



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
Palo, Leyte  
-oOo-



HOUSING, LAND USE and INFORMAL SETTLERS

COMMITTEE REPORT NO. 09  
Series of 2025

Referred to this Committee are the following:

1. **Ordinance No. 2024-221 of Carigara Leyte**, entitled "AN ORDINANCE RECLASSIFYING THE 886 SQUARE METERS, MORE OR LESS PORTION OF LOT IDENTIFIED AS SURVEY LOT NO. 354-D-1, PSD-08-050286-D, COVERED UNDER TAX DECLARATION NO. 08-110020-00509, DECLARED IN THE NAME OF ANTONIO DARANTINAO, SR., LOCATED AT BRGY. CANAL, CARIGARA, LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE"; and,
2. **Ordinance No. 2024-06 of San Miguel, Leyte**, entitled "AN ORDINANCE RECLASSIFYING LOT 1144 DECLARED IN THE NAME OF ULDARICO LAPIDARIO WITH AN AREA OF 3.9360 HECTARES LOCATED AT BRGY. MALAGUINABOT, SAN MIGUEL, LEYTE FROM AGRICULTURAL (COCO LAND) TO RESIDENTIAL USE";

The above enumerated ordinances were both recommended for approval by the Provincial Legal Office, without prejudice to the conversion requirement to conform with the current and actual use of the lands.

A review of the provisions of Section 20 of the Local Government Code allowing local government units through the Sangguniang Bayan or Panglungsod to reclassify lands, the Committee finds both ordinances compliant to the minimum requirements of the said section which is quoted hereunder.

**SECTION 20. 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 and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or **(2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned**; Provided, That such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance: (emphasis ours)

- (1) For highly urbanized and independent component cities, fifteen percent (15%);
- (2) For component cities and first to third class municipalities, ten percent (10%); and
- (3) For fourth to sixth class municipalities, five percent (5%):

xxx

Review of the subject ordinances to include the documents attached to them disclosed that the subject ordinances are supported by the certifications required for them to be compliant with the provisions of Section 20 of the Local Government Code; such as,

1. The conduct of Public Hearing, evidenced by the minutes, accomplished attendance sheet and certification attested by the SB Secretaries concerned;
2. Certification from the concerned Sangguniang Bayan that upon determination the subject properties will have more economic value once reclassified from agricultural to commercial and residential use, respectively;
3. Certification from the concerned Sangguniang Bayan that the subject reclassification is within the percentage limit as prescribed by Section 20, Par. 3 of R.A. 7160.

Considering the foregoing, and as confirmed by the Sangguniang Bayan concerned that the subject agricultural lands for reclassification are within the percentage limit as prescribed by Section 20 of the Code, the Committee is therefore inclined to recommend for the validity of the subject ordinances.

The Committee, however, would like to reiterate the opinions of the Provincial Legal Office and the Department of Agrarian Reform that reclassification is different from conversion. On that note, while the Committee recommends for the approval of the subject ordinances, it would like to stress that reclassification alone will not suffice to use the subject agricultural lands for other purposes. It is then further recommended that all other requirements for conversion must be complied with by the landowners of the subject properties and that the approval of the subject ordinances shall not be construed as a conversion order which, in such a case must be obtained from the Department of Agrarian Reform (DAR).

Submitted this 20<sup>th</sup> day of March, 2025, Palo, Leyte.



Atty. Ronnan Christian M. Reposar  
Chairperson

Hon. Raissa J. Villasin  
Vice Chairperson

Atty. Carlo P. Loreto  
Member

Hon. Ma. Corazon E. Remandaban  
Member

Hon. Flaviano C. Centino, Jr.  
Member

Item No.: 06

Date: 18 2025 MAR



Republic of the Philippines  
PROVINCE OF LEYTE  
Provincial Capitol  
Tacloban City

-oOo-

Province of Leyte  
Legal Office  
Date: 3.5.25



PROVINCIAL LEGAL OFFICE

2<sup>nd</sup> INDORSEMENT  
February 24, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-221 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2024-221 entitled: **"An Ordinance reclassifying the 886 square meters, more or less portion of lot 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)<sup>1</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 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 Reform<sup>2</sup>, 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.

<sup>1</sup> (viii) Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;

<sup>2</sup> G.R. No. 183409, June 18, 2010

Considering the foregoing, the proposed authority to reclassify is recommended for approval without prejudice to the conversion requirement to conform with the current and actual use of the reclassified 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.

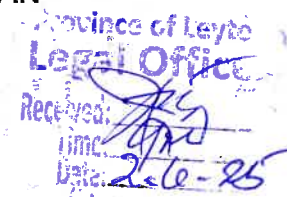


**ATTY. JOSE RAYMUND A. ACOL**  
*Provincial Legal Officer* 

Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte  
-o0o-

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1<sup>ST</sup> INDORSEMENT  
05 February 2025



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-221** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance reclassifying the 886 square meters, more or less portion of lot identified as survey Lot No. 354-D-1, PSD-08-050286-D, covered under Tax Declaration No. 08-110020-00509, declared in the name of Antonio Darantinao, Sr., located at Brgy. Canal, Carigara, Leyte from agricultural to commercial use.**

  
**FLORINDA JULL S. 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

SANGGUNIANG PANLALAWIGAN



1<sup>ST</sup> Indorsement  
February 3, 2025

Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the following:

1. **MUNICIPAL ORDINANCE NO. 2024-217** - *"AN ORDINANCE PROVIDING THE GUIDELINES ON THE IMPLEMENTATION OF HALINA'T MAGTANIM NG PRUTAS AT GULAY (HAPAG) SA BARANGAY PROJECT IN THE MUNICIPALITY OF CARIGARA, LEYTE"; and*

2. **MUNICIPAL ORDINANCE NO. 2024-221** - *"AN ORDINANCE RECLASSIFYING THE 886 SQUARE METERS, MORE OR LESS PORTION OF LOT IDENTIFIED AS SURVEY LOT NO. 354-D-1, PSD-08-050286-D, COVERED UNDER TAX DECLARATION NO. 08-110020-00509 DECLARED IN THE NAME OF ANTONIO DARANTINAO, SR., LOCATED AT BRGY. CANAL, CARIGARA, LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE".*

For your consideration 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



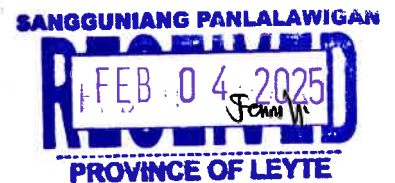
BAGONG PILIPINAS

EXCERPT FROM THE MINUTES/JOURNAL OF THE 124<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 JANUARY 9, 2025

\* \* \* \* \*

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. 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. Raul Z. Lloren	-----	SB Member - Forced Leave
---------------------	-------	--------------------------

\* \* \* \* \*

MUNICIPAL ORDINANCE NO. 2024-221

AN ORDINANCE RECLASSIFYING THE 886 SQUARE METERS, MORE OR LESS  
PORTION OF LOT IDENTIFIED AS SURVEY LOT NO. 354-D-1, PSD-08-050286-D,  
COVERED UNDER TAX DECLARATION NO. 08-110020-00509, DECLARED IN THE  
NAME OF ANTONIO DARANTINAO, SR., LOCATED AT BRGY. CANAL, CARIGARA,  
LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE.

Sponsored by: Hon. Lorna A. Marpa

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

*Am*-----



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 2/3 – Ordinance. No.2025-221 dated January 9, 2025–

*“An Ordinance Reclassifying the 886 square meters, more or less portion of lot ..., from agricultural to commercial use.”*

**WHEREAS**, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing and Agrarian Reform per Committee Report No. 2025-15, duly adopted, that Survey Lot No. 354-D-1, PSD-08-0520286-D, under Tax Declaration No. 08-110020-00509 with an area of 886 square meters, more or less, declared in the name of Antonio Darantinao, Sr., located at Brgy. Canal, Carigara, Leyte, classified as an agricultural land, as per Comprehensive Land Use Plan duly approved, if reclassified to commercial use would entail greater economic value to the land and the Municipality of Carigara would benefit in terms of increase of the Real Property Tax income;

**WHEREAS**, the Sangguniang Bayan further determined, thru the Office of the Municipal Assessor that subject agricultural land (Survey Lot No. 354-D-1) for reclassification is still within the 10-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 (Local Government Code of 1991) 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.

**WHEREFORE**, on motion of Hon. Lorna A. Marpa, seconded unanimously, be it **ENACTED** by the Sangguniang Bayan of Carigara in Regular Session assembled, **THAT**:

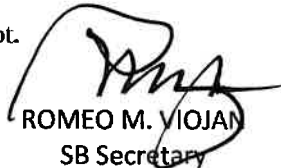
**Article I. RECLASSIFICATION.** That the 886 square meters, more or less, portion of lot, with Survey Lot No. 354-D-1, PSD-08-050286-D, covered by Tax Declaration No. 08-110020-00509, declared in the name of Antonio Darantinao, Sr., be reclassified from agricultural to commercial use.

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

**APPROVED**, this 9<sup>th</sup> day of January, 2025

\* \* \* \* \*

I HEREBY CERTIFY to the correctness of the foregoing excerpt.

  
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



BAGONG PILIPINAS

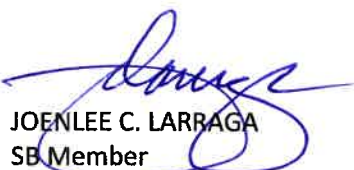
Page 3/3 – Ordinance. No.2025-221 dated January 9, 2025–

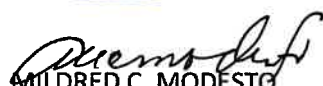
*“An Ordinance Reclassifying the 886 square meters, more or less portion of lot ..., from agricultural to commercial use.”*

Attested:

  
JIMMY A. CAMPOSANO  
Municipal Vice Mayor /Presiding Officer

Concurred:

  
JOENLEE C. LARRAGA  
SB Member

  
MILDRED C. MODESTO  
SB Member

  
JOSEFU N. GUIA  
SB Member

  
LENY T. ONG  
SB Member

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

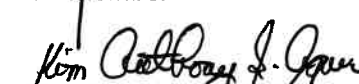
Approved:


  
EDUARDO T. ONG, JR.  
Municipal Mayor

Date approved: 01/31/2025

  
ANABELLA N. CRISOSTOMO  
SB Member

  
LORNA A. MARPA  
SB Member

  
KIM ANTHONY G. AGNER  
SB Member

  
ARVIN N. URMENETA  
SB Member- Lnb Pres.



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



**BAGONG PILIPINAS**

**OFFICE OF THE SANGGUNIANG BAYAN**

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

## CERTIFICATION

**THIS IS TO CERTIFY** that a public hearing was conducted last October 17, 2024 at 10:00 in the morning at the Covered Court, Brgy. Tangnan, Carigara, Leyte for the deliberation of the proposed reclassification of *Survey Lot No. 354-D-1, Covered under Tax Declaration No. 08-110020-00509, with an Area of 886 Square Meters, more or less, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located in Brgy. Canal, Carigara, Leyte, from agricultural to commercial use.*

**ISSUED** this 3<sup>rd</sup> day of February, 2025.

  
**ROMEO M. VIOJAN**  
SB Secretary

Republic of the Philippines  
Province of Leyte  
Municipality of Carigara  
Barangay Canal

**MINUTAS HAN NAKALABAY NGA MEETING HAN SANGGUNIANG BARANGAY NGAN HAN BISITA TIKANG HA LGU PARA HAN RE-CLASSIFICATION NIRA MRS. CYNTHIA CANABE, LETECIA A. GRABOL NGAN MRS. CANDICE T. ELIZON HA BARANGAY CANAL CARIGARA, LEYTE NGA GUIN BUHAT HADTON OCTOBRE 17, 2024 HA ALAS 10:00 HA AGA HA BARANGAY CANAL SESSION HALL.**

**PRESENTE:**

Hon. Cresente L. Llagas	Punong Barangay
Hon. Lyra N. Reyes	Sangguniang Barangay Member
Hon. Biembesse Au R. Inabangan	Sangguniang Barangay Member
Hon. Artemio L. Nicanor	Sangguniang Barangay Member
Hon. Lino G. Cagascas	Sangguniang Barangay Member
Hon. Lea C. Cahimat	Sangguniang Barangay Member
Hon. Lance Harold F. Baac	Sangguniang Barangay Member
Hon. Renato M. Walohan	Sangguniang Barangay Member
Hon. Lester Kim C. Javines	SK Chairperson
Anna May N. Urmeneta	Barangay Secretary
Hazel M. Caballes	Barangay Treasurer

**ABSENTE:**

**NONE**

**I. CALL TO ORDER**

Guin tawag an meeting han alas 10:30 ha aga pinaagi hin pag ampo pagtikang nag preside amo an Punong Barangay ngan an pag ampo na pinangunahan han Brgy. Treasurer nga hi Hazel Caballes.

**II. ROLL CALL:**

An roll call guinbuhat han Brgy. Secretary nga diin hin kit an nga tanan nga miyembro han Sangguniang Barangay ngan an mga gin inbitahan aadto para hini nga public hearing.

**III. PAGBASA REAKSYON/KOREKSYON/OBJECTIONS/NGAN PAG APROBAR HAN MINUTAS HAN NAKALABAY NGA MEETING HADTON OCTOBRE 17, 2024.**

Tungod nga waray man mga reaksiyon, corrections, objections parte han meeting han re-classification meeting.

**IV. CALENDAR OF THE DAY**

**1. RE-CLASSIFICATION**

**V. ADJOURNMENT:**

Tungod nga nagka sayuray naman an both parties para han ira pag re-classify parte han ira pagpatawag han meeting parte han Re-classification. Inin guin adjourn ngan guin segundahan naman ini ni Punong Barangay Cresente L. Llagas

Guin tapos an sesyon 12:35 hin udto.

**I HEREBY CERTIFY to the corrections of the following minutes.**

**PREPARED BY:**

**ANNA MAY N. URMENETA**

Barangay Secretary

**ATTESTED BY:**

**HON. CRESENTE L. LLAGAS**

Punong Barangay

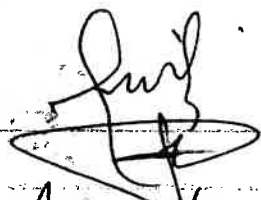
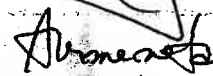


# ATTENDANCE FOR RE-CLASSIFICATION:

October 17, 2024

	NAME
1. Leticia A. Grindel	L.A. Grindel
2. CYNTHIA B. CANAPSE	Cynthia B. Canapse
3. MARY JOY A. BACTOL	Mary Joy A. Bactol
4. CANDICE T. ELIZON	Candice T. Elizon
5. LYRA N. REYES	Lyra N. Reyes
6. HAZEL M. CABANUS	Hazel M. Cabanus
7. Renato M. Malabon	Renato M. Malabon
8. LANCE HAROLD F. BOEC	Lance Harold F. Boec
9. LINO G. CAGASANS	Lino G. Cagasan
10. SABINO Y. MONTEALEGRE	Sabino Y. Montalegre
11. Agustin S. Cabalin	Agustin S. Cabalin
12. Zaid Rogay	Zaid Rogay
13. Leo n. Dorantinas	Leo n. Dorantinas
14. GIL NOVO	Gil Novo
15. Sergio Dalomias	Sergio Dalomias
16. LEO NICKNOR	Leo Nicknor
17. Rollo E. Cantillas	Rollo E. Cantillas
18. LESTER KIM C. JAVINS	Lester Kim C. Javins
19. LEA C. CAMMART	Lea C. Cammart
20. DAPHNE DAPHNE G. RIVERA	Daphne Daphne G. Rivera



21	Arturo H. canor	
22	MARIA EVELYN P. RETES	
23	ANNA MAY N. URMENETA	
24	ENGR. LYNDON D. GO	
25	PAUL Z. WOMEN	
26	CRESENTE L. LLANAS	
27		
28		
29		
30		
31		
32		
33		
34		
35		









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



-0o0-

**OFFICE OF THE PUNONG BARANGAY**

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY CANAL CARIGARA, LEYTE HELD ON OCTOBER 20, 2024 AT 9:00 O'CLOCK IN THE MORNING AT THE BARANGAY HALL

PRESENT: HON. CRESENTE L. LLAGAS	-	PUNONG BARANGAY/PRESIDING
HON. LYRA N. REYES	-	Sangguniang Barangay Member
HON. BIEMBESSE AU R. INABANGAN	-	Sangguniang Barangay Member
HON. ARTEMIO L. NICANOR	-	Sangguniang Barangay Member
HON. LINO G. CAGASCAS	-	Sangguniang Barangay Member
HON. LEA C. CAHIMAT	-	Sangguniang Barangay Member
HON. LANCE HAROLD F. BAAC	-	Sangguniang Barangay Member
HON. RENATO M. WALOHAN	-	Sangguniang Barangay Member
HON. LESTER KIM C. JAVINES	-	SK Chairperson
ABSENT: NONE		

**RESOLUTION NO. 53**  
**Series of 2024**

**A RESOLUTION OF NO OBJECTION FOR THE REQUEST OF RECLASSIFICATION OF LAND FROM AGRICULTURAL TO COMMERCIAL USE BY MR. EFREN CANABE OF LOT NO. 354-D-1, TAX DECLARATION NO. 08-110020-00509 WITH AN AREA OF 886 SQM. LOCATED AT BRGY CANAL, CARIGARA, LEYTE.**

**WHEREAS**, based on the perusal of supporting documents that survey/lot number 354-D-1 located at Brgy. Canal, Carigara, Leyte is owned by a certain Mr. Efren G. Canabe which has suitable site for the establishment of business.

**WHEREFORE**, on motion of Hon. Artemio L. Nicanor duly seconded by all present be it;

**RESOLVED**, as it is hereby resolve, by the council interposing no objection for the request for reclassification of land from agricultural to commercial use by Efren G. Canabe of Lot No. 354-D-1, Tax Declaration 08-110020-00509 with an area of 886 sqm. at Brgy. Canal, Carigara, Leyte.

**RESOLVED FURTHER**, to submit a copy of this resolution to the office of the Sangguniang Bayan of Carigara and to any office concerned for their information and guidance.

**UNANIMOUSLY APPROVED.**

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

Prepared by:

*Anna May N. Urmeneza*  
ANNA MAY N. URMENETA  
Barangay Secretary

Attested by:

*Cresente L. Llagas*  
HON. CRESENTE L. LLAGAS  
Punong Barangay

*seacalif*  
*12/23/2024 @ 9:15 AM*  
*Lyra N. Reyes*  
*Artemio L. Nicanor*  
*Lea C. Cahimat*  
*Lance Harold F. Baac*  
*Renato M. Walohan*  
*Lester Kim C. Javines*

*RTalabahan*



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIAN BAYAN

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




BAGONG PILIPINAS

## CERTIFICATION

**THIS IS TO CERTIFY** that after due determination by the **Sangguniang Bayan**, *Survey Lot No. 354-D-1, Covered under Tax Declaration No. 08-110020-00509, with an Area of 886 Square Meters, more or less, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located at Brgy. Canal, Carigara, Leyte* , **will have more economic value once reclassified from agricultural to commercial use.**

**ISSUED this 3<sup>rd</sup> day of February, 2025.**

  
**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 SANGGUNIAN BAYAN

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



BAGONG PILIPINAS

## CERTIFICATION

**THIS IS TO CERTIFY** that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2024-221** – *“An Ordinance Reclassifying the 886 Square meters, more or less, portion of Lot Identified as Survey Lot No. 354-D-1, PSD-08-050286-D, Covered under Tax Declaration No. 08-110020-00509, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located at Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use”*, subject agricultural land for reclassification is still 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 3<sup>rd</sup> day of February, 2025.

  
**ROMEO M. VIOJAN**  
SB Secretary

Attested by:

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

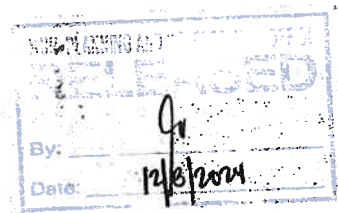


Republic of the Philippines  
Province of Leyte  
**MUNICIPALITY OF CARIGARA**



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

**CERTIFICATION**



TO WHOM IT MAY CONCERN:


**THIS IS TO CERTIFY** that a parcel of lot with Survey No. LOT 354-D-1, PSD-08-050286-D with Tax Declaration No. 08-110020-00509, Property Identification No. 044-11-020-02-072 in the name of ANTONIO DARANTINAO, SR. with an area of 886 sq.m. situated at Brgy. Canal, 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 MR. EFREN G. CANABE this 3<sup>rd</sup> day of December 2024, at Carigara, Leyte in connection with his application for Land Reclassification for Commercial use.

Prepared by:

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

  
**DARYL DANIEL G. BODO**  
MPDC

O.R. No.:	0049923
Date Issued:	December 3, 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. 354-D-1, Psd-08-050286-D**, with Tax Declaration No. **08-110020-00509**, declared in the name of **ANTONIO DARANTINAO SR.**, containing an area of **.0866 hectare** and located in **Brgy. Canal, 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 **Mr. Efren G. Canabe.**, for whatever purpose this may servr.

Given this 13th day of December 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



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



## CERTIFICATION

**THIS IS TO CERTIFY** that **Municipal Ordinance No. 2024-221** – “*An Ordinance Reclassifying the 886 Square meters, more or less, portion of Lot Identified as Survey Lot No. 354-D-1, PSD-08-050286-D, Covered under Tax Declaration No. 08-110020-00509, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located at Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use*”, has been posted last January 31, 2025 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

**ISSUED** this 3<sup>rd</sup> day of February, 2025.

  
**ROMEO M. VIOJAN**  
SB Secretary

# TAX DECLARATION OF REAL PROPERTY

D NO. 08-110020-00509 Property Identification No. 044-11-020-02-072  
OWNER: ANTONIO DARANTINAO, SR. TIN: \_\_\_\_\_  
ADDRESS: CARIGARA, LEYTE TEL. NO. \_\_\_\_\_  
Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ TEL. NO. \_\_\_\_\_  
Location of Property: \_\_\_\_\_  
(Number & Street) (Barangay/District) (Municipality & Province/City)

ACT/TCT/CLOA No. \_\_\_\_\_ Survey No. LOT 354-D-1, PSD-08-050286-D  
ACT \_\_\_\_\_ Lot No. \_\_\_\_\_  
dated: \_\_\_\_\_ Blk. No. \_\_\_\_\_  
boundaries: \_\_\_\_\_  
North: AL # 070 South: AL # 073  
East: AL # 044 West: AL # 045

## KIND OF PROPERTY ASSESSED:

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

Classification	Area	Market Value	Actual Use	Ass. Level	Assessed Value
Agricultural	886 SQM Php	3,745.64	1st-Rice Ld.	40% Php	1,500.00
TOTAL:	886 SQM Php	3,745.64		Php	1,500.00
Total Assessed Value: <u>One Thousand Five Hundred Pesos Only.</u>					
(Amount in Words)					

Taxable ☒ Exempt ☐  
Effectivity of Assessment/Reassessment 1 2025  
Qrt. Yr.

APPROVED BY: (SGD.) ENRIQUETO O. PORTULA, REA ENGR. LYNDON D. GO, REA 09/10/2024  
Provincial Assessor Municipal Assessor Date

This declaration cancels TD No. ARP No. (08-11020-00471) R13 Owner: SAME OWNER Previous A.V. Php 6,740.00  
MEMORANDA: SEGREGATION of a portion is hereby made of ARP No. (08-11020-00471) R13 in the name  
of the same owner based on the attached approved Subdivision Plan, CSD-08-050286-D.

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:  
R. No.: 9669246  
dated On: 09/10/2024 ENGR. LYNDON D. GO, REA  
dated At: Carigara, Leyte PRC No. 0000442  
Municipal Assessor

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.



TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
BOUNDARY		
1-2	S 75° 49' E	32.83 M
2-3	S 11° 27' W	78.92 M
3-4	S 78° 25' E	10.12 M
4-5	S 14° 12' W	18.88 M
5-6	N 78° 04' W	31.03 M
6-7	N 75° 59' W	29.65 M
7-8	N 21° 24' E	19.10 M
8-9	S 72° 53' E	7.03 M
9-1	N 17° 35' E	78.10 M
354-D-1		
1-2	N 17° 35' E	25.88 M
2-3	S 75° 49' E	32.03 M
3-4	S 11° 27' W	25.97 M
4-1	N 75° 39' W	35.61 M
354-D-2		
1-2	S 75° 39' E	35.61 M
2-3	S 11° 27' W	23.66 M
3-4	N 75° 44' W	38.14 M
4-1	N 17° 35' E	23.72 M

354-D-3		
1-2	S 75° 44' E	38.14 M
2-3	S 11° 27' W	27.29 M
3-4	S 78° 25' E	10.12 M
4-5	S 14° 12' W	18.88 M
5-6	N 78° 04' W	31.03 M
6-7	N 75° 59' W	29.65 M
7-8	N 21° 24' E	19.10 M
8-9	S 72° 53' E	7.03 M
9-1	N 17° 35' E	78.10 M
Tie lines from BLM 1, CAD 449-D, CARIGARA CADASTRE to Corner Marked "1"		
LOT NO.	BEARING	DISTANCE
BDRY	S 17° 53' W	547.13 M
354-D-1	S 17° 52' W	573.02 M
354-D-2	S 17° 52' W	573.02 M
354-D-3	S 17° 51' W	596.74 M

N=1,248,163.84

MUNICIPAL ROAD (15.00M WIDE)

SS 08-000086-D

LOT 354-C, PSD-06-04

LOT 354-D-1  
A= 866 SQ.M.

LOT 354-D-2  
A= 872 SQ.M.

LOT 354-D-3  
A= 2,225 SQ.M.

LOT-249, GSS-03-000086-D

LOT-249, GSS-08-000086-D

WITHIN A B.O. AS PER I.C. 715  
PROV. LG. DATED 12-20-99

NOTE:

All corners in double circles are old points  
All corners not otherwise described are Old P.S. by corner monument 15x50 cms  
Land Use: Agricultural  
Topographic Condition: Plain



I hereby certify that the bearings and distances of the boundary lines of the land herein subdivided as well as the aggregate area of the lots of this subdivision plan are identical to those described in Psd-08-042563-D as performed on field.

OT-950 GSS 18-000086-D

ENCL. BY MEN SURVEY  
CHIEF SURVEY & MAPPING DIVISION

LEAD ORDER

(FOR SIMPLE SUPERVISION ONLY)

VERIFICATION FEE

Paid Under **\$22.30**

INB No. 2372044

Date: 9/7/23

3 Lot/s 17 Corners

ORIGINAL SURVEY SSS - DRAFT Surveyed 9-21-77 Approved 1-12-78  
 CONTINUOUS 13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035

LOT 354-D, PSD-08-042564-D

SURVEYED 1997

HRS OF ANTONIO U. CARANINAU

SITUATED IN THE

LIBRARY CODE 08-37-15

## BARANGAY OF CANAL

MUNICIPALITY OF CARIGARA

PROVINCE OF LEYTE

ISLAND OF LEYTE

CONTAINING AN AREA OF 3.983 SQ. M.

PPCS - IMPRES 2 2015 N°

BEARINGS GRID

SCALE 1 400

0 4 8 12 16 20

I hereby declare that this is a correct plan of the survey made by me personally or under my direct supervision in conformity with the provision of RA 5590, as amended, otherwise known as "The Geodesic Engineering Act of 1998" and the rules and regulations of the Department of Environment and Natural Resources.

I have not been able to determine the true boundaries of the property as shown on the ground by the survey claimant or the authorized representative and/or based on the actual to legal and/or official technical documents and that I assume full responsibility for the technical correctness of the survey and accuracy of the monument setting.

MARCH 20 2011

1941

Republic of the Philippines  
Department of Environment and Natural Resources  
Region Office - VIII  
TACLOBAN CITY  
Survey & Mapping Division

The survey plotted herein is found to be in order as per submitted survey returns of the Geodetic Engineer and therefore recommended for approval.

MA BULETINUL CIVIL

Asst. Chief of Police & Mapping Division

Date Approved: MAY 12 2024

This approved plan, however, shall not be construed as title to the land.

For & By the Authority  
of the OENR Secretary

09-04-23

Chief, Surveys Mapping Division

Don Simpson & Pamela Anderson	Don Simpson & Pamela Anderson
----------------------------------	----------------------------------

Position verified by \_\_\_\_\_ 3/7/11 134-41-109-7733  
Reviewed by \_\_\_\_\_  
Field Notes checked by \_\_\_\_\_  
Transverse Computations checked by \_\_\_\_\_  
Azimuthal Computations checked by \_\_\_\_\_  
Lot Data Computations checked by \_\_\_\_\_  
Plotted by \_\_\_\_\_  
Tracked by \_\_\_\_\_  
Checked and Verified by \_\_\_\_\_

INFORMATION AFTER 1100 APPROVAL

PSD-08-050286-D

P511-08 030286



## TECHNICAL DESCRIPTION

Survey Plan No. : PSD - 08 - 050286 - D /  
Block No. :  
Lot No. : 354 - D - 1 /  
Portion of Lot : 354 - D, PSD - 08 - 042564 - D  
Land Owner/Claimant : Hrs. of Antonio U. Darantinao  
Location : Brgy. Canal, Municipality of Carigara,  
Province of Leyte

### Boundaries :

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
<u>1 - 2</u>	NW	Lot 355, GSS - 08 - 000086 - D /
<u>2 - 3</u>	NE	Lot 354 - C, PSD - 08 - 042564 - D
<u>3 - 4</u>	SE	Lot 353, GSS - 08 - 000086 - D
<u>4 - 1</u>	SW	Lot 354 - D - 2, PSD - 08 - 050286 - D

Tie Point : B.L.L.M. No. 1, CAD. 499 - D, Carigara Cadastre,

### Lot Description :

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
Tie Point-1	S 17° - 52' W	573.02 M
1 - 2	N 17° - 35' E	25.89 M
2 - 3	S 75° - 49' E	32.83 M
3 - 4	S 11° - 27' W	25.97 M
4 - 1	N 75° - 39' W	35.61 M LEC: 0.01

AREA : EIGHT HUNDRED EIGHTY SIX ( 886 ) square meters, more or less.

Description of Corners : Corners 1 & 4 are P.S. cyl. conc. mons. 15 X 50 cm. and the rest are old points.

Bearings: GRID  
Date of Original Survey : September 21, 1977  
Date of Subd./Cons. Survey: March 20, 2023  
Date Approved : May 17, 2024  
Geodetic Engineer : Salvador T. Quilaquil, Jr.

Prepared and Verified by:

Certified Correct by:

  
SALVADOR T. QUILAQUIL, JR.  
Geodetic Engineer

PRC ID NO. 3965 Date : 09-13-1993

  
RAMON S. UNAY  
Chief, Survey and Mapping Division

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

OFFICIAL RECEIPT

ORIGINAL



Republic of the Philippines  
Province of Leyte

OFFICE OF THE TREASURER



PREVIOUS TAX RECEIPT NO.

488867

DATED

6-19-23

FOR THE YEAR

2023

No. PL2736895 A

DATE

9-10-24

Received from

Francis G. Canali

Philippine currency, in

☒ full

☐ installment

payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year

Amount in figures

35-90

☒ BASIC TAX

☐ SPECIAL EDUCATION FUND

NAME OF DECLARED  
OWNER

LOCATION  
No./Street/Barangay

BLOCK  
LOT NO.

TAX  
DEC. NO.

ASSESSED VALUE

Land Improvement Total

TAX DUE

INSTALLMENT

FULL  
PAYMENT

Penalty  
%

TOTAL

Francis G. Canali

Canali

P-13

11-500

11-500

2024

11-500

2-70

11-500

Darman Canali

02-072

500

11-500

SE

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

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

MODE OF PAYMENT

CASH

CHECK

TW/PMO

TOTAL

TOTAL

Deputy/Collecting Agent

Provincial Treasurer

## DEED OF ABSOLUTE SALE


### KNOW ALL MEN BY THESE PRESENTS:

That I, **GORGONIO T. TORREVILLAS**, of legal age, Filipino, widower and resident of Brgy. Canal, Carigara, Leyte, for and in consideration of the sum of **ONE MILLION PESOS (P1,000, 000.00)** Philippine Currency, to me in hand paid by the receipt of which is hereby acknowledged in my full and entire satisfaction from **spouses EFREN CANABE and CYNTHIA B. CANABE**, likewise of legal age, Filipinos and residents of Jugaban, Carigara, Leyte, hereby **sell, cede, convey and transfer** in a manner **ABSOLUTE and IRREVOCABLE** unto the said spouses **EFREN and CYNTHIA B. CANABE**, their heirs, executors, administrators and assigns the hereunder described of a parcel of land described as follows:


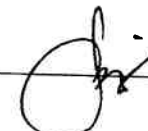
A portion of a parcel of land designated as Lot 354, located at Brgy. Canal, Carigara, Leyte, consisting an area of **ONE THOUSAND SQUARE METERS (1,000)**; covered by Tax Declaration NO. 08-11020-00110; in the name of Antonio Darantinao, Sr. bounded as follows: on the North by AL #018; on the East by AL # 044; on the South by AL #011, 013 of Sec. 04 and on the West by AL # 046 & Provincial Road..

Of which above-described portion of a parcel of land, I hereby declare and warrant that I am the true and lawful owner and have the perfect right to freely dispose of the same it being my own; that it is at present free from liens and encumbrances; that I will defend the title and possession of the herein Vendee against any adverse claim from third persons whomsoever; that the same is not tenanted nor covered by any agreement of the same nature.

IN WITNESS WHEREOF, I we have hereunto affixed my signature this 28<sup>th</sup> day of August 2020, in Carigara, Leyte.

  
**GORGONIO T. TORREVILLAS**  
TIN CARD NO. 113-873-388  
Issued by Bureau of Internal Revenue

### SIGNED IN THE PRESENCE OF:


1.  2.   
REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF LEYTE )SS  
MUNICIPALITY OF CARIGARA )

BEFORE ME, this 28<sup>th</sup> day of August 2020, in Carigara, Leyte, personally appeared Gorgonio T. Torrevillas, who exhibited to me his SSS ID as his proof of identity and hereinabove indicated below his signature, known to me to be the same person who executed the foregoing Deed of Absolute Sale and acknowledged to me that the same is his own free and voluntary Act and Deed.

WITNESS MY HAND AND NOTARIAL SEA

Doc. NO. 416

Page NO. 80


  
**ATTY. ISMAEL C. LLOREN**  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2020  
PTR NO. 2559388 - JANUARY 18, 2018  
IBP NO. 353825 - NOV. 11, 2018  
TIN NO. 906-917-719 - ROLL NO. 31, 81



## ACKNOWLEDGMENT RECEIPT

That I, Gorgonio T. Torrevillas, of legal age, Filipino and resident of Brgy. Canal, Carigara Leyte., do hereby acknowledged the receipt of **ONE MILLION (P1,000,000.00)** from spouses **Efren Canabe and CYNTHIA B. CANABE**, likewise of legal age, **Filipinos and resident of Jugaban, Carigara, Leyte** as payment for that portion of a parcel of land located at Canal, Carigara. Leyte, covered by TD N0 08-11020-00110; designated as Lot N0. 354, in the name of Antonio Darantinao, Sr., consisting an area of 1000 square meters. The document of sale was entered as Doc. N0. \_\_\_\_\_; Page N0. \_\_\_\_\_; Book N0. 54, Series of 2020, by Notary Public Atty Ismael C. Lloren of Carigara, Leyte..

Carigara, Leyte, Aug. 28, 2020.

  
GORGONIO T. TORREVILLAS  
ID NO. 113-873-336

### SIGNED IN THE PRESENCE OF :

1. 

2. 

SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of August 2020, in Carigara, Leyte.

  
ATTY. ISMAEL C. LLOREN  
NOTARY PUBLIC

UNTIL DECEMBER 31, 2020

PTR NO. 2559388 - JANUARY 18, 2019

IBP NO. 353825 - NOV. 11, 2018

FIN NO. 906-917-719 - ROLL NO. 31, 811

MCLE NO. VI-OCT. 27, 2018

NBI CLEARANCE NO. 08625411

SANANG, CARIGARA, LEYTE



DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

That I, ANTONIO U. DARANTINAO, of legal age, Filipino, married and a resident of Carigara, Leyte, for and in consideration of the sum of SEVEN THOUSAND PESOS (P7,000.00), Philippine Currency, to me in hand paid by GORCONIO TORREVILLAS, likewise of legal age, Filipino, married and a resident of Brgy. Sawang, Carigara, Leyte, Philippines, the receipt of which is hereby acknowledged to my full and entire satisfaction, do by these presents hereby SELL, CEDER, TRANSFER and CONVEY unto said GORCONIO TORREVILLAS, his heirs, successors, assigns and executors, by way of ABSOLUTE SALE the following described real property, to wit:

A parcel of agricultural land with Original Certificate of Title issued by the Bureau of Lands, Tacloban City, with Free Patent No. (VIII-1) 15202, which land is situated at Brgy. Canal, Carigara, Leyte, with an area of Six Thousand Six Hundred Twenty Two (6,622) Square meters, which Original Certificate of Title No. P-25870 (160778) is transcribed in the Registration Book for the Province of Leyte, Register of Deeds, Tacloban City on the 10th day of July, 1978.

That I hereby warrant that I have the perfect right to dispose and convey the above-described property, it being my own having acquired the same by way of purchase; that it is free from all liens and encumbrances; that I further warrant to protect the title and possession of the herein vendee of the aforementioned property from any and against all claims of third persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand this 29th day of December, 1979 at Carigara, Leyte, Philippines.

*Antonio U. Darantinao*  
ANTONIO U. DARANTINAO  
(Vendor)

WITH MY MARITAL CONSENT:

*Reverencia J. Darantinao*

SIGNED IN THE PRESENCE OF:

1. *Guillermo P. Mubol*

2. *Guillermo P. Mubol*

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF LEYTE ) S.S.  
MUNICIPALITY OF CARIGARA )  
X - - - - - X

BEFORE ME a Notary Public this 29th day of December, 1979 at Carigara, Leyte, Philippines, personally appeared ANTONIO U. DARANTINAO, with Residence Certificate No. 74056846 issued on September 18, 1979, 1979 at Carigara, Leyte, known to me to be the same person who executed the foregoing instrument and that he acknowledged to me that the same is his free and voluntary act and deed.

WITNESS MY HAND AND SEAL.

*Manuel Y. Montesclaros*  
MANUEL Y. MONTESCLAROS  
Notary Public  
Until December 31, 1979

Doc. No. 107  
Page No. 2E  
Book No. 1  
Series of 1979



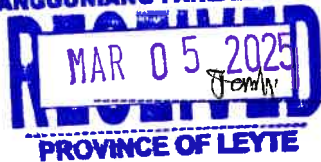
Item No.:

04

Date: 11-2025 MAR



SANGGUNIANG PANLALAWIGAN



Republic of the Philippines  
PROVINCE OF LEYTE  
Provincial Capitol  
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Province of Leyte  
Legal Office

Date: 3-5-25

2<sup>nd</sup> INDORSEMENT

February 24, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-06 of the Sangguniang Bayan of San Miguel, Leyte.

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

- Ordinance No. 2024-06 entitled: **"An Ordinance reclassifying Lot No. 1144 declared in the name of Uldarico lapidario 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)<sup>1</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 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 Reform<sup>2</sup>, 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.

<sup>1</sup> (viii) Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;

<sup>2</sup> G.R. No. 183409, June 18, 2010

Considering the foregoing, the proposed authority to reclassify is recommended for approval without prejudice to the conversion requirement to conform with the current and actual use of the reclassified land.

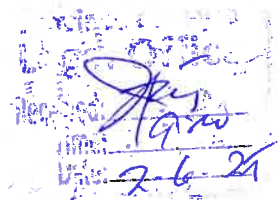
We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on the facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and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

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

Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte  
-o0o-

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

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



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-06** of the **Municipality of San Miguel, Leyte**, entitled: **An Ordinance reclassifying Lot No. 1144 declared in the name of Uldarico Lapidario with an area of 3.9360 hectares located at Brgy. Malaguinabot, San Miguel, Leyte from Agricultural (Coco land) to Residential use.**



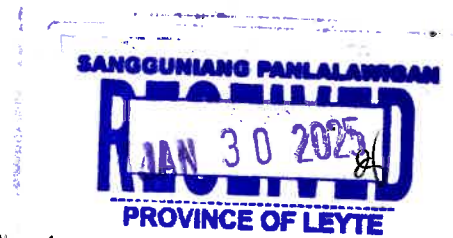
FLORINDA JILL S. UYVICO  
Secretary to the Sanggunian



Republic of the Philippines  
**PROVINCE OF LEYTE**  
MUNICIPALITY OF SAN MIGUEL  
-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

January 27, 2025



The Honorable Members of the Sangguniang Panlalawigan of Leyte  
Thru: The Sangguniang Panlalawigan Secretary  
Provincial Legislative Building,  
Candahug, Palo, Leyte

Gentlemen/Ladies:

I have the honor to forward herewith pertinent documents of the Sangguniang Bayan of the Municipality of San Miguel, Leyte for review and approval, to wit:

1. Seventeen (16) copies of Municipal Ordinance No. 2024-06, Series of 2024 entitled: **"AN ORDINANCE RECLASSIFYING LOT NO. 1144 DECLARED IN THE NAME OF ULDARICO LAPIDARIO WITH AN AREA OF 3.9360 HECTARES LOCATED AT BRGY. MALAGUINABOT, SAN MIGUEL, LEYTE FROM AGRICULTURAL (COCO LAND) TO RESIDENTIAL USE"**.

Kindly acknowledge receipt hereof.

Very truly yours,

  
**BRYAN NEIL B. BRAZIL**  
Secretary to the Sangguniang Bayan





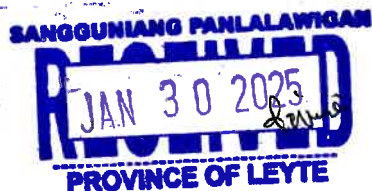
Republic of the Philippines  
**PROVINCE OF LEYTE**  
**MUNICIPALITY OF SAN MIGUEL**  
-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BAYAN, SAN MIGUEL, LEYTE, HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, SAN MIGUEL, LEYTE ON DECEMBER 02, 2024

**PRESENT:**

Hon. Protacio Q. Brazil	- Municipal Vice-Mayor/Presiding Officer
Hon. Richard Len B. Lapidario	- SB Member
Hon. Prospero Q. Brazil	- SB Member
Hon. Charlie L. Guy	- SB Member
Hon. Antonio L. Asis	- SB Member
Hon. Otelio U. Babiano, Jr.	- SB Member
Hon. Thelma M. Brazil	- SB Member
Hon. Letecia G. Espos	- SB Member
Hon. Samuel P. Salomon	- Ex-Officio Member/President, Liga ng mga Barangay
Hon. Jahlen Hans C. Labarrete	- Ex-Officio Member President, Sanggunian Kabataan Pambayan Pederasyon
Hon. Ruben G. Agner	- SB Member (on official leave)



**Resolution No. 217**  
**Series of 2024**

**WHEREAS**, Section 20 (3) of the LGC further provides that reclassification shall be limited for fourth to sixth class municipalities to only (5%) percent of its total agricultural land area, the municipality of San Miguel, Leyte, being a fourth-class municipality;

**WHEREAS**, the Municipality of San Miguel, Leyte has a total agricultural land of Five Thousand Five Hundred and Two (5,502) hectares only based on its Comprehensive Land Use Plan (CLUP);

**WHEREAS**, a public hearing was duly conducted for the said purpose as required by law (Section 20 of LGC);

**WHEREFORE**, on motion of Hon. Richard Len B. Lapidario duly seconded by Hon. Antonio L. Asis and Hon. Jahlen Hans C. Labarrete;

**RESOLVED**, as it is hereby resolved to enact the following ordinance, to wit:

**MUNICIPAL ORDINANCE NO. 2024 - 06**  
**Series of 2024**

**Sponsor: Hon. Richard Len B. Lapidario**  
**SB Member/Chairman, Committee on Rules,**

**AN ORDINANCE RECLASSIFYING LOT NO. 1144 DECLARED IN THE NAME OF ULDARICO LAPIDARIO WITH AN AREA OF 3.9360 HEACTARES LOCATED AT BRGY. MALAGUINABLT, SAN MIGUEL, LEYTE FROM AGRICULTURAL (COCO LAND) TO RESIDENTIAL USE.**

**NOW THEREFORE**, be it ordained as it is hereby ordained by the Sangguniang Bayan of San Miguel, Leyte in a regular session duly assembled that:

**Section 1. AUTHORITY TO RECLASSIFY.** Section 20 of RA 7160, otherwise known as the Local Government Code of 1991 (LGC), provides that cities and municipalities may reclassify agricultural lands to non-agricultural use and provide for the manner of their utilization or disposition;

**Section 2. RECLASSIFICATION.** The parcel of land (Lot No. 1144) with a total land area of 3.9360 hectares declared in the name of Uldarico Lapidario located at Brgy. Malaguinabot, San Miguel, Leyte is hereby reclassified from Agricultural to Residential Use.

Concurred by:

**Section 3. MANNER OF UTILIZATION.** The subject land shall be strictly utilized in accordance with applicable national and local laws, rules and regulations.

**Section 4. CONVERSION.** This Ordinance shall not be construed as a conversion order which shall be issued by the Department of Agrarian Reform (DAR) and that as per actual verification to date, aforesaid property area of Lot No. 1144 is still in its original state (Agricultural) hence, its reclassification shall take effect upon the actual use of the said property as reclassified.

**Section 5. Effectivity Clause.** This Ordinance shall take effect immediately upon approval.

**DATE APPROVED - December 02, 2024**

**I HEREBY CERTIFY** to the correctness of the foregoing resolution/ordinance

**BRYAN NEIL B. BRAZIL**  
Secretary to the Sangguniang Bayan

Attested by:

**HON. PROTACIO Q. BRAZIL**  
Municipal Vice-Mayor/Presiding Officer

Approved:

**ATTY. NORMAN D. SABDAO**  
Municipal Mayor

(Page 02 of Municipal Ordinance No. 2024-06, Series of 2024)

HON. RICHARD LENI B. LAPIDARIO  
SB MEMBER

HON. THELMA M. BRAZIL  
SB MEMBER

HON. LETECIA Q. ESPINO  
SB MEMBER

HON. SAMUEL P. SALOMON  
President, Liga ng mga Barangay

HON. JAHLEN HANS C. LABARRETE  
President, SK Pambayang Pederasyon

HON. PROSPERO Q. BRAZIL  
SB MEMBER

HON. CHRISTOPHER GUY  
SB MEMBER

HON. ANTONIO L. ASIS  
SB MEMBER

HON. OTELLO U. BABIANO, JR.  
SB MEMBER



Republic of the Philippines  
PROVINCE OF LEYTE  
MUNICIPALITY OF SAN MIGUEL  
-oOo-

**PUBLIC HEARING FOR THE PROPOSED MUNICIPAL ORDINANCES TO WIT: (1)**  
“AN ORDINANCE MANDATING ALL BUSINESSES OPERATING WITHIN THE  
TERRITORIAL JURISDICTION OF THE MUNICIPALITY OF SAN MIGUEL, LEYTE  
ENGAGED IN THE MANUFACTURING, SELLING, OR DISTRIBUTING PNP UNIFORMS,  
INSIGNIAS, AND OTHER ACCOUTREMENTS TO SECURE PNP CERTIFICATE OF  
CONFORMITY AND PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF; (2) “AN  
ORDINANCE PROTECTING THE PEATLANDS IN BARANGAYS GUINCIAMAN AND  
CAPILIHAN OF THE MUNICIPALITY OF SAN MIGUEL, LEYTE, INITIATING ITS  
ESTABLISHMENT AS A CRITICAL HABITAT, PROVIDING FUNDS THEREFOR, AND  
FOR OTHER PURPOSES”; AND (3) “AN ORDINANCE RECLASSIFYING LOT NO. 1144  
DECLARED IN THE NAME OF ULDARICO LAPIDARIO WITH AN AREA OF 3.9360  
HECTARES LOCATED AT BRGY. MALAGUINABOT, SAN MIGUEL, LEYTE FROM  
AGRICULTURAL (COCO LAND) TO RESIDENTIAL USE” TO BE HELD ON NOVEMBER  
06, 2024 AT THE ABC HALL, MUNICIPAL GROUNDS, SAN MIGUEL, LEYTE.

**ATTENDANCE**

	NAME	DESIGNATION	SIGNATURE
1.	SAMUEL P. CALOMON	LIGA PRESIDENT	
2.	MELCON V. VIADOR-LIBAS	PUNONG BARANGAY	
3.	BENECIO P. ARUTA	P. B.	
4.	DANIEL S. NARRIDO	P. B.	
5.	JOSEPH B. LECO	P. B.	
6.	ERIC C. LESIGUES	P. B.	
7.	MANUEL S. DOMINGUEZ	P. B.	
8.	WENCESLAO D. BLONOS	P. B.	
9.	Tabalanza, Alfred Jr C.	P. B.	
10.	Emma F. Brun	P. B.	
11.	Roselia A. Ellsae	P. B.	
12.	SONIA A. BIAO	P. B.	
13.	Darlyn G. Valeriano	Liga Staff	
14.	CHRISTIAN B. LESIGUES		
15.	EDWIN L. VILLANADO	P. B.	
16.	LEONARDO T. CADORNA	P. B.	
17.	Manlene B. Lupatam	P. B.	
18.	JESSE R. ASIC	P. B.	
19.	Norita L. Accbo	P. B.	
20.	CHAD LAPIDARIO	SB	
21.	KENNY R. AMAGA		
22.	ANTONIO ASIC	SB	
23.	OTELIO MANUELLO D.	SB	
24.	CHARME GUY	SB	
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			





Republic of the Philippines  
**PROVINCE OF LEYTE**  
MUNICIPALITY OF SAN MIGUEL  
-oOo-

**OFFICE OF THE SANGGUNIAN BAYAN**

**CERTIFICATE OF POSTING**

**THIS IS TO CERTIFY** that Municipal Ordinance No. 2024-06, Series of 2024 as embodied under Resolution No. 217, Series of 2024 entitled: **"AN ORDINANCE RECLASSIFYING LOT NO. 1144 DECLARED IN THE NAME OF ULDARICO LAPIDARIO WITH AN AREA OF 3.9360 HECTARES LOCATED AT BRGY. MALAGUINABOT, SAN MIGUEL, LEYTE FROM AGRICULTURAL (COCO LAND) TO RESIDENTIAL USE"**, has been posted in three (3) conspicuous places within the municipality and shall remain posted for three (3) consecutive weeks.

Done this 27<sup>th</sup> day of January 2025 at San Miguel, Leyte.

  
**BRYAN NEIL B. BRAZIL**  
Secretary to the Sangguniang Bayan



## 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 1144, declared in the name of **ULDARICO LAPIDARIO**, containing an area of **3.9360 hectares** and located in **Brgy. Malaguinabot, San Miguel, Leyte**, is within the CARPER LAD Balance Database, thus, covered under the Comprehensive Agrarian Reform Program (CARP).

This further certifies that as per records of DARMO San Miguel, Leyte, the subject landholding is not tenanted per Certification issued by the BARC Chairman.

This certification is being issued to Ms. Roque A. Panilawon, as a requirement for the approval of subdivision survey of the said lot.

Given this 17th day of July 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/ldo





Republic of the Philippines  
Province of Leyte  
**MUNICIPALITY OF SAN MIGUEL**  
-oOo-



**OFFICE OF THE MUNICIPAL AGRICULTURIST**

**CERTIFICATION**

This is to certify that as per record Portion of Lot No. 1144 under the name of **LAPIDARIO, ULDARICO** located at Brgy. Malaguinabot San Miguel, Leyte is not suitable for agriculture due to residential area, with approximately two thousand nine hundred six (2,906) square meter in size.

This certification is issued upon the request of interested party for whatever legal purpose it may serve.

Done this 26<sup>th</sup> day of September, 2024 at San Miguel, Leyte Philippines.

Prepared by:

  
**JULIUS G. AMBIDA**  
OIC- Municipal Agriculturist

Paid under OR#: 9425781

Date Issued: September 18, 2024

Place of Issue: San Miguel, Leyte



Republic of the Philippines  
**PROVINCE OF LEYTE**  
**MUNICIPALITY OF SAN MIGUEL**  
Leyte

## **CERTIFICATION**

**THIS IS TO CERTIFY** that the Sangguniang Bayan confirmed that at the time of the passage of Municipal Ordinance No. 2024-006 - "An Ordinance Reclassifying Lot No. 1144 Declared in the Name of Uldarico Lapidario with an area of 3.9360 hectares located at Brgy. Malagunabot, San Miguel, Leyte from Agricultural (Coco Land) to Residential Use, subject agricultural land for reclassification is still 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 20<sup>th</sup> day of March, 2025.

**HON. RICHARD LEN B. LAPIDARIO**  
SB Member, Spouse/Chairperson  
Committee on Rules, Privileges,  
Ordinances, Legal Matters, Ways and  
Means