

Item No.: 20
Date: 07 2025 JAN



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Province of Leyte
Legal Office
Checked: [Signature]
Time: 9:00
Date: 12-17-24



2nd INDORSEMENT
December 9, 2024

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-215 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2024-215 entitled: **“An Ordinance reclassifying the parcel of land identified as Lot No. 11616, covered under Transfer Certificate of Title No. 115-2020001233, etc .”**

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)¹ 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 31, 2020 citing the Supreme Court Decision in the case of “Chamber of Real Estate and Builders Associations, Inc. (CREBA), vs The Secretary of Agrarian Reform², 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.

¹ (viii) *Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;*

² G.R. No. 183409, June 18, 2010

Considering the foregoing, further review of said Ordinance is recommended.

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.

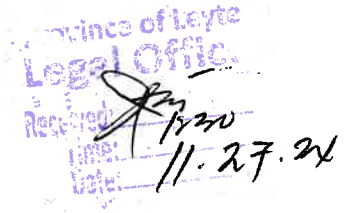


ATTY. JOSE RAYMUND A. ACOL
Asst. Provincial Legal Officer ✕

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
27 November 2024



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-215** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance Reclassifying the parcel of land identified as Lot No. 11616, covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an area of 1,731 square meters, in the name of SPS Morris Abala Alve & Marie Flor Pami-Alve, located in Brgy. San Mateo, Carigara, Leyte, from Agricultural to Residential use.**


FLORINDA JILLS UYVICO
Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA
-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

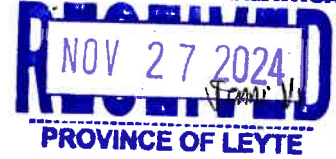
Telephone No. (053) 530-5144 E-mail Address: sangguniang_bayancarigara@gmail.com



BAGONG PILIPINAS

1st Indorsement
November 27, 2024

SANGGUNIANG PANLALAWIGAN



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. 2024-215** – “*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 11616, Covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an Area of 1,731 Square Meters, in the name of Spouses Morris Abala Alve & Marie Flor Pami- Alve, Located in Brgy. San Mateo, 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



-oOo-
OFFICE OF THE SANGGUNIANG BAYAN

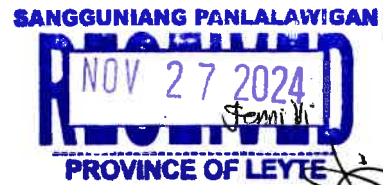
Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

EXCERPT FROM THE MINUTES/JOURNAL OF THE 113TH REGULAR SESSION OF THE 19TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON OCTOBER 16, 2024

* * * * *

PRESENT:

- Hon. Jimmy A. Camposano ----- Mun. Vice Mayor-Pres. Officer
- Hon. Joenlee C. Larraga ----- SB Member
- Hon. Anabella N. Crisostomo ----- SB Member
- Hon. Mildred C. Modesto ----- SB Member
- Hon. Raul Z. Lloren ----- SB Member
- Hon. Lorna A. Marpa ----- SB Member
- Hon. Kim Anthony G. Agner ----- SB Member
- Hon. Arvin N. Urmeneta ----- SB Member-LnB Pres.
- Hon. Daniel N. Ariaso, Jr. ----- SB Member-SK Fed. Pres.



[Signature]
JIMMY A. CAMPOSANO
Mun. Vice Mayor-Pres. Officer

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

ABSENT:

- Hon. Joselu N. Guia ----- SB Member - Special Leave
- Hon. Leny T. Ong ----- SB Member - Forced Leave

* * * * *

MUNICIPAL ORDINANCE NO. 2024-215

AN ORDINANCE RECLASSIFYING THE PARCEL OF LAND IDENTIFIED AS LOT NO. 11616, COVERED UNDER TRANSFER CERTIFICATE OF TITLE (TCT) NO. 115-2020001233 AND TAX DECLARATION NO. 08-110007-00360, WITH AN AREA OF 1,731 SQUARE METERS, IN THE NAME OF SPS. MORRIS ABALA ALVE & MARIE FLOR PAMI-ALVE, LOCATED IN BRGY. SAN MATEO, CARIGARA, LEYTE, FROM AGRICULTURAL TO RESIDENTIAL USE.

Sponsored by: Hon. Raul Z. Lloren

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,*

[Signature]
JOENLEE C. LARRAGA
SB Member

[Signature]
ANABELLA N. CRISOSTOMO
SB Member

[Signature]
MILDRED C. MODESTO
SB Member

[Signature]
RAUL Z. LLOREN
SB Member

[Signature]
KIM ANTHONY G. AGNER
SB Member

[Signature]
LORNA A. MARPA
SB Member

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

[Signature]
JIMMY A. CAMPOSANO
Mun. Vice Mayor-Pres. Officer



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

Page 2/3 – Ordinance. No.2024-215 dated October 16, 2024–

“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 11616, covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an area of 1,731 square meters, in the name of Sps. Morris Abala Alve & Marie Flor Pami-Alve, located in Brgy. San Mateo, Carigara, Leyte ...”

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. 2024-14, duly adopted, that the 1,731 square meters parcel of land, identified as Lot No. 11616, covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, in the name of Spouses Morris Abala Alve & Marie Flor Pami-Alve, located in Brgy. San Mateo, 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. 11616) 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 unanimously, be it **ENACTED** by the Sangguniang Bayan of Carigara in Regular Session assembled, **THAT**:

Article I. RECLASSIFICATION. That the 1,731 square meters parcel of land, identified as Lot No. 11616, covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, in the name of Spouses Morris Abala Alve & Marie Flor Pami-Alve, located in Brgy. San Mateo, Carigara, Leyte; be reclassified from agricultural to residential use.

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

APPROVED UNANIMOUSLY, this 16TH day of October 2024

Am

JOENLEE C. LARRAGA
SB Member

ANABELLA N. CRISOSTOMO
SB Member

MILDRED C. MODESTO
SB Member

RAUL Z. LLOREN
SB Member

JIMMY A. CAMPAÑO
Mun. Vice-Mayor/Pres. Officer

DANIEL N. ARMASO, JR.
SB Member/Member-At-Large

ARVIN N. URMENETA
SB Member-LnB Pres.

KIM ANTHONY G. GMYER
SB Member

LOUINA A. MARPA
SB Member



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

Page 3/3 – Ordinance. No.2024-215 dated October 16, 2024–

“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 11616, covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an area of 1,731 square meters, in the name of Sps. Morris Abala Alve & Marie Flor Pami-Alve, located in Brgy. San Mateo, Carigara, Leyte ...”

* * * * *

I HEREBY CERTIFY to the correctness of the foregoing excerpt.


ROMEO M. VIOJAN
SB Secretary


Attested:


JIMMY A. CAMPOSANO
Municipal Vice Mayor / Presiding Officer

Concurred:

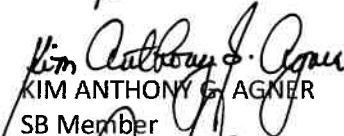

JOENLEE C. LARRAGA
SB Member

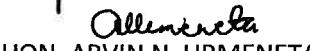

ANABELLA N. CRISOSTOMO
SB Member

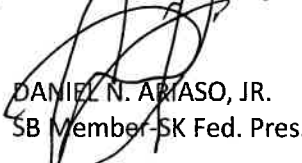

MILDRED C. MODESTO
SB Member


RAULZ. LOREN
SB Member


LORNA A. MARPA
SB Member


KIM ANTHONY G. AGNER
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:

11/25/2024



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 August 14, 2024 at 10:00 in the morning at the Covered Court, Brgy. San Mateo, Carigara, Leyte for the deliberation of the proposed reclassification of *Lot No. 11616, Covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an Area of 1,731 Square Meters, in the name of Spouses Morris Abala Alve & Marie Flor Pami- Alve, Located in Brgy. San Mateo, Carigara, Leyte* from agricultural to residential use.

ISSUED this 26th day of November, 2024.


ROMEO M. VIOJAN
SB Secretary



Republic of the Philippines
Province of Leyte
Municipality of Carigara
BARANGAY SAN MATEO



OFFICE OF THE PUNONG BARANGAY

MINUTES FOR PUBLIC HEARING OF BARANGAY COUNCIL OF BARANGAY SAN MATEO, CARIGARA, LEYTE HELD ON AUGUST 14, 2024 AT 10.00 O'CLOCK IN THE MORNING AT BARANGAY SAN MATEO COVERED COURT.

The Public Hearing presided by our Punong Barangay HON. CHRISTOPHER T. CAÑAMAQUE, the program begins with invocation followed by the Philippine National Anthem overtone.

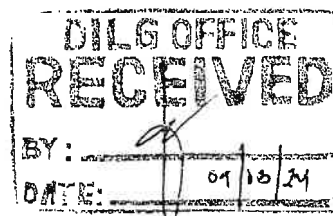
To begin with, the Punong Barangay Hon. Christopher T. Cañamaque give a short message and welcoming all the participants involved for the said event. He also explained the purpose of this Public Hearing is to discuss the reclassification of lot from Agricultural to Residential land. He also said that it his first time he encountered on this. But he is thankful for this because of his constituents and the community particularly those residing near the proposed site.

The Punong Barangay introduced Madilyn Garay as the representative of the land owner of Mr. SPS Morris Abala Alve and Mrs. Marie Flor Pami Alve. of barangay San Mateo, Carigara, Leyte. because they are out of Town. She explained that the owner will construct a residential building with a Tax Declaration No. 08-11007-00360.

Mr. Daryl Daniel G. Bodo from the Municipal Planning Office (MPDO), inquired the neighboring landowners of the property where the building will be constructed. He also explained the pros and cons of the project, emphasizing the need for no opposing constituents to ensure that the persons residing near the proposed residential building.

Mrs. Evelyn Reyes from the Municipal Engineering Office, explained the requirements that need to be obtained from their Office before construction can begin and issue a building permit. One of their requirements for the Barangay Clearance indicating that there are no objections to the proposed Residential building. other requirements include a Tax Declaration building plans or Structure of the said building her explanations (Mrs. Evelyn Reyes) suggest to stop the construction for some reasons.

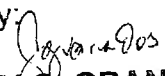
Furthermore, Lyndon Go. CE, RTA, MM, from the Municipal Assesors Office, Explained the Power of Sangguniang Bayan to reclassify the land from Agricultural to Residential, if the Sangguniang Bayan issues resolution they will provide a copy to the Municipal Planning Office (MPDO), headed by Mr. Daryl Daniel G. Bodo will issue



certification of reclassification from Agricultural to Residential, which will serve as a requirement for the Municipal Assessor to reclassify the Tax Declaration from Agricultural to residential land

Hon. Raul Z. Lloren, Chairman of the Committee on Land use of the Sangguniang Bayan, explained that the persons envolved for approving the proposed building is composed of 5 members from the Sangguniang Bayan Members. In Conclusion, it was approved by everyone's present and the representative land owners and the Barangay Council expressed their gratitude to everyone . the Public hearing adjourned at 11.45 in the morning.

Prepared by:


LUVY C. GRANADOS
Barangay Secretary

Attested by:


HON. CHRISTOPHER T. CAÑAMAQUE
Punong Barangay



Republic of the Philippines
 Province of Leyte
 Municipality of Carigara
BARANGAY SAN MATEO

ATTENDANCE SHEET

Reclassification of Lot of **MR. MORRIS ABALA ALVE AND MARIE FLOR PAMI ALVE**
 (Certificate of Title No. 115-2020001233)

AUGUST 14th 2024

NAMES	SIGNATURE
1. Danilo B. Olidan Jr.	<i>[Signature]</i>
2. EVELYN Alvarez	<i>[Signature]</i>
3. Josephine C. Monzaga	<i>[Signature]</i>
4. Jenny C. Avaca	<i>[Signature]</i>
5. Wineross Estrada	<i>[Signature]</i>
6. Dagna M. Rotaino	<i>[Signature]</i>
7. Romeo Indiano	<i>[Signature]</i>
8. Rodolfo Billora	<i>[Signature]</i>
9. Gilbert C. Monzaga	<i>[Signature]</i>
10. Leonides Abaca	<i>[Signature]</i>
11. Kent Cabrera	<i>[Signature]</i>
12. Jerome Ballase	<i>[Signature]</i>
13. MERLYN PRADA	<i>[Signature]</i>
14. JUVY BILLONES	<i>[Signature]</i>
15. Abaniza Andres G. Jr.	<i>[Signature]</i>
16. Oledan, Violota	<i>[Signature]</i>
17. MARIBEL INDIANA	<i>[Signature]</i>
18. Luvy C. Granada	<i>[Signature]</i>
19. MARILYN L. CAÑAMAQUE	<i>[Signature]</i>
20. HANZONA N. CAÑAZA	<i>[Signature]</i>
21. MARGUN C. VIMALMO	<i>[Signature]</i>
22. Christopher T. Cañamaque	<i>[Signature]</i>
23. Nelson Cañamaque	<i>[Signature]</i>
24. JIMMY B. PESTIÑO	<i>[Signature]</i>
25. MIURECO MONDEGON	<i>[Signature]</i>
26. LINDA MARIABENTA	<i>[Signature]</i>
27. Presila L. Flores	<i>[Signature]</i>
28. Lydia O. Razon	<i>[Signature]</i>
29. Ma. Luz C. Cabrera	<i>[Signature]</i>
30. Alberto Monzaga	<i>[Signature]</i>
31. Pablo M. Pando Jr.	<i>[Signature]</i>
32. BERUAINO C. LIPORAN	<i>[Signature]</i>
33. RHEVO N. CAÑAMAQUE	<i>[Signature]</i>
34. Marcela C. Alchica	<i>[Signature]</i>

Prepared by: *[Signature]*
LUVY C. GRANADOS
 Barangay Secretary




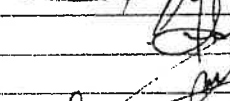
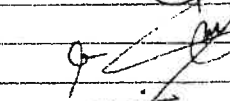
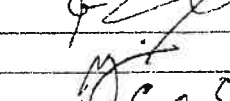

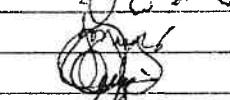
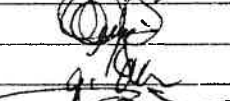

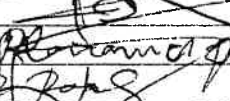
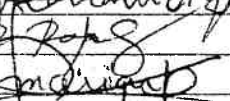

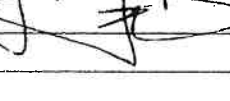

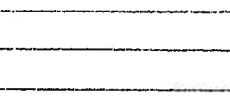
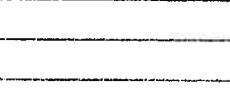


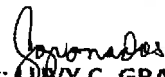
Republic of the Philippines
Province of Leyte
Municipality of Carigara
BARANGAY SAN MATEO

ATTENDANCE SHEET

Reclassification of Lot of MR. MORRIS ABALA ALVE AND MARIE FLOR PAMI ALVE
(Certificate of Title No. 115-2020001233)

AUGUST 14th 2024

NAMES	SIGNATURE
35. BENEDICTO G PALMES	
36. PAUL LUOREN	
37. ENGR. LYNDON D. GO.	
38. DAPHN DANIEV G. BADA	
39. AUOS, KENNETH D.	
40. GLENN C. LUDITA	
41. LENA G. TAMPO	
42. Madilyn Garay	
43. GARRATHA CORAYON	
44. Juvilin Y. Reyes	
45. CLEMENTE B. OLEWAN JR	
46. Jagan Albin	
47. Antonio Jay Dadi	
48. Rodriz B. Coniamagu	
49. ANNE ROXAS	
50. MARIANNE DACUMA	
51. ENGR. MARIAEVELYN P. REYES	

Prepared by: 
LUVY C. GRANADOS
Barangay Secretary





Republic of the Philippine
Province of Leyte
Municipality of Carigara
BARANGAY SAN MATEO



-oOo-

OFFICE OF THE PUNONG BARANGAY

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY SAN MATEO, CARIGARA, LEYTE HELD AUGUST 16, 2024 AT 9:00 O'CLOCK IN THE MORNING AT THE BARANGAY SESSION HALL.

PRESENT:

HON. CHRISTOPHER T. CAÑAMAQUE	-	Punong Barangay
HON. ELDIE T. AGUILAR	-	Sangguniang Barangay Member
HON. ERWIN N. CAÑAMAQUE	-	Sangguniang Barangay Member
HON. SERVANDO C. LIPORADA JR.	-	Sangguniang Barangay Member
HON. RHENO N CAÑAMAQUE	-	Sangguniang Barangay Member
HON. BILLY R. PROFETANA	-	Sangguniang Barangay Member
HON. MICHAEL ROY P. DEDIL	-	Sangguniang Barangay Member
HON. PRESCILA L. FLORES	-	Sangguniang Barangay Member
HON. JAYVEE R. PROFETANA	-	Sangguniang Kabataan Chairperson
IN ATTENDANCE: MARILYN C. VILLALINO	-	Barangay Treasurer

RESOLUTION NO. 90
Series of 2024

A RESOINTERPOSING NO OBJECTION TO THE RE-CLASSIFICATION OF THE LAND FROM AGRICULTURAL LAND TO RESIDENTIAL LAND EMBRACED UNDER THE TAX DECLARATION NO. 08-11007-00360 WITH AN AREA OF 1,731 SQM. OWNED BY MR. SPS. MORRIS ABALA ALVE AND MRS. MARIE FLOR PAMI ALVE RESPECTIVELY LOCATED AT BARANGAY SAN MATEO, CARIGARA, LEYTE.

WHEREAS, Mr. SPS. Morris Abala Alve and Mrs. Marie Flor Pami Alve appealed to the Sangguniang Barangay for a resolution for the reclassification of land from Agricultural to Residential Land under Tax Declaration No. 08-11007-00360 with an area of 1,731 sqm. Located at Barangay San Mateo, Carigara, Leyte;

WHEREAS, as Public Hearing was duly conducted on this appeal on August 20, 2024 with the presense of the Municipal Local Government Office Heads, lot owner representative and the residents of barangay where is the lot located that no one opposed on the reclassification of the subject land;

WHEREAS, the Sangguniang Barangay of Barangay San Mateo, Carigara, Leyte, likewise agreed and no objection;

WHEREFORE, on motion of Sangguniang Barangay Member Hon. Servando C. Liporada Jr. Duly seconded by the all present;

RESOLVED, AS IT HEREBY resolved by the Sangguniang Barangay of Barangay San Mateo, Carigara, Leyte. hereby interpose no objection to the Re- classification of the Land from agricultural to residential land under Tax Declaration No. 08-11007 with an area of 1731 sqm located at barangay San Mateo, Carigara, Leyte.

RESOLVED FURTHER, that copy of this resolution be forwarded to the departments and agencies concerned for their record.

APPROVED UNANIMOUSLY
I HEREBY CERTIFY to correctness of the foregoing resolution.

LUVY C. GRANADOS
Barangay Secretary

Attested by:
HON. CHRISTOPHER T. CAÑAMAQUE
Punong Barangay

HON. ELDIE T. AGUILAR
Sangguniang Barangay Member

HON. ERWIN N. CAÑAMAQUE
Sangguniang Barangay Member

HON. SERVANDO C. LIPORADA JR.
Sangguniang Barangay Member

HON. RHENO N. CAÑAMAQUE
Sangguniang Barangay Member

HON. BILLY R. PROFETANA
Sangguniang Barangay Member

HON. MICHAEL ROY R. DEDIL
Sangguniang Barangay Member

HON. PRESCILA L. FLORES
Sangguniang Barangay Member

HON. JAYVEE R. PROFETANA
Sangguniang Barangay Member



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. 11616, Covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an Area of 1,731 Square Meters, in the name of Spouses Morris Abala Alve & Marie Flor Pami- Alve, Located in Brgy. San Mateo, Carigara, Leyte, **will have more economic value once reclassified from agricultural to residential use.**

ISSUED this 27th 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 **Municipal Ordinance No. 2024-215** – “*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 11616, Covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an Area of 1,731 Square Meters, in the name of Spouses Morris Abala Alve & Marie Flor Pami- Alve, Located in Brgy. San Mateo, Carigara, Leyte. from Agricultural to Residential Use*”, has been posted last November 25, 2024 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 26th day of November, 2024.


ROMEO M. VIOJAN
SB Secretary



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. 2024-215** – “*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 11616, Covered under Transfer Certificate of Title (TCT) No. 115-2020001233 and Tax Declaration No. 08-110007-00360, with an Area of 1,731 Square Meters, in the name of Spouses Morris Abala Alve & Marie Flor Pami- Alve, Located in Brgy. San Mateo, 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 26th 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

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

CERTIFICATION

[Handwritten Signature]
11/11/2024

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a parcel of lot with Survey No. LOT 11616 with Tax Declaration No. 08-110007-00360, Property Identification No. 044-11-007-05-011 in the name of SPS. MORRIS ABALA ALVE & MARIE FLOR PAMI-ALVE with an area of 1,731 sq.m. situated at Brgy. San Mateo, Carigara, Leyte respectively is within the **agricultural** zone.

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

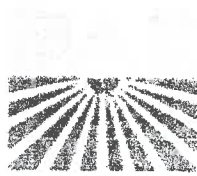
issued upon the request of SPS. MORRIS ABALA ALVE & MARIE FLOR PAMI-ALVE this 11th day of November 2024, at Carigara, Leyte in connection with their application for Land Reclassification for Residential use.

Prepared by:

[Handwritten Signature]
RACHELLE JOY C. LAPORRE
Administrative Aide III

[Handwritten Signature]
DARYL DANIEL G. BODO
MPDC

O.R. No.: 0048637
Date Issued: November 11, 2024
Amount: Php 590.00
Doc. Stamp: Paid



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. 11616**, with Tax Declaration No. **08-110007-00360**, declared in the name of **SPS. MORRIS ABALA ALVE & MARIE FLOR PAMI-ALVE**, containing an area of **.1731 hectare** and located in **Brgy. San Mateo, 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 **Brgy. Chairman**.

This certification is being issued upon request of **Ms. Mare Flor Pami-Alve**, for whatever purpose this may serve.

Given this 20th day of November 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.

DEP/PDS/fdo

201902180005

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

Registry of Deeds for Leyte Province

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 115-2020001233

IT IS HEREBY CERTIFIED that certain land situated in BRGY. SAN ANTONIO, CARIGARA, LEYTE, more particularly bounded and described as follows:
LOT 11616 CASE-37 ORD-499-D TIE LINE : N 99-58 E ; 1,097.37 M FROM
BLM #1, CAD 499-D, CARIGARA, LEYTE TO CORNER 1 OF LOT; THENCE LINE
BEARING DISTANCE 1 - 2 N 07 - 44 S 34.92 M 2 - 3 N 86 - 35 E 20.08 M 3
- 4 S 79 - 43 E 13.50 M 4 - 5 S 40 - 30 E 12.15 M 5 - 6 S 07 - 34
E (Continued on next page)

is registered in accordance with the provision of Section 103 of the
Property Registration Decree in the name of

**Owner: SPOUSES MORRIS ABALA ALVE AND MARIE FLOR PAMI-ALVE, OF
LEGAL AGES, FILIPINOS.**

Address: CARIGARA, LEYTE EASTERN VISAYAS

subject to the provisions of the said Property Registration Decree and
the Public Land Act, as well as to those of the Mining Laws, if the
land is mineral, and subject, further, to such conditions contained in
the original title as may be subsisting.

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

Patent Type: Free Patent

Patent Date: 08/22/2011

Under Act No.: 141

Volume No.: 589

Original Owner: CONCORDIA L. PAMI

Original PD: LEYTE PROVINCE

OCT Date: 12/08/2011

OCT No.: OCT- P-95657

Page No.: 57

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE
P-95657 (TOTALLY CANCELLED) by virtue hereof in so far as the
above-described land is concerned

Entered at Leyte Province, Philippines on
the 8th day of SEPTEMBER 2020 at 08:19am.

EMETERIO DEVA AS WELLEROSA JR.
Register of Deeds



Vertical text on the right margin, likely a stamp or reference code.

TCT No.: 115-2020001233

Page No.: 2

650040920102
201402640059

TECHNICAL DESCRIPTION (Continued from page 1)

24.52 M 6 - 7 S 72 - 31 W 26.29 M 7 - 8 N 81 - 44 W 10.38 M 8 - 9 N 65
- 10 W 15.24 M AREA : ONE THOUSAND SEVEN HUNDRED THIRTY-ONE (1731)
SQUARE METERS POINTS REFERRED TO : UNLESS OTHERWISE DESCRIBED AND
INDICATED ON THE PLAN, CORNERS ARE MARKED ON THE GROUND BY F.S.
CYLINDRICAL CONCRETE MONUMENTS 15X50 CMS. BOUNDED AS FOLLOWS : 50
CORNER 1 IS COMMON TO LOT 11611 CASE-37 CAD.-499-D W : LINE 1-2 BY LOT
11612 CASE-37 CAD.-499-D NW : CORNER 2 IS COMMON TO LOT 11578 CASE-37
CAD.-499-D N : LINE 2-3 BY LOT 11577 CASE-37 CAD.-499-D NE : LINES
3-4-5 BY LOT 11617 CASE-37 CAD.-499-D E : LINE 5-6 BY LOT 11618 CASE-37
CAD.-499-D S : LINE 6-7 BY LOT 11615 CASE-37 CAD.-499-D S : LINE 7-8 BY
LOT 11614 CASE-37 CAD.-499-D S : LINE 8-1 BY LOT 11613 CASE-37 CAD.
-499-D BEARINGS : GRID SURVEYED BY : MARIETTA P. PUNESTIC DATE OF SURVEY
: NOVEMBER 14-20, 1990 APPROVED ON : OCTOBER 30, 1981 COVERED BY : F.S.
NO. 083715-2211



Vertical text on the right margin, possibly a page number or reference code, appearing as a series of small, illegible characters.

201902640060

TCT No.: 115-2020001233


Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2020002209

Date: September 08, 2020 09:19:10AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED GERARDO T. PAMI AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: FEBRUARY 26, 2020.


EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds



TAX DECLARATION OF REAL PROPERTY

Property Identification No. 08-110007-00360 044-11-007-05-011
 Owner SPS. MORRIS ABALÁ ALVE & MARIE FLOR PAMI-ALVE
 Address CARIGARA, LEYTE
 Administrator/Beneficial User _____
 Address _____

Location of Property SAN MATEO CARIGARA, LEYTE
 (Number & Street) (Barangay/District) (Municipality & Province/City)

TCT/TCT/CLOA No. TCT No. 115-2020001233 Survey No. LOT 11616
 CT _____ Lot No. _____ Blk No. _____
 Atead. _____ Cad. Lot No. _____

Boundaries
 North: AL # 009, 010 OF SEC. 06 South: AL # 012, 013, 014 OF SEC. 05
 East: AL # 001 OF SEC. 06 West: AL # 007 OF SEC. 05

IND OF PROPERTY ASSESSED:

- LAND MACHINERY Brief Description _____
 BUILDING OTHERS Specify _____
 No. of Storey _____
 Brief Description _____

Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	1,731 SQM. Php	6,690.70	1ST-RICE LD.	40% Php	2,680.00
TOTAL	1,731 SQM. Php	6,690.70			2,680.00

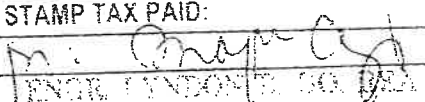
Total Assessed Value TWO THOUSAND SIX HUNDRED EIGHTY PESOS ONLY
 (Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment 1 2019
 Qtr Yr

APPROVED BY: ENRIQUETO O. PORTULA, REA ENGR. LYNDON D. GO, REA 08/12/2024
 Provincial Assessor Municipal Assessor Date

This declaration cancels TD No. 08-110007-00346 R13 Owner SAME OWNER Previous A.V. Php 2,680.00
MEMORANDA: CORRECTIONAL REVISION is hereby made of ARP No. (08-110007-00346) R13 in the name of the same owner to rectify
 the exact Property Identification Number assigned to this Lot. Taxes are paid up per O.R. No. 2390868 issued on 01-16-2023 in Carigara, Leyte.

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:
 R. No.: 9667250
 Issued On: 08/12/2024
 Issued At: Carigara, Leyte


ENGR. LYNDON D. GO, REA
 Municipal Assessor



OFFICIAL RECEIPT
ORIGINAL

Office of the Treasurer
Province of Leyte
Cebu City



PREVIOUS RECEIPT NO. 2350868
DATED 23-02-22
FOR THE YEAR 2023

No. P2736752 A
DATE 02-12-24
Amount in figures 02.18

Received from Dr. Maria Flor Pano AVR
Philippine currency in Full Installment

NAME OF DECLARED OWNER SP. Maria AVR
LOCATION Abogin

No./Street/Banking Loc. No. R-13 00360-2, 680

DATE 02-12-24

TIME PM 02:01

AMOUNT 02.18

REMARKS Payment

SP. Maria AVR

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

- 1st Inst. - Jan. 1 to Mar. 31
- 2nd Inst. - Apr. 1 to Jun. 30
- 3rd Inst. - Jul. 1 to Sep. 30
- 4th Inst. - Oct. 1 to Dec. 31

Payment without penalty may be made within the periods stated below if by installment

CASH	
CHEQUE	
TOTAL	

J. Bittandor
Provincial Agent

R. Y. Sarmas
Provincial Treasurer

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18

02.18



Republic of the Philippines
Department of Environment and Natural Resources
Region VIII, Tacloban City

13
 B.L. FORM
 No. V-37

Application Number
 Applicant
 Claimant
 Surveyed By
 Date Surveyed
 Tie Point Name

CAALIM, FLORENCIO
SOLAR SURVEYING
November 20, 1980
BLLM 1, Carigara Cad. 499-D

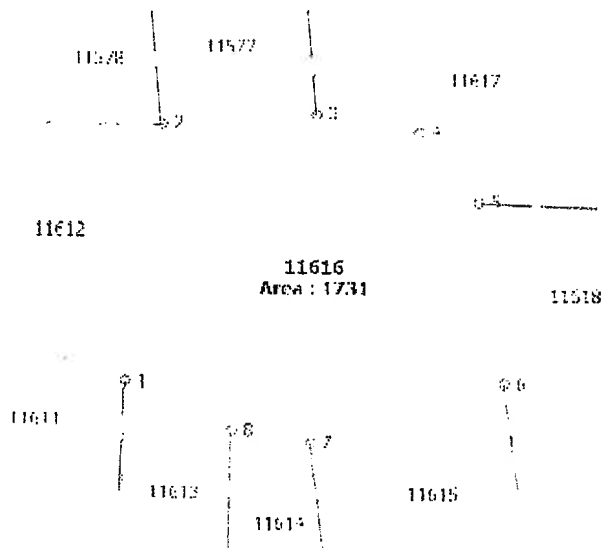
Lot Number
 Survey Number
 Location
 Cad. Map. No.
 Date Approved
 Area (sq. m.)

11616
CAD. 499 - D, Case 37
Brgy. San Mateo, Carigara, Leyte
11° 18' N 124° 41' E, Sec. 3C & 3E
October 30, 1981
1,731

TECHNICAL DESCRIPTION
 (for reference purposes only)

Line	Bearing	Distance(m)	Northing	Easting	Line	Bearing	Distance(m)	Northing	Easting
Tie Line	N89 - 58E	1097.47	1249756.44	465663.75	5-6	S07 - 36E	24.52	1249781.49	466807.07
1-2	N07 - 44E	34.92	1249757.17	466761.22	6-7	S72 - 31W	26.29	1249757.19	466810.31
2-3	N86 - 05E	20.03	1249791.77	466765.92	7-8	N81 - 44W	10.3	1249749.29	466785.24
3-4	S79 - 43E	13.5	1249793.14	466785.9	8-1	N65 - 10W	15.24	1249750.77	466775.05
4-5	S40 - 30E	12.15	1249790.73	466799.18					

UIC-0.00



1:980

CHECKED AS PER RECORDS ON FILE:

CERTIFIED CORRECT:

Evelyn C. Amago
 Engr. EVELYN C. AMAGO
 Chief, Land-Records Section

Ramon S. Unay
 Engr. RAMON S. UNAY
 Chief Survey & Mapping Division

Requested by: *Josephine Fuentes*
 Address:
 Date Requested:

Researched and typed:
 Plotted by: *CP Cordero*
 Verified by: *EROJAS*

Date:
 Date:

Reference copied from: Lot Data Computation / Lot Description

TECHNICAL DESCRIPTION

Survey Plan No./Survey No. : CAD.499-D ✓
 Block No. :
 Lot No. : 11616 ✓
 Portion of Lot :
 Land Owner/Claimant : FLORENCIO CAALIM ✓
 Location : Brgy. San Mateo (Pob) Municipality of Carigara ✓
 Province of Leyte ✓

Boundaries :

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
<u>1 - 2</u>	W	Lot 11612, Cad.499-D Carigara Cadastre ✓
<u>2 - 3</u>	NW	Lot 11577, Cad.499-D Carigara Cadastre ✓
<u>3 - 4 - 5</u>	NW & NE	Lot 11617, Cad.499-D Carigara Cadastre ✓
<u>5 - 6</u>	E	Lot 11618, Cad.499-D Carigara Cadastre ✓
<u>6 - 7</u>	SE	Lot 11615, Cad.499-D Carigara Cadastre ✓
<u>7 - 8</u>	S	Lot 11614, Cad.499-D Carigara Cadastre ✓
<u>8 - 1</u>	SW	Lot 11613, Cad.499-D Carigara Cadastre ✓

Tie Point : B.L.L.M 01, Cad.499-D Carigara Cadastre; ✓

Lot Description :

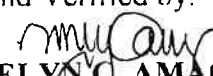
<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
Tie Point-1	N 89 ° - 58 ' E	1097.47 M ✓
1 - 2	N 07 ° - 44 ' E	34.92 M ✓
2 - 3	N 86 ° - 05 ' E	20.03 M ✓
3 - 4	S 79 ° - 43 ' E	13.50 M ✓
4 - 5	S 40 ° - 30 ' E	12.15 M ✓
5 - 6	S 07 ° - 36 ' E	24.52 M ✓
6 - 7	S 72 ° - 31 ' W	26.29 M ✓
7 - 8	N 81 ° - 44 ' W	10.30 M ✓
8 - 1	N 65 ° - 10 ' W	15.24 M ✓ LFC=0.00

AREA : ONE THOUSAND SEVEN HUNDRED THIRTY-ONE (1,731) square meters, more or less.

Description of Corners : All corners are P.S cyl.conc.mons 15 x 60 cm. ✓

Bearings: GRID ✓
Date of Original Survey : November 20, 1980 ✓
Date of Subd./Cons. Survey:
Date Approved : October 30, 1981
Geodetic Engineer : SOLAR SURVEYING ✓

Prepared and Verified by:


Engr. EVELYN C. AMAGO
 Chief, Land Records Section
 c.tindoy/euro/as

Certified Correct by:


Engr. RAMON S. UNAY
 Chief, Surveys and Mapping Division