959625  
Date Issued: June 3, 2024  
Amount: Php 590.00  
Doc. Stamp: Paid

**DAR Provincial Office**  
**Leyte-Biliran,**  
# 214 Real Street  
Tacloban City, Philippines  
Website: [www.dar.gov.ph](http://www.dar.gov.ph)



Republic of the Philippines  
**DEPARTMENT OF AGRARIAN REFORM**  
Tunay na Pagbabago sa Repormang Agraryo

## CERTIFICATION

**THIS IS TO CERTIFY THAT** as per records at the Land Tenure Improvement Division, Leyte Provincial Office, Tacloban City, the property covered by Lot No. **4057, Case 14, Cad 499-D**, with Tax Declaration No. **08-110039-00468**, declared in the name of **SPOUSES PATERNO & LUCINA DE LA PEÑA**, containing an area of **.3676 hectare** and located in **Brgy. Sagkahan, Carigara, Leyte**, has not been issued Certificate of Land Ownership Award (CLOA)/Emancipation Patent (EP).

This further certifies that as per records of DARMO Carigara, Leyte, the subject landholding is not covered by any DAR Land Transfer Program and is not tenanted per Certification issued by the BARC Chairman.

This certification is being issued upon request of Atty. Antonni C. Cerra, for whatever purpose this may serve.

Given this 8th day of August 2024 at DAR, Leyte Provincial Office, Tacloban City.

ATTY. DANIEL E. PEN  
OIC-Provincial Agrarian Reform Program Officer II

### CONDITIONS:

- 1) This certification shall not be construed as exemption from CARP coverage.
- 2) This certification shall not be construed as a Certificate of Eligibility for Conversion.
- 3) This certification shall not be construed as an ownership by the applicant of the above listed parcel(s) of land.
- 4) This certification shall not be construed as a DAR clearance. Transfer of ownership of agricultural lands without DAR Clearance is illegal and punishable under RA 6657. Therefore, this Certification should not be used for purposes of registration or transfer of ownership.
- 5) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.



Republic of the Philippines  
Province of Leyte  
Municipality of Carigara



BAGONG PILIPINAS

**OFFICE OF THE MUNICIPAL TREASURER**

**CERTIFICATION**

**THIS IS TO CERTIFY** that according to the records kept on file in this office, the Real Property under Tax Declaration # **00468** CAD Lot # **4057** located at **BRGY. SAGKAHAN, CARIGARA, LEYTE** declared in the name **SPS. PATERNO & LUCINA DELA PEÑA** is paid up its realty taxes from previous years up to the current year under receipt no. **2735131** dated **March 11, 2024**.

Issued this 2<sup>nd</sup> day of **September 2024** for **Owner's Copy**.

  
**JULIET R. NANOPOL**  
Municipal Treasurer

Verified and Checked:

  
**BENJAMIN P. PEPINAS**  
Local Treasury Operations Officer I

O.R No . : 9668820  
Issued On : September 2, 2024  
Issued at : Carigara, Leyte  
Doc. Stamp Paid : 30.00

Accountable Form No. 56  
(Revised Jan. 1994)  
Per SP Res. no. 03-327



Republic of the Philippines  
Province of Leyte  
OFFICE OF THE TREASURER  
(Municipality)



PREVIOUS TAX RECEIPT NO.  
7691722  
DATED 12-23-23 FOR THE YEAR 2023

No. P-2735131 A

DATE 3-11-24

OFFICIAL RECEIPT

TRIPPLICATE

Received from Sps. Paterno & Lucena Dula Peña  
payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year 2023  
in Philippine currency, in  full  installment

Amount in figures  
6,572

BASIC TAX  
 SPECIAL EDUCATION FUND

NAME OF DECLARED OWNER	LOCATION No./Street/Barangay	BLOCK LOT NO.	TAX DEC. NO.	ASSESSED VALUE			TAX DUE	INSTALLMENT		FULL PAYMENT	Penalty %	TOTAL
				Land	Improvement	Total		No.	Payment			
<u>Sps. Paterno &amp; Lucena Dula Peña</u>	<u>ANGKAWAN</u>	<u>R-13</u>	<u>0568</u>	<u>800</u>	<u>200</u>	<u>1000</u>	<u>702.27</u>	<u>702.27</u>	<u>00.00</u>	<u>702.27</u>	<u>0.00</u>	<u>33.76</u>
<u>Dula Peña</u>	<u>ANGKAWAN</u>	<u>69</u>	<u>1111</u>	<u>400</u>	<u>000</u>	<u>400</u>	<u>307</u>	<u>307</u>	<u>00.00</u>	<u>307</u>	<u>0.00</u>	<u>33.76</u>
							<b>TOTAL</b>					<u>69.52</u>

TREASURER'S OFFICE  
CERTIFIED TRUE COPY

Payment without penalty may be made in the periods stated below if by installment  
 Inst. - Jan. 1 to Mar. 31  
 Inst. - Apr. 1 to Jun. 30  
 Inst. - Jul. 1 to Sep. 30  
 Inst. - Oct. 1 to Dec. 31

MODE OF PAYMENT	
CASH	P
CHECK	
TW/PMO	
<b>TOTAL</b>	<b>P</b>

BY JULIE P. HANAPAL Provincial Treasurer  
 DATE 03/02/2024  
F. Y. Surja  
 Deputy/Collecting Agent

TREASURER'S OFFICE  
CERTIFIED TRUE COPY  
 BY Mrs. Julie P. Hanapal  
 DATE 03/21/24