



Resol

No. 2025-07 1/2

Item No.: 19

Date: 24 2025 MAR



Republic of the Philippines
PROVINCE OF LEYTE
Municipality of Albura

OFFICE OF THE SANGGUNIANG BAYAN

THE MINUTES OF THE 125TH REGULAR SESSION OF THE SANGGUNIANG BAYAN TERM 2022-2025
HELD AT THE SB SESSION HALL, ALBUERA, LEYTE ON JANUARY 13, 2025

RESOLUTION NO. 2025 – 07

A RESOLUTION ADOPTING THE MUNICIPALITY'S COMPREHENSIVE LAND USE PLAN (CLUP) 2022-2031 AND FOR THE ENACTMENT OF THE CORRESPONDING ZONING ORDINANCE (ZO) COMPLIANT WITH THE COMMENTS AND RECOMMENDATIONS OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) PURSUANT TO SP RESOLUTION NO. 2023-368

WHEREAS, Section 20 (a) of Republic Act (R.A.) No. 7160, otherwise known as the Local Government Code of 1991, provides that Local Government Units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plan (CLUPs) enacted through Zoning Ordinance (ZOs) which shall be the primary and dominant basis for future use of land resources;

WHEREAS, Section 2 (b) Executive Order No. 72, S. 1993, mandates the Provincial Land Use Committee (PLUC) to assist the Sangguniang Panlalawigan (SP) of every province in reviewing the CLUPs of component cities and municipalities;

WHEREAS, the Municipality of Albura, Leyte drafted the municipality's ten-year CLUP 2022-2031 and ZO, and presented the same to a public hearing on May 9, 2023 at the Municipal Building, Poblacion, Albura, Leyte

WHEREAS, on July 21, 2023, the PLUC conducted the deliberation session together with the Planning Team of the Municipality of Albura, Leyte for the integration of the member's technical findings, comments and recommendation in the draft CLUP and ZO for planning year 2022-2031;

WHEREAS, the Municipality of Albura, Leyte submitted copies of the final draft of CLUP 2022-2031 and the revised Zoning Ordinance to the PLUC Secretariat;

WHEREAS, the Provincial Land Use Committee has issued a certification dated December 11, 2024 declaring that the final draft of the CLUP 2022-2031 and the revised Zoning Ordinance of the Municipality of Albura has satisfactorily complied with all the comments and recommendations of the PLUC were duly integrated into the said documents;


WHEREFORE, on motion of Hon. Marjun P. Magno unanimously seconded by all of the members present, be it

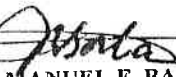
RESOLVED, by the Sangguniang Bayan to adopt the Municipality's Comprehensive Land Use Plan (CLUP) 2022-2031 and enact the corresponding Zoning Ordinance (ZO) compliant with the comments and recommendations of the Provincial Land Use Committee (PLUC) pursuant to SP Resolution No. 2023-368;


RESOLVED FINALLY, that copies of this resolution be furnished to the Sangguniang Panlalawigan, and Ms. Agnes C. Rafon, Chairperson - Provincial Land Use Committee (PLUC), all of the Province of Leyte, and the Department of Socialized Housing and Urban Development, Tacloban City, and all other offices concerned for their information and appropriate action.

PASSED AND APPROVED this 13th day of January 2025 during the 125th Regular Session of the Sangguniang Bayan Term 2022-2025 held at the SB Session Hall, Albura, Leyte.

ATTESTED:


ROXANNE R. ZALDIVAR
SB Member I

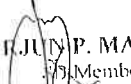

MANUEL E. BANTASAN
SB Member I


ANA LIZA E. DELA VICTORIA
SB Member I


MARY JANE B. CUYAYAN
SB Member I


ANTHONY V. BARTE
SB Member I


ALBERTO C. SUMALJAG
LnB President/Ex-Officio Member



MARJUN P. MAGNO
SB Member I


LENY S. BILBAO
SB Member I


BERNARD JORY D. MESTULA
PPSK President/Ex-Officio Member


PROTACIO RIZA W. M. CENIZA
SB Member I

I HEREBY CERTIFY to the correctness of the foregoing resolution.


PAMELA M. BOHOLST, MPA
Secretary to the Sangguniang Bayan I

APPROVED:


IMELDA A. FADUL
Municipal Vice-Mayor/Presiding Officer



Republic of the Philippines
PROVINCE OF LEYTE
Tacloban City
-oOo-



OFFICE OF THE SANGGUNIANG PANLALAWIGAN

EXCERPTS FROM THE MINUTES OF THE 54th REGULAR SESSION OF THE SANGGUNIANG PANLALAWIGAN OF LEYTE CONDUCTED AT THE SESSION HALL, LEYTE PROVINCIAL GOVERNMENT COMPLEX, PALO, LEYTE ON AUGUST 08, 2023.

RESOLUTION NO. 2023-368

A RESOLUTION APPROVING THE COMPREHENSIVE LAND USE PLAN (CLUP) AND ITS ZONING ORDINANCE (ZO) OF THE MUNICIPALITY OF ALBUERA, LEYTE FOR CALENDAR YEARS 2022 TO 2031, SUBJECT TO COMPLIANCE ON THE COMMENTS AND RECOMMENDATIONS OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) BY THE MUNICIPAL TECHNICAL WORKING GROUP FOR CLUP PREPARATION.

WHEREAS, submitted to the Sangguniang Panlalawigan of Leyte is the Comprehensive Land Use Plan (CLUP) and its Zoning Ordinance (ZO) of the Municipality of Albueria, Leyte for approval/appropriate action;

WHEREAS, Section 20 (a) of Republic Act 7160, otherwise known as the Local Government Code of 1991, provides that Local Government Units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plans (CLUPs) enacted through Zoning Ordinances (ZOs) which shall be the primary and dominant bases for future use of land resources;

WHEREAS, Section 2 (b) of Executive Order No. 72, issued by President Fidel V. Ramos on March 25, 1993, mandates the Provincial Land Use Committee (PLUC) to assist the Sangguniang Panlalawigan (SP) in reviewing the CLUPs of component cities and municipalities;

WHEREAS, the PLUC furnished the SP of its Resolution No. 2023-01 Series of 2023 endorsing the 2022-2031 CLUP of Albueria, Leyte together with its comment and recommendations;

WHEREAS, the August Body, deemed it proper to approve the Comprehensive Land Use Plan (CLUP) and Zoning Ordinance of Albueria, Leyte, subject to compliance on the comments and recommendations of the PLUC;

-over-

NOW THEREFORE, on motion presented by Honorable Flaviano C. Centino, Jr., duly seconded by Honorable Raissa J. Villasin, be it

RESOLVED, as it is hereby resolved, **TO APPROVE THE COMPREHENSIVE LAND USE PLAN (CLUP) AND ITS ZONING ORDINANCE (ZO) OF THE MUNICIPALITY OF ALBUERA, LEYTE FOR CALENDAR YEARS 2022 TO 2023, SUBJECT TO COMPLIANCE ON THE COMMENTS AND RECOMMENDATIONS OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) BY THE MUNICIPAL TECHNICAL WORKING GROUP FOR CLUP PREPARATION.**

Approved unanimously.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian

ATTESTED:


HON. LEONARDO M. JAVIER, JR.
Vice Governor/Presiding Officer

Copy furnished:

1. Agnes C. Rafon
OIC, PPDC
Chairperson, PLUC
Province of Leyte
2. LCE and Sangguniang Bayan
Albuera, Leyte
3. Municipal Technical Working Group
Albuera, Leyte

FJSU: ASS
Naomi09August2023



Republic of the Philippines
PROVINCE OF LEYTE
Municipality of Albuera

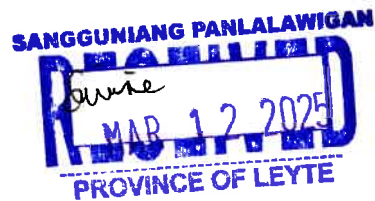
OFFICE OF THE SANGGUNIANG BAYAN SECRETARIAT

TRANSMITTAL

March 11, 2025

Hon. Leonardo Javier, Jr.

Vice-Governor
Province of Leyte
Palo, Leyte



Thru: Florinda Jill S. Uyvico
Secretary to the Sanggunian
Province of Leyte

Dear Vice Governor Javier:

Respectfully transmitting the following documents, to wit:

1. Five (5) copies of the Adopted CLUP and ZO
 - Volume 1 – The Comprehensive Land Use Plan
 - Volume 2 – Zoning Ordinance
 - Volume 3 – The Sectoral, Ecosystem and Special Studies Areas
 - Volume 4 – Climate and Disaster Risk Assessment (CDRA)
2. Four (4) Sets Presentation Map (AO size)
 - Existing Land Use Map
 - Proposed Land Use Map
 - Zoning Map
 - Overlay Zone Map
3. Two (2) sets Map Atlas (A3 size)
4. Digital Copy of the adopted CLUP and ZO documents and presentation maps (USB)
5. Vector File Data of the Presentation Maps (USB)
6. SB Resolution No. 2025-07, "A Resolution adopting the Municipality's Comprehensive Land Use Plan (CLUP) 2022-2031 and for Enactment of the corresponding Zoning Ordinance (ZO) compliant with the comments and recommendations of the Provincial Land Use Committee (PLUC) Pursuant to SP Resolution No. 2023-368."
7. Other Documents
 - Executive Summary of the CLUP
 - SB Secretary's Certificate of Public Hearing Conducted
 - Minutes of Public Hearing/Consultation
 - List of Invitees and Sector Represented
 - Notice of Public Hearing/Invitation Letter
 - Copy of Attendance Sheet

Please acknowledge receipt hereof.

Very truly yours,

PAMELA M. BOHOLST, MPA
Secretary to the Sangguniang Bayan I

LIST OF OTHER DOCUMENTS

1. Executive Summary of the CLUP
2. SB Secretary's Certificate of Public Hearing Conducted
3. Minutes of Public hearing/Consultation
4. List of Invitees and Sector Represented
5. Notice of Public Hearing/Invitation Letter
6. Copy of Attendance Sheet



MUNICIPALITY OF ALBUERA
COMPREHENSIVE LAND USE PLAN
Planning Period 2022-2031

EXECUTIVE SUMMARY

The revised Comprehensive Land Use Plan for the planning period 2022-2031 of the municipality of Albuera is a continuation of the development endeavors undertaken by the local government unit. The contents of this plan have significant modifications and amendments and these changes were introduced in accordance with the latest standards and guidelines, as legally prescribed by national authorities, to address the existing and future concerns of the locality.

Taking into account the escalating local population, the prohibitive cost of land acquisition, use and development, the precarious status of local environmental condition, the insufficiency of local financial resources and the growing need of human resources for better quality of life, the revised CLUP is undoubtedly considered as the basic requirement of the LGU to embark for a systematic and coordinated approach toward sustainable growth.

I. INTRODUCTION

Since the Comprehensive Land Use Plan (CLUP) is a document designed to guide the future actions of a community, its presentation should be purposive, focused, and directly connected to what the Local Government Unit's vision intend to achieve. The CLUP document is presented in three

(3) volumes, each with distinct significant elements but is all supportive in enduring efficiency, transparency and accountability of the plan's implementation.

- Volume 1 – Comprehensive Land Use Plan

This comprises the formal and substantive elements of the Comprehensive Land Use Plan. It covers the main aspects of economic, social, land use, infrastructure and institutional development. It also defines the major development programs that has also gone through the prioritization process of the cross and inter-sectoral analysis meant to drive the development of the LGU. At the same time, it pictures out the strategy/arrangement on how the plan is to be implemented and the system of monitoring Review and Evaluation.

- Volume 2 – The Zoning Ordinance

This volume presents the locally enacted ordinance which embodies, among others, the reputations affecting uses allowed or disallowed in each zone or district, and the conditions and deviations legally allowed from the requirements of the ordinance.

- Volume 3 – Sectoral Studies

This volume comprises the detailed documentation of the sectoral and special area studies conducted that provided the bases for the preparation of the CLUP. The studies entail documentation and clear understanding of the current conditions, projected demands and introduced interventions for budgetary and expenditure management. It present pattern of development taking into consideration several significant contributory factors such as the natural environment, population growth and distribution, economic activities, transport and infrastructure, public administration as well as special studies on Climate Change and Disaster Risk Management and Heritage Conservation. The comprehensive inter-sectoral diagnosis served as critical inputs in the formulation of the CLUP.

II. VISION

“A highly competitive agricultural, eco-tourism and urbanized Albuerá, with well-planned and attractive structures in harmony with a healthy, safe and sustainable environment; whose people are God-centered, empowered and resilient, enjoying equitable access to gainful opportunities; having a decent, inclusive and progressive leadership.”

III. MISSION

The LGU of this municipality shall continuously provide practicable measures to address the problems on food security, peace and order, improve the delivery of basic services, provide the different infrastructures and support facilities, and enhance a wholesome and sustainable environment benefiting the local constituents.

IV. DEVELOPMENT GOALS

- Improved health condition of the people
- Produced well-educated, skilled and globally-competitive Albueranos
- Decreased rate of poverty incidence
- Improved social and health services in the locality
- Improved housing condition of the people
- Resilient human resources during calamities
- Provided comfortable, presentable and safety school buildings and facilities in adequate school sites
- Developed tourist spots and destinations and support facilities
- Functional and sustainable local government utilities such as water supply, farm-to-market roads, and protective infrastructure facilities
- Rehabilitated watershed areas, and regulated utilization of sand and gravel and forest products
- Strengthened food security through improved agricultural, fishery and livestock production of farmers

- Encouraged investors for agro-industrial establishments in the locality under appropriate environmental condition
- Improved local revenues through passage of appropriate legislations, sustained and efficient tax collection
- Enhanced and continuously serviceable sports and recreational facilities
- Preserved and promoted local cultural heritage resources and revitalized indigenous artistic traditions, skills and industries
- Maintained peace and order in the municipality

V. DEVELOPMENT OBJECTIVES

- Reduced infant mortality rate by 50% at the end of planning period
- Communicable diseases reduced by 70%
- Reduced morbidity rate by 20%
- All households must have functional sanitary toilets
- All barangay health stations must have adequate site
- Increased number of degree holders/college graduates and graduates on technical/vocational courses
- Additional school sites provided for educational sector
- Constructed additional school buildings and classrooms in target barangays
- Teachers trained on latest instructional trend on technological and technical procedures
- Acquired residential lots for socialized housing of marginal households
- Constructed typhoon-resilient socialized housing units in 3 barangays
- Trained employable residents on technical and vocational skills in preparation for job opportunities
- Constructed additional water supply pipelines in unserved barangays and sitios
- Constructed and improved farm-to-market roads in hinterland areas of all barangays

- Constructed protective concrete structures along coastlines and banks of rivers and creeks which are susceptible to flooding
- Target farmer-beneficiaries provided with commodity and financial support to increase crop production in agriculture areas
- Denuded areas in timberland planted and rehabilitated with endemic tree species
- Implemented rehabilitation projects along mangrove, coastal and marine areas
- Constructed municipal library, museum and support structures as repository and preservation of local cultural heritage resources
- Passed municipal ordinances and appropriate legislations on the implementation/regulation of the local economy, industries, agriculture, environment revenues, peace and order and other developmental concerns.

VI. DEVELOPMENT THRUSTS AND SPATIAL STRATEGIES/DIRECTIONAL APPROACH

DEVELOPMENT THRUST	STRATEGIES/OPTIONS TO PURSUE DEVELOPMENT THRUSTS
Agricultural Development	<div>1. Maximizing production of commercial crops which include coconut, banana and root crops.</div> <div>2. Crop diversification</div> <div>3. Strengthening commercial livestock, agri-industrial production and processing and providing appropriate safety mechanisms against adverse environmental effects.</div> <div>4. Rehabilitation of coastal areas and developing existing marine resources.</div>
Industrialization	<div>1. Small and medium scale industrial development</div> <div>2. Technical skills development of human resources of the locality to supply manpower needs of industries</div> <div>3. Enhancement of raw materials for sustainable industrial and commercial needs.</div>

	4. Environmental monitoring and protection of local population on the effects of industrial operations
Eco-Tourism	1. Development of potential tourist sites and destinations 2. Enhancement of existing infrastructure support facilities 3. Encouragement of private sector entrepreneurs for tourist facility development 4. Rehabilitation of watershed areas to ensure sustainability of existing eco-tourism sites

The Structure Plan

To establish the spatial development concept or the physical growth pattern of the municipality, the planning team underscore its identified development thrusts ensuring alignment to the municipality’s development vision as well as to its economic, social, environmental, institutional, infrastructure and other multi-sectoral objectives. The strategy for future spatial development of the municipality is the ongoing radial type of development categorized as radial concentric net and radial branching.

VII. PROJECT BACKGROUND AND RATIONALE

The CLUP is a revision of the 2003-2012 Comprehensive Land Use Plan and Zoning of the municipality wherein details in sectoral studies and proposals have been amended and modified accordingly to address the existing and future needs of the locality. The plan identifies new priorities and approaches in dealing with the latest innovations and technological advancement where planning for local development must be attuned.

VIII. METHODOLOGIES

Initially, the Municipal Planning and Development Office had started the revision of the plan by attending various training/seminar/workshops in updating the Comprehensive Land Use Plan using the 2014 guidebooks provided by the Housing and Land Use Regulatory Board (HLURB) now the Department of Human Settlements and Urban Development (DHSUD). These trainings also include concerned departments in the local government for their inputs in the plan preparation. Subsequently, the whole replanning activity had involved the conduct of extensive data gathering, baseline research, interviews with concerned people and key personalities. Where new data were discovered, the existing ones were readily updated. Hence, the replanning exercise had utilized primary and secondary data as the basic input.

The updated socio-economic data were obtained from the results from the census documents provided by the PSA and from different government agencies such as the Municipal Agriculturist Office, Municipal Health Office, Municipal Social Welfare and Development Office, DepEd Albueria (North and South District), Municipal Engineer's Office, Municipal Assessor's Office, PNP Albueria, BFP Albueria, Municipal Disaster Risk Reduction and Management Office, Municipal Environment and Natural Resources Office, AMWSS, Municipal Budget Office, Municipal Treasurer's Office, BPLO and the Municipal Accountant's Office. Other socio-economic data were obtained from the barangays, direct interview or survey with concerned private individuals or companies and actual site survey or inspection.

To obtain the existing and proposed general land uses, the approved maps of the Cadastral Survey from CENRO and the approved zoning maps from the previous CLUP were carefully reviewed. The google earth application was used in the preparation of the existing and proposed land use while actual site and field validation were also conducted to obtain a realistic perspective of the expansion plan. One of the most important information in the general land use and expansion plan formulation included the geohazard maps which was updated using the hazards maps provided by the Mines and Geosciences Bureau (MGB) and the website HazardHunterPH (hazardhunter.georisk.gov.ph) which is a product of GeoRisk Philippines, a multi-agency initiative led by the Philippine Institute of Volcanology and Seismology (PHIVOLCS), funded by the

Department of Science and Technology (DOST), and monitored by the Philippine Council for Industry, Energy, and Emerging Technology Research and Development (PCIEERD). Other pertinent information was taken from the previously approved CLUP as the basis such as the topographic map, soil map, and slope map.

As contained in the cadastral maps the barangay boundaries were only limited within the alienable and disposable (A & D) areas while the forest/timberland and geothermal areas had no specific barangay delineation. The available information from the previous CLUP was carried over in this revised plan and the data from the municipality's Forestland Use Plan (FLUP) formulated with the help of the DENR was also incorporated, for planning, developmental and administrative purposes- was established.

IX. BRIEF SITUATIONAIRE

- **Physical Profile**

Before it became a town, Albueria was a part of Ormoc City. The locality had gradually increased its settlements along the coastal areas which were unevenly distributed within the existing territory. Albueria became a pueblo separating from Ormoc by virtue of a Royal decree from Spain on September 1, 1867. The following year, on June 19, 1868 the town became a parish under the patronage of Santiago Apostol by Cebu Diocesan decree. During the early 1900s Albueria was reverted back as a barrio of Ormoc following American policy of demoting several Philippine towns as annexes of larger municipalities. Within the second decade of the American regime, a petition from the inhabitants was sent to the Governor General for the creation of Albueria into a separate municipality. On December 19, 1917, Governor General Francis Burton Harrison issued Executive Order No. 99 formally creating the municipality of Albueria. The locality officially started to function as separate municipality on January 1, 1918.

The municipality of Albueria is located along the western seacoast of the Province of Leyte, 14 kms. from Ormoc City and 123 kms. away from Tacloban City. It is 30 kms. away from Baybay City at the south while the municipality of Burauen is located about 26 kms. at the

east and at the western part is Camotes sea. The locality is situated at 124°42'00" North latitude and 10°55'00" East longitude. Albueria is a coastal municipality with a total land area of 18,120.000 hectares apportioned to the 16 barangays where 11 are situated along the seacoast and are traversed by the national road while the five barangays are located in the hinterland with mountainous or gently-rolling terrain. In terms of land area Poblacion has the biggest with 2,887.0000 has. while Benolho has the smallest with 756.4400 has. As for its climate Albueria falls under Type 4, which is generally characterized as rainfall more or less evenly distributed throughout the year. The month with the most rain is in December, with an average rainfall of 9.1 inches while the month with the least rain is in April with an average rainfall of 2.6 inches.

- **Impacts of Climate Change and Hazards**

Like other localities in the Philippines and throughout the world, the municipality has also experienced the effects of climate change in terms of hydrological phenomena such as strong tropical cyclones, torrential rains, landslides, flooding, drought, earthquakes, among others. Sectors such as economy, environment, and infrastructure had been affected producing negative impacts to the natural environment of the municipality. As per the result of the Climate and Disaster Risk Assessment, the climate change projection that the municipality will be experiencing in the future is increasing daily rainfall, increasing temperature for all season and potential increase in the current sea level rise. As a coastal municipality traversed by rivers and creeks, Albueria is greatly vulnerable to the impacts of climate change and its hazards, and has already experienced noticeable adverse effects in recent years. As with other municipalities in Eastern Visayas it is frequently affected by typhoons although with the exception of super typhoon "Yolanda" its effects are minimal in the past ten years. With eleven coastal barangays, Albueria is also experiencing coastal erosion with many of its settlements are in constant threat of coastal flooding. Based on the hazard rapid assessment six (6) barangays are highly susceptible to landslide, four (4) are moderately susceptible and three (3) are slightly (low) susceptible. Six (6) barangays are highly susceptible to flooding while five (5) are moderately susceptible. As for storm surge the eleven (11) coastal barangays along the national road are prone to storm surge which usually occur during tropical cyclones or inclement weather condition especially during high tide. Highly vulnerable are settlements located within the 40-meter distance from foreshore areas in barangays Benolho, Seguinon, Cambalading, Talisayan, Poblacion, San Pedro, Tabgas, Balugo, Damula-an, Tinag-an and Mahayag. Most of the dwelling units of the residents in these areas are made of light materials.

- **Demography**

Based on the 2020 Census of Population (POPCEN 2020), the population of the Municipality of Albuera, is 47,151. The population increases by 0.37% annually on an average, with 24,175 or 51.27% males and 22,976 or 48.73% are females giving the municipality a ratio of 1.05. The calculated municipality's population density is 2.61 or approximately 3 person per hectare. The total labor force is 66.44% or 31,437 in 2021, of which 16,171 or 51% males and 15,266 or 49% are females. There are 18,747 dependents with a breakdown of 15,879 young dependents (0-14) and 2,868 old dependents (65 and over). Common dialect spoken by most of the population is Cebuano and 91.52% are Roman Catholic. Out of 31,437 population (15 years and over), 9,600 had finished their secondary education while 3,123 of them are college graduate or academic degree holder. The municipality's literacy rate is 97%.

- **Social Services**

The analysis of data in the housing sub-sector reveals that comparing the total number of housing units to the total number of households shows that the municipality has a shortage of housing units. Standard says that each family must have one dwelling unit of acceptable quality, hence, the municipality has a shortage of 59 housing units which represents 0.53% of the total households. The data in the 2015 census shows that the ratio of total household to the occupied housing units is 1.01. It also reveals that half or 50.24% of the housing units are owned and more than half are constructed using mixed materials of wood and concrete for their walls and majority or 82.82% uses galvanized iron/aluminum (GI Sheets) for their roofing.

The education sector in the municipality is performing well. The municipality has a total of twenty-two (22) elementary schools, twenty (20) are publicly owned and two (2) are run by private institutions. Administratively, public elementary schools are divided into two districts: the north districts which covers seven (7) barangays with ten (10) elementary schools and south districts which covers nine (9) barangays with ten (10) elementary schools. Each of the sixteen barangays have at least one elementary school and one Child Development Center manned by a day care worker. There are five (5) secondary schools located in Albuera, three (3) National High School, one (1) Technical Vocational School and One (1) Private High School. These are the Balugo National High School, Damula-an National High School, Seguinon National High

After his thorough and detailed presentation, Hon. Magno gave the microphone to the Emcee, Hon. Roxanne R. Zaldivar, who then encouraged the audience to raise relevant questions on the Draft Municipal Ordinance just presented.

OPEN FORUM

After a while, Mr. Manuel Pore, resident of Brgy. Poblacion, raised his concern regarding the impact of said Ordinance especially that he owns some real properties in the area.”

In response thereto, Hon. Leny S. Bilbao, SB Member said “it is understandable that some would not readily grasp the implications of this proposed Municipal Ordinance but you can rest assured that we have had consultation with the Barangay Officials of each Barangay regarding this. As a matter of fact, we have had seminar/workshops before on this. The formulation of the Zoning of each and every Barangay has been done in order for us to come up with the Comprehensive Land Use Plan (CLUP).”

Thereafter, Hon. Mary Jane B. Cagula, SB Member, added that last year, during the preparation and formulation of the CLUP, Barangay Officials of each Barangay has conducted public consultations wherein residents of the Barangay were consulted on the matter. She further said that the Barangays were given the free reins as to which portions of their respective Barangays shall be used for commercial, industrial, residential, agricultural, and so forth which are then reflected on the proposed CLUP.”

Then, in order to present an overview of the Land Use per Barangay, Engr. Karla C. Gencianos, Municipal Planning Coordinator, presented a Powerpoint Presentation of the Zoning Map of the entire Municipality of Albuera, Leyte, and the respective Zoning Maps per Barangay and explained the implications of the proposed land uses per area. She likewise explained that application for and/or renewal of business permits for commercial and industrial purposes need appropriate Barangay clearance or Resolution in order to determine whether or not the project is conforming to the CLUP and Zoning Ordinance.”

Afterward, Mr. Romeo Junco, resident of Sitio Palanas, Brgy. Damulaan, Albueria, Leyte, and also a representative of one of the Farmers Associations in the said Barangay, raised and asked regarding the classification of a Rice Mill.

Mr. Cubi said that we categorize Industrial Zones as I-1, I-2, and I-3. A Rice Mill classified as I-3 being Agro-industrial venture, it could be allowed as long as it is not situated in a protected area nor in a residential area. For Example, the Rice Mill owned by Junior Castanares, situated in a residential area, has a 10-year phase-out plan to the effect that in the lapse of 10 years, the same should be phased out or transferred to another area suitable for the said project.

CLOSING REMARKS

As there were no more questions or concerns, the Hon. Zaldivar thanked everyone for attending said Public Hearing.

ADJOURNMENT

The Public Hearing adjourned at exactly 4:00 p.m.

I HEREBY CERTIFY to the correctness of the foregoing minutes of the Public Hearing on **Draft Municipal Ordinance No. 2023-05, "An ordinance amending the Integrated Zoning Regulations of the Municipality of Albueria, Leyte and providing for the administration, enforcement, and amendment thereof and for the repeal of all ordinances in conflict therewith"** held last May 09, 2029 by the Sangguniang Bayan at the Municipal Building, Poblacion, Albueria, Leyte.


PAMELA M. BOHOLST, MPA
Secretary to the Sangguniang Bayan I

Approved:


HON. IMELDA A. FADUL
Municipal Vice Mayor

LIST OF INVITEES AND SECTOR REPRESENTED



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF ALBUERA
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OFFICE OF THE SANGGUNIANG BAYAN

This is to certify that the following names below are the list of invitees during the Public Hearing for the Comprehensive Land Use Plan for planning year 2022-2031 and Integrated Zoning Ordinance of the municipality of Albuera, Leyte with their respective sector being represented.


PAMELA M. BOHOLST, MPA
Secretary to the Sangguniang Bayan I

NAME	SECTOR REPRESENTED
1. Hon. Sixto B. Dela Victoria	LGU-Executive
2. Hon. Imelda A. Fadul	LGU-Legislative
3. Hon. Roxanne R. Zaldivar	LGU-Legislative
4. Hon. Mary Jane Cagula	LGU-Legislative
5. Hon. Marjun Magno	LGU-Legislative
6. Hon. Protacio Rizalito M. Ceniza	LGU-Legislative

7. Hon. Manuel E. Bantasan	LGU-Legislative
8. Hon. Anthony V. Barte	LGU-Legislative
9. Hon. Leny S. Bilbao	LGU-Legislative
10. Hon. Ana Liza Dela Victoria	LGU-Legislative
11. Hon. Alberto C. Sumaljag	LnB President/Barangay Benolho
12. Hon. Joy S. Patricio	SK Federation President
13. Mr. Mario I. Cubi	Municipal Administrator
14. Engr. Karla Gencianos	MPDC
15. Mr. Amado Rey Salvame	MENRO/MDRRMO
16. Mr. Jerome P. Junco	OMA
17. Engr. Jennifer C. Enano	MEO
18. Mr. Darius Meneses	MassO
19. Ms. Sheryl Pagadora	MLGOO, DILG
20. Ms. Careyna R. Masbang	DepEd Albueva-South District
21. Ms. Divina W. Dalanon	DepEd Albueva- North District
22. Hon. Eduardo J. Jaballa	Barangay Antipolo
23. Hon. Regino M. Alao	Barangay Balugo
22. Hon. Wilfredo T. Tulin	Barangay Cambalading
23. Hon. Abel G. Molero	Barangay Damula-an
24. Hon. Cesario W. Meting	Barangay Doña Maria
25. Hon. Rene Gilbert C. Estacio	Barangay Mahayag
26. Hon. Delia E. Batistis	Barangay Mahayahay
27. Hon. Nicanor Glenn R. Loreto	Barangay Poblacion
28. Hon. Lionel C. Taripe	Barangay Salvacion
29. Hon. Joje B. Ybañez	Barangay San Pedro
30. Hon. Leonides E. Tudio	Barangay Seguinon
31. Hon. Hilario M. Seledio Jr.	Barangay Sherwood
32. Hon. Raul C. Jabon	Barangay Tabgas
33. Hon. Veluzminda P. Perez	Barangay Talisayan

34. Hon. Enrico H. Barcelona
35. Ms. Aster Marita C. Villar
36. Mr. Discoro P. Caindoc
37. Mr. Buenaventura M. Cayanong, Jr
38. Ms. Alicia D. Castañares
39. Mr. Rolando C. Caballes
40. Mr. Demetrio C. Bulrasa
41. Mr. Pablito A. Guisadio
42. Mr. Generoso A. Salonoy
43. Mr. Nemesio P. Pepito
44. Ms. Leah Barcos
45. Mr. Romeo M. Junco
46. Ms. Herowena C. Aguilar
47. Mr. Vicente L. Tayo
48. Mr. Henry J. Bioc
49. Mr. Arnel A. Jaballa
50. Mr. Nestor L. Mata
51. Mr. Eduardo R. Arifio
52. Mr. Roger M. Milleza
53. Mr. Domingo Y. Morales
54. Mr. Henry M. Jabon
55. Ms. Marilou C. Erocido
56. Mr. Romualdo Ocares, Jr.
57. Mr. Benido P. Precillas
58. Mr. Richard A. Regala
59. Barangay Official (Committee on Environment)
60. Barangay Official (Committee on Environment)
61. Barangay Official (Committee on Environment)
62. Barangay Official (Committee on Environment)

Barangay Tinag-an
Albuera Compact High Valued Vegetable & Fruitcrops Producers Association
Albuera Tabgas Farmers Irrigator's Association, Inc.
United Albuera Ormoc Transport Cooperative
Tabgas Women's Association
Cantawagon Workers Water System Association (CAWASA)
Albuera Calingatnan Rice Farmer Irrigator's Association Inc.
Sitio Pangihawan Integrated Farmer's Association
San Pedro Vegetables Farmers Association (SanPeVFA)
Rice Farmers Irrigators Association (RIFIA)
Capinhan Farmers Workers Association
United Planas Farmers Irrigator's Association
Damula-an Farmers Agriculture Cooperative
TASVeFA
Albuera Salvacion Antipolo Irrigators's Association (ALSAIA), Inc.
Mayahag Tinag-an Unified Farmer Irrigator's Association Inc.
Tinag-an Dolphin Fisherfolks Association
Gungab-Malitbog Rice Farmers Association (GUMARFA)
Albuera Poblacion Fisherfolk Association
Cambalading –Talisayan Farmer Irrigators Association
Seguinon Farmers Association
Sherwood Vegetable & Fruit crops Farmers Association
Sherwood Farmers Association (SHERFA)
Albuera Panilahan Farmers Association (ALPAFIA), Inc.
Negros Women for Tomorrow Foundation, Inc.
Barangay Antipolo
Barangay Balugo
Barangay Benolho
Barangay Cambalading

63. Barangay Official (Committee on Environment)	Barangay Damula-an
64. Barangay Official (Committee on Environment)	Barangay Doña Maria
65. Barangay Official (Committee on Environment)	Barangay Mahayag
66. Barangay Official (Committee on Environment)	Barangay Mahayahay
67. Barangay Official (Committee on Environment)	Barangay Poblacion
68. Barangay Official (Committee on Environment)	Barangay Salvacion
69. Barangay Official (Committee on Environment)	Barangay San Pedro
70. Barangay Official (Committee on Environment)	Barangay Seguinon
71. Barangay Official (Committee on Environment)	Barangay Sherwood
72. Barangay Official (Committee on Environment)	Barangay Tabgas
73. Barangay Official (Committee on Environment)	Barangay Talisayan
74. Barangay Official (Committee on Environment)	Barangay Tinag-an

(Please see attached copy of acknowledgement of the Notice of Public hearing at the Annexes)



Republic of the Philippines
PROVINCE OF LEYTE
Municipality of Albura
-o0o-

OFFICE OF THE SANGGUNIANG BAYAN

May 4, 2023

NOTICE OF PUBLIC HEARING

TO:

YOU ARE HEREBY INVITED TO ATTEND A PUBLIC HEARING TO BE HELD ON
TUESDAY, MAY 9, 2023 AT 1:30 IN THE AFTERNOON AT THE MUNICIPAL SALA,
POBLACION, ALBUERA, LEYTE.

THE DISCUSSION WILL FOCUS ON DRAFT ORDINANCE NO. 2023-05, " /S, TO
WIT:

- ORDINANCE NO. 2023-05, "AN ORDINANCE AMENDING HE
INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF
ALBUERA, LEYTE AND PROVIDING FOR THE ADMINISTRATION,
ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL
OF ALL ORDINANCES IN CONFLICT THEREWITH."

YOUR ATTENDANCE WILL BE HIGHLY APPRECIATED.

IMELDA A. FADUL
Municipal Vice-Mayor/Presiding Officer

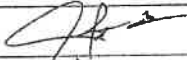





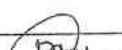



Republic of the Philippines
PROVINCE OF LEYTE
Municipality of Albuera
-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

"Transmittal"
Public Hearing
On DRAFT ORDINANCE 2023-05

May 04, 2023

Name	Position	Signature
Mr. Mario I. Cubi	Municipal Administrator	
Engr. Karla Gencianos	MPDC	for: 
Mr. Amado Rey Salvame	MENRO	
Mr. Jerome P. Junco	Municipal Agricultural Officer	
Engr. Jeniffer Enano	Municipal Engineer's Office	 5/5/23
Mr. Darius Meneses	Municipal Assessor's Office	for: 
Ms. Careyna R. Masbang	South District Head	
Ms. Divina W. Dalanon	North District Office	for: 

09



Republic of the Philippines
PROVINCE OF LEYTE
Municipality of Albura
-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

“Transmittal”
PUBLIC HEARING
Draft Ordinance No. 2023-05

May 09, 2023

Name of CSO	President/Chairman	Business Address	Signature
Albuera Compact High Valued Vegetable & Fruiterops Producers Association	Aster Marita C. Villar	Tabgas, Albura, Leyte	
Albuera Tabgas Farmers Irrigator's Association, Inc.	Disocoro P. Caindoc	Tabgas, Albura, Leyte	
United Albura Ormoc Transport Cooperative	Buenaventura M. Cayanong, Jr	Tabgas, Albura, Leyte	
Tabgas Women's Association	Alicia D. Castañares	Tabgas, Albura, Leyte	
Cantawagon Workers Water System Association (CAWASA)	Rolando C. Caballes	Tabgas, Albura, Leyte	
Albuera Calingatnan Rice Farmer Irrigator's Association Inc.	Demetrio C. Bulrasa	San Pedro, Albura, Leyte	
Sitio Pangihawan Integrated Farmer's Association	Pablito A. Guisadio	San Pedro, Albura, Leyte	
San Pedro Vegetables Farmer's Association (SanPeVFFA)	Generoso A. Salono	San Pedro, Albura, Leyte	
Rice Farmers Irrigators Association (RIFIA)	Nemesio P. Pepito	Balugo, Albura, Leyte	
Capinhan Farmers Workers Association	Leah Barcos	Damulaan, Albura, Leyte	
United Palanas Farmer Irrigator's Association (UPFLA)	Romeo M. Junco	Damulaan, Albura, Leyte	
Damulaan Farmers Agriculture Cooperative	Herowena C. Aguilar	Damulaan, Albura, Leyte	
Tinag-an, Antipolo, Salvacion Vegetable Farmers Association (TASVeFA)	Vicente L. Tayo	Antipolo, Albura, Leyte	
Albuera Salvacion Antipolo Irrigator's Association (ALSAIA), Inc.	Henry J. Bioc	Antipolo, Albura, Leyte	
Mahayag Tinag-an Unified Farmer Irrigators Association Inc.	Arnel A. Jaballa	Mahayag, Albura, Leyte	
Tinag-an Dolphin Fisherfolks Association	Nestor L. Mata	Sitio Cabatuan, Tinag-an, Albura, Leyte	

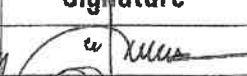
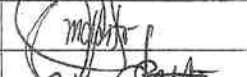
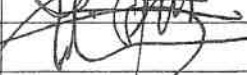
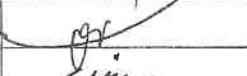
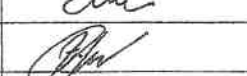

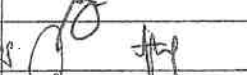


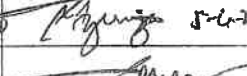








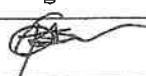
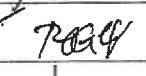
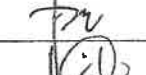
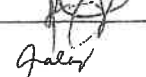
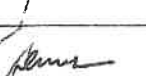


Republic of the Philippines
PROVINCE OF LEYTE
Municipality of Albura
-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

"Transmittal"
Public Hearing
Draft Ordinance No. 2023-05

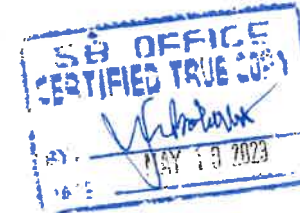
May 04, 2023

BARANGAY	Received Name	Signature
Antipolo	Eduardo G. Laballa	
Balugo	Melody A. Pepito	
Benolho	Rene Umali	
Cambalading		
Damula-an	Jay Narciso	
Dña Maria	MARIO	
Mahayag	Zaldy Ubales	
Mahayahay	ARDO	
Poblacion	Genivere C. Conch	
Salvacion	APOLONIA POUANAC	
San Pedro	Olga M. Cyline	
Seguinon	RICHMOND VILTO	
Sherwood	ALVARO M. SERRANO	
Tabgas	XOETA C. MAMARDO	
Talisayan	ELIZABETH P. PEREZ	
Tinag-an	Enrico Barcelona	

Name of CSO	President/Chairman	Business Address	Signature
Gungab-Malitbog Rice Farmers Association (GUMARFA)	Eduardo R. Arifio	Gungab, Poblacion, Alburea, Leyte	
Albuera Poblacion Fisherfolk Association	Roger M. Milleza	Gungab, Poblacion, Albuera, Leyte	
Cambalading-Talisayan Farmer Irrigators Association	Domingo Y. Morales	Talisayan, Albuera, Leyte	
Seguinon Farmers Association	Henry M. Jabon	Seguinon, Albuera, Leyte	
Sherwood Vegetables & Fruit crops Farmers Association	Marilou C. Erocido	Sitio Magsaysay, Sherwood, Albuera, Leyte	
Sherwood Farmers Association (SHERFA)	Romualdo Ocares, Jr.	Sherwood, Albuera, Leyte	
Albuera Panilahan Farmers Irrigators' Association (ALPAFIA), Inc.	Benido P. Precillas	Benolho, Albuera, Leyte	
Negros Women for Tomorrow Foundation, Inc.	Richard A. Regala	Door 11 & 12 2/F Lucero Bldg. D. Veloso, Cor. I Larrazabal, Cogon Combado, Ormoc, City	



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF ALBUERA
OFFICE OF THE SANGGUNIANG BAYAN
ATTENDANCE SHEET
Public Hearing


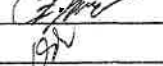
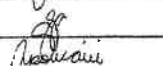
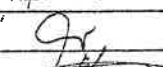
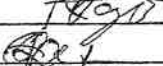



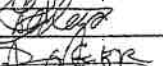

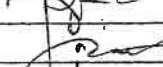
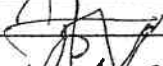
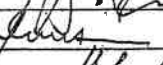
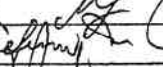
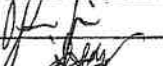
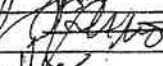
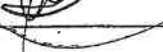







Draft Ordinance No. 2023-05 "An Ordinance amending the Integrated Zoning Regulations of the Municipality of Albuera, Leyte and Providing for the Administration, Enforcement and Amendment Thereof and for the Repeal of all Ordinances in Conflict Therewith."

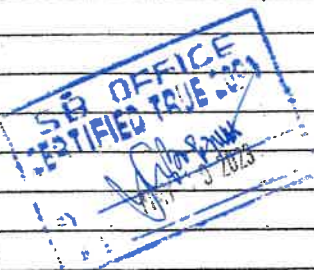
DATE: May 09, 2023 @ 1:30 pm

VENUE: MUNICIPAL SALA, Albuera, Leyte

NO.	NAME	POSITION	OFFICE/AGENCY	SIGNATURE
1	Hon. IMELDA A. FADUL	Municipal Vice-Mayor		
2	Hon. ROXANNE R. ZALDIVAR	SB Member		
3	Hon. MARY JANE B. CAGULA	SB Member		
4	Hon. MARJUN P. MAGNO	SB Member		
5	Hon. PROTACIO RIZALITO M. CENIZA	SB Member		
6	Hon. MANUEL E. BANTASAN	SB Member		
7	Hon. ANTHONY V. BARTE	SB Member		
8	Hon. LENY S. BILBAO	SB Member		
9	Hon. ANA LIZA E. DELA VICTORIA	SB Member		
10	Hon. ALBERTO C. SUMALJAG	ABC Federation Pres.		
11	Hon. JOY S. PATRICIO	SK Federation Pres.		
12	Pamela M. Boholst	Secretary to the SB I	GBS SPC	
13	Michael C. Andrade	STAFF		

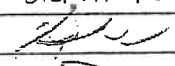
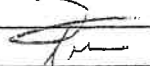
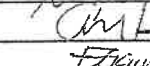
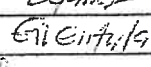
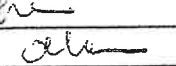

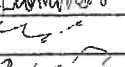
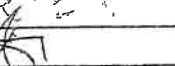
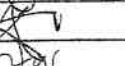
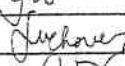
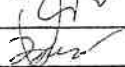
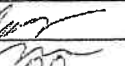
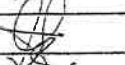
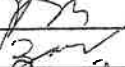
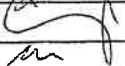







		POSITION	OFFICE	SIGNATURE
14	Alicia Gamosa	STAFF	SBO	
15	Zaldy Ubales	STAFF	SBO	
16	Joy D. Narciso	STAFF	SBO	
17	Guillecette Porcadilla	STAFF	SBO	
18	Rodineth P. Sucaire	STAFF	SBO	
19	Rolando D. Daniel	STAFF	SBO	
20	Vicente La Torre	President	San Jose	
21	EDUARDO R. ARINO	Pres	San Jose	
22	ROBERTO G. JABALA	President	San Jose	
23	Nemesio P. Papito	Pres	San Jose	
24	HENRY M. NABON	Pres	San Jose	
25	Elena M. Plama	Pres	San Jose	
26	Open P. MONTAÑAN	Pres	San Jose	
27	Gloria S. Ortega	Pres	San Jose	
28	Roger M. Melich	Pres	San Jose	
29	Carayna R. Masbang	Pres	San Jose	
30	Leonardo Juare	Pres	San Jose	
31	Manue Pore	Pres	San Jose	
32	ROMEO M. JUNCO	Pres	San Jose	
33	Jalberto Guisadi	Pres	San Jose	
34	ROMUALDO OCHOA ST.	Pres	San Jose	
35	GENEPOSO A. SALONAY	Pres	San Jose	
36	CERILPO M. OMOTO JR	Pres	San Jose	
37	Donald A. Narvizo	Pres	San Jose	
38	JUMA GABALLO	Pres	San Jose	
39	RICHMOND S. LORETO	Pres	San Jose	
40	IGNACIO RETH	Pres	San Jose	

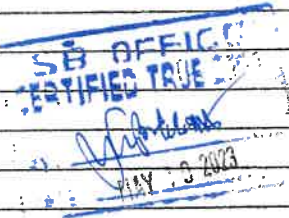
		POSITION	OFFICE	SIGNATURE
41	PAUL C. XPOON	TUNONG BAYONGAY	TXPOON	
42	BAWANI OLOKUIDK	KAGAWAD	SEMINON	
43	Lana M. Reyes	Sherwood Puytun	Sherwood	
44	DOSCORO P. CAMBOC	IA PRES.	TABGAS	
45	CAROLINA C. MORALES	Kagawad	SALVACION	
46	ROLANDO C. CABELLO	KAGAWAD	TABLOK	
47	PRIMITIVO M. MORENO	KAGAWAD	SHERWOOD	
48	ROSE GUBERT C. ESTABO	PB	MARATAG	
49	ALAN A. CHUA	KAGAWAD	MOHAYIG	
50	JOSE F. AUTIPA	Kagawad	Malayay	Jose f. Autipa
51	DINA A. JUANITO	KAGAWAD	ANTIPO	
52	RODRIGO A. VENTURA	KAGAWAD	EXLUGO	
53	JOE B. XANTER	PROG. CAPT	CAH BOKO	
54	LEONILAS A. TURBO	PROG. CAPT	SEMINON	
55	GLENERIO M. NUEVO	PROG. KAGAWAD	SAN PEDRO	
56	JOSE ROSLIN M. CANTIGA	PROG. KAGAWAD	SAN PEDRO	
57	Jennifer Phanto	MPDO / MPDO		
58	Jemima Cedio	Planning Officer II	MPDO	
59	S. PHANTORA	MPDO	MPDO - AUBURA	
60	KARLA A. GONZALEZ	MPDC	MPDC	
61	Rick Anthony Tokro	MPDC	MPDC	
62	JUAN G. YUANG	MPDC	MPDC	
63	Kate C. Tayong	MPDC	MPDC	
64	Jessa Escobon	MPDC	MPDC	
65	Shawn Tokro	MPDC	MPDC	
66	Kurt A. Gonzalez	MPDC	MPDC	
67	Roland Capones	MPDC	MPDC	



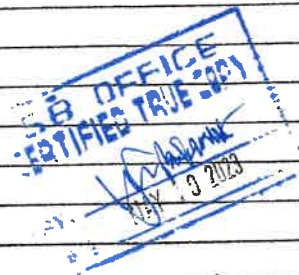
		POSITION	OFFICE	SIGNATURE
68	LUCIANO P. METING JA.	KAGAWAD	DOÑA MARIA	
69	CELANO XX. METING	PUNONG PRGY	DOÑA MARIA	
70	DARWIN C. MENESES	MUNICIPAL ASSESSOR	MAPO	
71	Benjamin A. Hubero	kagawad	DOÑA MARIA	
72	Alvin C. Alkino	Bngy. Kag	Antipolo	
73	Ramon R. Dapora	CEO	Bayan Bataan	
74	Alejo D. Cantarero	TAWA	Tabaco	
75	Navio M. Wenceslan	Kagawad	Salvacion	
76	REGINE M. ALAO	PUNONG PRGY	BALUGO	
77	Juan P. Viloria	Kag.	Tal.	
78	Adilanda G. Alkino	Bngy. Secretary	Banilo	
79	Benito P. Precillar	Mr. Representative	Bancho	
80	Raquel B. Gome	CANASA	Tabaco	
81	DIVINA M. DAVANON	DIC	Albura North	
82	ALVARO M. SEVEDO JR	DIRECT. ARUANOD	P.B	
83	ARD SALVAME	MENRO	MEARO	
84	Virginia C. Escobar		MO	
85	Jupiler P. Tabio		MO	
86	Quint		MO	
87	MANUEL M. CABRERA			
88	MANUEL M. CABRERA		PRAC	
89	MANUEL M. CABRERA		MO	
90	ARNOLD B. ROSE	MO ADMIN	MO	
91	Rolando Danna	DR. ST	SB	
92	May Macarino	DIG staff	DIC	
93	Bryan Uylo			
94	Vitgilio Luchavez			

SB OFFICE
CENTRAL TAX
JAN 15 2023

	POSITION	OFFICE	SIGNATURE
95	NENITA LUCARE	Damulaan	
96	Ruth Smith Brito	Damulaan	
97	BERNARD GUANU	Pob.	
98	KUM GUANU	Pob.	
99	EUGENE GAMOSA	Pob.	
100	GARRY LUTILH	Mahaybag	
101	MARILOU ESTRELA	Mahaybag	
102	HELVIRO CORNITO	Antipolo	
103	Marivel Taping	Antipolo	
104	Leonardo	Damulaan	
105	Rosario P. Pillares	Antipolo	
106	Roman Pascadilla	Antipolo	
107	Charlie Daniel	Pob.	
108	Mate Daniel	Benolho	
109	Mitzi Luchoy	Benolho	
110	John H. Nario	Damulaan	
111	DENNIS ISRAEL	Damulaan	
112	JESA LUOT	Seguinon	
113	ROY PATINGAL	Seguinon	
114	RAINE CAPANUS	Talicaan	
115	EMILIO CRIMA	Therwad	
116	DANIEL SUMMAR	Therwad	
117	LOYDA CHALER	Therwad	
118	CARLA JAROL	Benolho	
119	TRACY SPALLO	Benolho	
120	CHERRY CORNITO	Damulaan	
121	INDAY LUTIMAN	Seguinon	



	POSITION	OFFICE	SIGNATURE
122	LENA GALIANO		
123	NEEL DABIAN		
124	ALVIN NARAG	MAAO	
125	DINA DARANG		
126	WENIA PRADO	MAO	
127	TENE VARGA		
128	INISH BAGULAN		
129	CANDY MOROS		
130	EMERSON ABUNGO		
131	PRINCE GILVINE		
132	Shelami Calabunga		
133	ERIC SORR DOGLIES		
134	Thelma Calamba		
135	DOM JOYL PATRICIO		
136	DOMARLO PATRICIO		
137	JERSON MERI		
138	Mirt Stacion & Mervin		
139	Monching Avila		
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School, DGBZMSF and Albuera Private High School. Additionally, there is also one (1) stand-alone senior high school located in barangay Seguinon. All secondary schools in the locality have implemented the K to 12 basic education program. There are also two (2) multi-skills training centers in the municipality located in barangays Benolho and San Pedro. These institutions are accredited by the Technical Education and Skills Development Authority (TESDA) and offers Technical and Vocational Education and Training Courses (TVET). The average ratio of teacher to pupils is 1:28 while classroom-pupil ratio is 1:34 both of which is adequate based on the DepEd standard of student-teacher and student-classroom ratio. The primary reasons for the adequacy of the number of teachers and classrooms are the prioritization of national government in hiring additional teachers and the construction of school buildings. Most of the elementary school sites do not have adequate space for athletics field playground, lawns and agricultural activities since more than 70% of spaces are utilized for classrooms and other support facilities. On the other hand, the secondary school sites are far below the minimum space requirement, thus the additional buildings and classrooms are vertical or multi-storey in expansion.

The basic indicators on the health condition of the municipality include crude birth rates (CBR), crude mortality rates (CMR) and morbidity rate (MR). In the past five years data shows that the crude birth rates (CBR) had a declining trend from 809 or 16.91% in 2017 to 587 or 11.54% in 2021 per 1,000 population. The morbidity rate per 1,000 population had also a decreasing trend from 9,993 or 208.90% in 2017 to 6,980 or 137.30% in 2021. On the other hand, the crude mortality or death rate (CDR) during the same period were within similar range from 263 or 5.38% in 2017 to 365 or 7.18% in 2021. The data also correlates with the trend of the leading causes of mortality which is higher for older people. Infant mortality rate for the past five years has also been within the range of 15% more or less per 1,000 infant population. The prevalence rate for malnutrition shows a decreasing trend from 2017-2021 for the wasted and severely wasted. This signifies that the key interventions to improve the nutrition status efforts paid off. The municipality has one (1) main health center and eight (8) barangay health stations (BHS) each manned by a midwife who provides the basic health services in cluster barangays within their respective area of coverage. Each BHS is servicing an average of two barangays. All the health facilities are functional and strategically located in areas not susceptible to flooding, storm surge and landslides.

The municipality has one (1) cemetery located in barangay Poblacion which is already in full capacity. Based on the sectoral study there is a need to extend the area of the existing burial ground or to establish an additional cemetery in the southern part of the municipality to address the problem. Another problem of the municipality is the lack of toilet facility specially the marginal households in coastal areas where the construction of septic tanks in graveled areas since these are not stable and expensive to their standard. Barangays Poblacion and Balugo have the most households with no toilets. Hence, they opt to use the unconventional means of disposing human waste. As for the solid waste management, the municipality temporary solid waste disposal site and Residual Containment Area (RCA) are in barangay Salvacion while the construction of the Sanitary Landfill in sitio Cambinak, Benolho is ongoing. The LGU has also initiated the establishment of Material Recovery Facility (MRF) in every barangay and the construction of two (2) main MRF in Salvacion and Benolho. Although recycling is not widely practiced there are still private establishments that buy recyclable materials from households, peddlers and waste pickers which in turn deliver and sell to Ormoc or Cebu-based buyers. A Vermiculture facility and Drying Area was also constructed in barangay Salvacion to process biodegradable wastes into fertilizer which will then be distributed to farmers in different barangays.

As to social welfare services, the Municipal Social Welfare and Development Office (MSWDO) is the main arm of the municipality to undertake the function. Social services for different clientele such as services to senior citizens, individuals in crisis situations and day care services are being served in this office. The office of Senior Citizens Affairs (OSCA) has a senior citizen building located in barangay Poblacion with a permanent OSCA head that manned the office. The Person with Disabilities (PWDs) also have their office (PDAO) at the MSWDO with a designated focal person who assists their members and clients. The municipality also has four (4) multi-purpose building and eight (8) evacuation centers located in different barangays.

Presently the municipality has a total of 23 PNP personnel or a ratio of 1:2,057 or one policeman per 2,057 population. This figure shows inadequacy of PNP personnel deployed in the municipality considering the existing number of populations the area of the locality and the scope of work that they have to perform. Barangay tanods in each barangay help in maintaining peace and order in their respective area of responsibility. The Bureau of Fire Protection (BFP) has temporary office in barangay Poblacion while the permanent fire station is currently being constructed. It is manned by twelve (12) personnel with a ratio of 1:3,943 which is below the standard of one fireman to 2,000 inhabitants.

In terms of disaster risk management, the municipality created the Municipal Disaster Risk Reduction and Management Office (MDRRMO) as the forefront of DRRM. The MDRRMO has a temporary office located in the Public Market of barangay Poblacion, near the PNP building and BFP temporary office. It is headed by the MDRRM Officer and is equipped with necessary equipment for search, rescue and retrieval operations. The LGU is on the process of relocating for a safer and permanent location of the MDRRM office. Every barangay had volunteers for peace and order, disaster and other auxiliary services. The current numbers of volunteers are 199, the number which significantly increase in times of disasters and calamities.

Albuera has various sports and recreation facilities. The sports facilities available in the municipality are basketball courts located in all barangays. In total there are 38 basketball courts in Albuera. Most of these facilities are public or government owned, some are located in the school campus while others are owned by private individuals. These basketball courts are also sometimes utilized for volleyball tournaments during festivities or other special sports competition. The recreational facilities in Albuera includes a playground/plaza at the DGBZMSF park (Rizal Park) and the church plaza in Poblacion. There are also beaches and beach resort present in the locality which are privately owned. Increased rationalization of resources and the need to plan strategically for the future is a must for sports and recreation sub-sector.

- **Economy**

The agriculture sector remains an important contributor to the economy of the locality with farming and fishing as the primary economic activity of the people. Nevertheless, secondary and tertiary economic activity also plays an important role in the economic sector. The sector with the big volume of production is the primary economic activity. However, in terms of income return, the secondary and tertiary economic activity contributed a big amount to the local income of the LGU. This shows that agriculture is the prime driver of economic activity while the industries, small business and services sector is the primary driver of the economy of the local government unit.

- **Physical Infrastructure**

Albuera has a total road network of 106.9493 kilometers. These roads are administratively classified into four categories: the national road which is 29.4700 km or 27.56%, provincial road is 13.4039 km or 12.53%, municipal road is 5.6858 km or 5.32% and barangay road

58.3896 km or 54.60% of the total road length. Of the 29.4700 kilometer of national road, 23.8800 km or 81.03% is concreted, this is the national road that traverses the whole municipality from north to south and the concreted portion of Albueria-Burauen Road, the remaining portion which is about 5.5900 km is earth-filled and is on-going construction. 12.7234 km or 94.92% of the provincial roads are concreted or paved while the remaining 0.6800 km or 5.08% are gravel. Barangay roads have a total of 36.7125 km or 62.88% which are concreted; 13.2361 km or 22.67% are gravel and 8.4410 km or 14.46% are earth-filled. Municipal roads, which are mostly found in Poblacion, have 4.5112 km or 79.34% concrete and 1.1746 km or 20.66% gravel road surface. Of all the road categories the national road has the standard width of 20 meters road-right-of-way (RROW) with pavement of 18.000 meters including carriage way and shoulders. However, for other categories the concrete carriage way ranges from 10 meters to 1.30 meters, the narrow width categorized as pathway.

Most households in Albueria uses electricity as their source of lighting. The LEYECO V supplies electricity to all barangays and sitios in the municipality. As of December 2021, the household (residential) connection level of the municipality had reached to 84.59 percent an increase of 1.63 percent from the previous year 2020. This means 9,530 out of a total 11,266 have electrical connections.

Water system in the municipality subsists in three levels. It has the Waterworks or Level III which is under the Albueria Municipal Water Supply System (AMWSS), the communal faucets systems or Level II and the point source or Level I which is in the form of water/hand pumps, deep well or springs which are very common in the rural areas. The AMWSS is the sole provider of Level III water supply system in Albueria, it is under the control of the LGU as an economic enterprise. Currently AMWSS has distribution pipelines in the eleven (11) coastal barangays- Benolho, Seguinon, Cambalading, Talisayan, Poblacion, San Pedro, Tabgas, Balugo, Damula-an, Tinag-an and Mahayag. It serves 3,077 households or 29.67%. As of 2021 there are two water sources of the Level III water system, one in Sitio Soob, Poblacion and the other is the newly constructed source in barangay Sherwood. As per the report of the AMWSS domestic, commercial and industrial connection are the type of consumers served with a prevailing water rate of P 15.00 per cubic meter. The existing average consumption in a month for all domestic consumers is 45,805 cu.m. and 120 cu.m. for commercial and industrial consumers.

The entry of wireless telecommunication companies led by Globe and Smart has provided the advancement of information technology and accelerated the growth of local telecommunication industry. Almost all households in the municipality have greater access to cellular and internet services with every household owning two mobile phones on the average. Internet access has also been increasing powered by more accessible and affordable broadband services being offered by the local telecommunication companies. As of 2021 there are fifteen (15) telecommunication towers located in barangays Benolho, Cambalading, Talisayan, Poblacion, San Pedro, Tabgas, Balugo, Tinag-an and Mahayag.

- **Natural Environment**

The municipality occupies an aggregate land area of 18,120 hectares apportioned to the sixteen barangays. The topographic map shows that Albuera is generally mountainous where five barangays are located in elevated hinterland areas which include Sherwood, Doña Maria, Mahayahay, Antipolo and Salvacion. The rest of the barangays are situated in relatively flat or low-lying areas wherein built-up portions are traversed by the national road from Ormoc to Baybay cities and vice versa. These are four types of soil in the municipality. The dominant type is rough mountainous land with 9,470.2364 or 62.07%, followed by umingan clay loam with 2,874.1399 has. or 18.84%, guimbalaon clay with 2,857.9209 has. or 18.73% and hydrosol with 55.6126 or 0.36%. The rivers and creeks in the municipality have considerable quantity of premium quality sand and gravel resources which are best suited for infrastructure projects. Almost all of these areas have quarrying and extraction operations undertaken by sand and gravel (SAG) permittees. While significant volumes of these resources are exported to other provinces or regions, however, the LGU is now in the process of regulating the SAG operations to ensure its sustainability and to preserve the environment. There are eleven (11) rivers and ten (10) creeks and several tributaries throughout the whole stretch of the municipality. All of these emanate from the eastern portion of the locality which is the watershed area and end at Camotes sea. The wider spans of these waterways include Sibugay, Bacan and Palanas rivers. These rivers and creeks contribute to the domestic, economic and recreational needs of the people.

- **Heritage Conservation**

There were four cultural heritages identified by the Municipal Culture and the Arts Council (MCAC), the natural cultural heritage, built cultural heritage, movable cultural heritage and intangible cultural heritage. For the natural cultural heritage, the natural assets with historical and cultural significance such as the Sibugay River was identified. Different potential tourist spots were also recognized by the cultural mappers as part of the inventory for natural heritage. Built cultural heritage are those built as a manifestation of the ingenuity of the early settlers, one of the examples identified under the built cultural heritage was the “Bantayan sa Hari” in barangay Tinag-an which was installed to forewarn residents of impending danger from moro marauders who usually plunder coastal villages. Intangible cultural heritage are the practices, expressions, knowledge and skills that communities, groups and sometimes individuals recognized as part of their cultural heritage. One of the identified intangible heritages was the process in salt-flavored fish drying particularly in barangays Poblacion and San Pedro. The said process was introduced in the early 1960s with the mechanization of deep-sea fishing where there were abundant fish production and cold storage facility was not available. Other intangible cultural heritage arts, dances and festival which are in the process of enrichment include Sibug-sibug Festival and local cultural dances such as Hinuyuhoy, Alabasion and Magbubudbod. Movable heritage are various priceless cultural heritage items which are in the hands of private owners and these are not displayed or deposited in an appropriate place due to absence of local museum whether LGU or privately-owned. These items were surveyed and listed in the inventory by the cultural mappers as part of the efforts of the local government in ensuring the preservation of these items.

The local government thru the Municipal Culture and the Arts Council (MCAC) also crafted the Municipal Cultural and Arts Conservation and Sustainable Development Plan. This document is a five-year term plan which identified and inventoried all the cultural heritage in Albuera as part of program to help in the protection and preservation of the local culture and heritage.

- **Land Use Development Trend**

Land use is surprisingly dynamic, with annual shifts in and out of different uses. The continuing land use trend of the municipality of Albuera is a combination of the coastal, grid and strip/linear types of development. In Poblacion and all other coastal barangays, development proliferates along the coast of Camotes sea and along both sides of the national road to the cities of Ormoc and Baybay. The built-up areas of

all barangays are of grid type, wherein development follows a rectangular pattern of blocks defined by parallel road network. The concentration of commercial activities is still within the urban area, the Poblacion, but the ongoing trend of development is already expanding to the adjoining barangays. Growth nodes are emerging in bigger coastal barangays such as Seguinon, San Pedro, Balugo and Damula-an. The current linear trend of coastal and strip/linear form shows the expansion of development both to the northern and southern barangays following the major transportation routes. Industrial activities show an increase in the previous years, barangays Benolho and Balugo particularly had a significant rise in industrialization. Private ports are also emerging in some coastal barangays both for commercial and industrial purposes.

X. DEVELOPMENT CONSTRAINTS AND LIST OF PRIORITIZED ISSUES AND CONCERN

As determined, the priority issues and concerns which constraints the development of the LGU identified are:

Issues, Gaps, Needs and Problems	Policy Options/Intervention
1. Flooding, landslides and soil erosion	
1.1 There are settlements along the rivers and creeks in 11 barangays which are at risk during inclement weather condition or during heavy downpour where flooding usually happens	1. The immediate intervention is the periodic dredging and rechanneling of affected beds of rivers and creeks 2. A yearly allocation and construction of flood control dikes along critical areas where settlements are at risk during flood
1.2 In the hinterland barangays households along hillsides are vulnerable to landslides.	3. Additional relocation sites are prioritized for lot acquisition for resettlement of affected families 4. Households prone to landslides have been advised to resettle in safe areas
1.3 The encroachment of agricultural activities in timberland areas have facilitated in the constant erosion of fertile topsoil and aggregates during heavy rains thereby changing the level of riverbeds and eventually deposited at estuaries and adjacent coastal areas.	5. Hillside farms encroaching timberland areas are taught on contour planting and other agro-forestry technology to rehabilitate denuded areas and the planting of endemic trees aside from short-term crops. They are also restricted to expand their existing cultivated areas.

2. Continued sand and gravel (SAG) extraction along river beds have affected the irrigation systems and correspondingly reduced the local food production output. Silt, aggregates and other sediments are finally deposited at coastal marine areas destroying sea grasses, corals and other marine habitat.	<ol style="list-style-type: none"> 1. Passage of appropriate local ordinances for its regulation 2. Installation of SAG monitoring points to ensure the ideal/acceptable level of riverbed 3. Replanting of mangroves within the vicinity of estuaries 4. Amending the existing zoning ordinance
3. Industrial and domestic Pollution	
<ol style="list-style-type: none"> 3.1 Pollution of rivers and creeks and marine areas due to industrial effluents and domestic wastes 3.2 Air pollution within the adjacent areas of industrial and agro-industrial establishments 	<ol style="list-style-type: none"> 1. Amendment of existing ordinances 2. Dredging of areas with more deposits of aggregates and silt 3. Tree planting at strategic locations
4. Illegal cutting of Forest Trees has significantly reduced the rich watershed resources such as flora and fauna and sources of water for domestic uses	<ol style="list-style-type: none"> 1. Replanting of endemic trees in denuded areas 2. Continued IEC to hinterland farmers 3. Community participation through CSOs local industrial establishments and POs on reforestation program 4. Amendment of local ordinances on environment, agriculture and fisheries
5. Presence of significant number of households living within the 40-meter stretch from the foreshore areas	<ol style="list-style-type: none"> 1. Resettlement of affected households to safe areas 2. Construction of seawall 3. Mangrove reforestation
6. Substantial areas along the coastline are already under seawater due to continuing erosion and the current trend of sea-level rise	<ol style="list-style-type: none"> 1. Construction of concrete structures and emplacement of boulders to serve as breakwater in critical coastal areas to facilitate natural reclamation or restoration of eroded shoreline 2. Planting of endemic species of mangroves

XI. DEVELOPMENT OPPORTUNITIES AND CHALLENGES

A. Opportunities

1. Tourism - Watershed areas are ideal for mountaineering or mountain trekking for adventure-seeking tourists.

- Coastal areas which have operational recreation establishments need additional support structures and facilities to enhance the influx of more tourists.
- Improved tourist activities will improve the livelihood of local residents thereby stimulating the local economy.

2. Commerce and Trade - The completion and operationalization of Albura-Burauen road at barangay San Pedro in the next two years will shorten the travel time from eastern to western Leyte and vice versa. The faster flow of goods and services from different localities will catalyze the need for additional support facilities for commerce and trade. This will directly affect the changes of the local landscape and its corresponding land uses.

3. Opening of Ports and support Facilities - The existing municipal port is being used by small and medium-sized cargo vessels for the unloading and loading of cargoes. Once fully developed, the said facility will be able to accommodate more vessels of even bigger loading capacity. The establishment of warehouses and related commercial investments need adequate spaces and the demand for lots in strategic areas will increase.

XII. PROPOSED LAND AND WATER USES AND ZONING ORDINANCE

The proposed land and water use in this comprehensive land use plan area:

- **Residential Zone (General Residential Zone)**

The total proposed area reclassified for residential purposes is 485.4934 hectares or 2.68% of the total land area of the municipality.

- **Socialized Housing Zone**

The proposed area for socialized housing site will then increase to 8.2920 hectares or 0.05% of the total land area.

- **Institutional Zone (General Institutional Zone)**

Institutional area is intended for institutional facilities such as schools, churches, government offices/buildings, trainings centers, barangay buildings and other similar institutions with a total aggregate area of 35.6255 hectares or 0.20% of the total land area.

- **Commercial Zone (General Commercial Zone)**

The proposed area reclassified into commercial zone is 51.3220 hectares or 0.28% of the total land area.

- **Utilities, Transportation and Services Zone**

The area intended for infrastructure, transportation and utilities will increase from 91.1508 hectares to 124.2580 hectares or 0.69% of the total land area.

- **Parks and Recreation Zone**

The total area reclassified into parks and recreation zone is 4.1956 hectares or 0.02% of the total land area.

- **Cemetery/Memorial Park**

The area for burial grounds will be increased from 3.3730 hectares to 6.0700 hectares which will be an expansion of the existing cemetery in Poblacion.

- **Agri-Industrial Zone**

Anticipating the demand for agro-industrial production the total reclassified area for this zone is 15.7587 hectares or 0.09% of the total land area.

- **Industrial Zone (I1-I3)**

Industrial Zone is intended for Light manufacturing or production (I1), medium intensity manufacturing or production industries (I2) and heavy manufacturing or production industries (I3). The total land area reclassified for this zone is 125.2478 hectares or 0.69% of the total land area.

- **Tourism (Eco-Tourism) Overlay Zone**

Eco-Tourism zone accounts for an aggregate total of 11.8184 hectares or 0.07% of the total land area.

- **Mineral Land Zone**

Mineral land zone has a total aggregate area of 50.2639 hectares. These are Sand and Gravel (SAG) extraction in rivers and creeks where abundant deposits of sand and gravel are found. These areas are part of the total area of the rivers and creeks.

- **AGRICULTURAL ZONE**

The agricultural area of the municipality represents the biggest land area of 7,053.8672 hectares or 38.93%. The expansion of urban areas to accommodate the demand for residential, institutional, commercial, industrial and other uses as well as the upgrading and/or additional opening of local access roads caused the agricultural area to decrease from 7,471.4191 hectares to 7,053.8672 hectares.

Production Agricultural Zone - It is the portion of Agricultural zone intended for production of all agricultural commodities and uses. The total area for production agricultural zone is 6,176.2352 hectares or 87.56% of the total area intended for agricultural purposes or 34.09% of the total land area.

Protection Agricultural Zone - The protected prime agricultural land within the municipality is considered as SAFDZ and is not allowed for reclassification and conversion into other uses. The total area for protection agriculture is 876.6531 hectares or 12.44% of the total area intended for agricultural purposes or 4.84% of the total land area.

- **FOREST ZONE**

The forest zone includes the protection and production forest. The total area for forest zone is 6,886.7649 hectares or 38.01% of the total land area of the municipality.

Production Forest – includes the forest buffer sub-zone and special use sub-zone. The total area for production forest is 278.3920 or 4.04% of the total forest zone.

Protection Forest – includes forest reserve sub-zone and NIPAS: multiple use sub-zone. The total area for protection forest is 6,608.3729 hectares or 95.96% of the total forest zone.

- **RIVERS AND CREEKS**

The municipality has eleven (11) major rivers and eleven (11) creeks, along with the lake and all its tributaries have a total aggregate area is 268.6079 hectares or 1.48% of the total land area. This area is significantly smaller than the area in the previous CLUP which was 999.6612 hectares due to the exclusion of the riverbanks and buffer areas from the aggregate total.

- **EASEMENT/BUFFER OR SALVAGE ZONE**

According to the Water Code of the Philippines, the easement/buffer or salvage area applies to both coastal as well as riverbanks. The total area for easement is 633.9482 hectares or 3.5%. These areas refer to the buffer zone of three (3) meters in the urban areas, twenty (20) meters in agricultural areas and forty (40) meters in the forest areas.

- **ESTUARY/MANGROVES AREA**

At present patches of mangrove areas are left in barangays Benolho, Seguinon, San Pedro, Balugo, Damula-an and Tinag-an which has a total aggregate area of 20.7340 hectares or 0.11%. These areas will be maintained as mangrove area within the planning period to protect the coastal environment.

Existing and Proposed General Land Use Plan
Municipality of Albueria
2022-2031

Land Use Category	Sub-Categories	Existing Land Area (in has.)	% to total Land Area	Proposed Land Area (in has.)	% to total Land Area	Increase/ Decrease (in hectare)
Urban Use Area	Residential	271.8054	1.50	485.4872	2.68	213.6818
	Commercial	0.5183	0.003	51.3220	0.28	50.8037
	Institutional	26.7908	0.15	35.6255	0.20	8.8347
	Parks and Recreation	2.1215	0.01	4.1956	0.02	2.0741
	Socialized Housing	2.1517	0.01	8.2920	0.05	6.1403
	Infrastructure/Utilities, Transportation & Services	91.1508	0.50	124.2580	0.69	33.1072
	Total Urban Use Area	394.5385	2.18	709.1803	3.91	314.6418
Agriculture	Total Protection Agriculture	876.6594	4.84	876.6594	4.84	0.0000
	Total Production Agriculture	6,594.7598	36.39	6,176.2352	34.09	-418.5246
	Total Agriculture Use Area	7,471.4192	41.23	7,053.8672	38.93	-418.5246
Forest and Forestland	Protection Forest	6,608.3729	36.47	6,608.3729	36.47	0.0000
	Production Forest	278.3920	1.54	278.3920	1.54	0.0000
	Total Forest Use Area	6,886.7649	38.01	6,886.7649	38.01	0.0000
Other Categories	Agri-Industrial Area	12.9889	0.07	15.7587	0.09	2.7698
	Industrial	34.6739	0.19	125.2478	0.69	90.5739
	Tourism (Eco-Tourism)	3.9764	0.02	11.8184	0.07	7.8420
	Cemetery/Memorial Park	3.3730	0.02	6.0700	0.03	2.6970
	Total Other Categories Uses	55.0122	0.30	157.9223	0.87	103.8827

Protection Zone (Land & Water)	<i>Undewater Eroded</i>	<i>2,373.0905</i>	<i>13.10</i>	<i>2,373.0905</i>	<i>13.10</i>	<i>0.0000</i>
	<i>Foreshore Land/Area</i>	<i>15.8908</i>	<i>0.09</i>	<i>15.8908</i>	<i>0.09</i>	<i>0.0000</i>
	<i>Legal Easement/Buffer Zone (Coastline)</i>	<i>16.5341</i>	<i>0.09</i>	<i>16.5341</i>	<i>0.09</i>	<i>0.0000</i>
	<i>Estuary/Mangroves</i>	<i>20.7340</i>	<i>0.11</i>	<i>20.7340</i>	<i>0.11</i>	<i>0.0000</i>
	<i>Rivers & Creeks*</i>	<i>268.6079</i>	<i>1.48</i>	<i>268.6079</i>	<i>1.48</i>	<i>0.0000</i>
	<i>Legal Easement/Buffer Zone (Rivers & Creeks)</i>	<i>617.4080</i>	<i>3.41</i>	<i>617.4080</i>	<i>3.41</i>	<i>0.0000</i>
	<i>SAG Quarrying* (mining)</i>	<i>61.4299</i>	<i>22.87</i>	<i>50.2639</i>	<i>18.71</i>	<i>-11.1660</i>
TOTAL LAND AREA		18,120.0000	100.00	18,120.0000	100.00	
Water Use Area	Fish Sanctuary & Marine Reserve Area (MRA)	37.0000	0.36	155.8000	1.51	118.8000
	Lake	1.2810	0.01	1.2810	0.01	0.0000
	Total Protection Zone	38.2810	0.37	157.0810	1.53	118.8000
	Production:					
	Municipal Fishing	10,251.1662	99.62	10,132.3662	98.47	-118.8000
	Inland Fishing (Freshwater Fishpond) *already included in Agricultural Area	0.6972	0.01	0.6972	0.01	0.0000
	Total Production Zone	10,251.8634	99.63	10,133.0634	98.47	-118.8000
	Total Water Area	10,290.1444	100.00	10,290.1444	100.00	

1. Production Area (Land and Municipal Waters)
 - 1.1. Agricultural Area
 - 1.2. General Residential Area
 - 1.3. Industrial Area
 - 1.4. Tourism Area (Beach Resort, Recreational)
 - 1.5. Swamps/Marshes/Fishponds
 - 1.6. Fishing Area
2. Protection Area
 - 2.1. Mangrove Area
 - 2.2. Sea Buffer Area (Buffer Zone/Legal Easement)

2.3. Marine Reserved Area (MRA)/Fish Sanctuary (FS)

2.4. Foreshore Area

XII. PROPOSED MAJOR SPATIAL PROGRAMS AND PROJECTS

A sound planning requires good programs and projects to support its effective implementation. Projects are the important means in which investment and other development expenditures identified and foreseen in the plans can be realized. Sound development plans require good projects, just as good projects require sound planning. The two are interdependent. Projects are a part of an overall development strategy and a broader planning process; as such, they must fit appropriately. The Local Government of Albueria had identified spatial related programs and projects based on the sectoral studies and prioritized based on the needs of the local constituents and ensuring that the necessary basic services will be provided. All programs and projects identified which do not require space shall be included in the updating of Comprehensive Development Plan:

Social Sector

- Provision of affordable housing for Informal Settler Families (ISFs), the underprivileged families and those families located within the hazard prone areas.
- Construction/development of socialized housing or local housing projects for identified individuals and families living in high-risk areas.
- Construction/Improvement of Multi-purpose buildings in all barangays.
- Construction/Improvement of standard and hazard resilient Evacuation Center
- Construction of additional Day Care Centers (DCC) or Early Childhood Care and Development Center
- Construction of Senior Citizens' Building in the southern part of the municipality
- Construction of Women's Livelihood and Nutrition Center
- Construction of standard Multi-purpose Sports and Recreation Structures
- Construction/Improvement of Barangay Health Stations in every barangay
- Construction of Super RHU in barangay San Pedro

- Improvement of existing rural health unit in barangay Poblacion
- Construction/Improvement of school buildings and other education facilities (library, shops, laboratory, computer rooms)
- Construction of genderized toilets/comfort rooms in all schools (elementary, high school and senior high school)
- Construction of Albuera Fire Station
- Construction of additional police station in the southern part of the municipality
- Construction of Municipal Disaster Risk Reduction and Management (MDRRM) Building and its support structure
- Repair and Maintenance of all existing social service facilities and structures in the municipality

Economic Sector

- Agricultural Crop Enhancement Program
 - Opening/Construction/Concreting/Improvement of Farm-to-Market Road (FMR) in all barangays
 - Construction/Improvement of Multi-Purpose Drying Pavement (MPDP)
 - Construction/Improvement/Rehabilitation of Irrigation Network Services (Irrigation Networks, Irrigation Canals, Irrigation Dams)
 - Improvement/Maintenance of Municipal Nursery
- Fishery Development Program
 - Construction/Provision of fishery related infrastructure (fish ports/fish landings)
 - Establishment/Rehabilitation of Fish Sanctuaries and Marine Reserve Areas (MRA) in all coastal barangays
- Livestock and Poultry Development Program
 - Construction/Improvement of the Municipal Slaughter House
- Improvement/Expansion of the Municipal Public Market
- Construction of Ports and Ports Facilities
- Construction/Improvement of tourism structures including its support facilities

- Identification and development of potential tourism or socio-cultural areas
- Restoration of various tourism and cultural structures such as “Bantayan sa Hari” and the World War II Monument Landmark
- Construction of Municipal Library and Museum
- Identification and expansion of commercial areas
- Construction/Improvement/Maintenance of infrastructure facilities to support economic activities

Environmental Sector

- Construction of the Municipal Sanitary Landfill and its support facilities
- Construction of Municipal Composting Facility
- Improvement/Maintenance of existing Materials Recovery Facility (MRF) in all barangays
- Rehabilitation of Mangrove Areas
- Establishment and management of Communal Forest
- Proper delineation of the protection and production forest
- Reforestation and agricultural development program in the production forest
- Establishment of buffer strips along waterways (rivers, creeks and coastlines) and other protected areas (mangrove areas and protection forest)
- Reforestation and greening program in the forest areas and along riverbanks and other waterways
- Construction/establishment of water level gauges or monitoring points in all rivers and creeks

Infrastructures and Utilities Sector

- Construction/Concreting/Improvement of local road networks (provincial, municipal and barangay roads)
- Construction of flood control dikes, shore protection structures and seawalls

- Construction/Improvement of drainage system in all barangays (along national highways, provincial, municipal and barangay roads)
- Construction/Installation of street lights in all barangays (along national highways, provincial, municipal and barangay roads)
- Construction/Installation of traffic lights and signages
- Construction of Albuera Diversion Road
- Construction of new Municipal Hall/Building
- Construction of Legislative Building and Liga ng mga Barangays Building
- Construction of light bridges/foot bridges/spillway
- Construction of concrete overpass in strategic areas along national roads (along school sites)
- Repair and Maintenance of parks, plazas and monuments
- Improvement and Maintenance of various government or municipal buildings and structures

CERTIFICATE OF PUBLIC HEARING




Republic of the Philippines
Province of Leyte
MUNICIPALITY OF ALBUERA
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OFFICE OF THE SANGGUNANG BAYAN SECRETARIAT

CERTIFICATION

THIS IS TO CERTIFY that the PUBLIC HEARING for the COMPREHENSIVE LAND USE PLAN (CLUP) for planning year 2022-2031 and INTEGRATED ZONING ORDINANCE of the Municipality of Albuera, Leyte was conducted on May 9, 2023.

ISSUED this 10th day of May at Albuera, Leyte, Philippines.


PAMELA M. BOHOLST, MPA
Secretary to the Sangguniang Bayan I

MINUTES OF PUBLIC HEARING



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF ALBUERA
-o0o-

OFFICE OF THE SANGGUNIANG BAYAN

MINUTES OF THE PUBLIC HEARING ON **DRAFT MUNICIPAL ORDINANCE NO. 2023-05**, "AN ORDINANCE AMENDING THE INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF ALBUERA, LEYTE AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH" HELD BY THE SANGGUNIANG BAYAN AT THE MUNICIPAL BUILDING, POBLACION, ALBUERA, LEYTE ON MAY 9, 2023.

For the list of attendees, see attached attendance sheet (Annexes)

CALL TO ORDER

The Hon. Roxanne R. Zaldivar, SB Member, acknowledged the presence of the Municipal Mayor, the Municipal Vice-Mayor, and the fellow members of the Sangguniang Bayan, the Municipal Administrator, the Barangay Officials, representatives of Home-Owners Associations and Farmers Associations in Albuera, Leyte, and everyone present. Thereafter, she called the Public Hearing to order at exactly 2:18 in the afternoon.

INVOCATION, SINGING OF THE PHILIPPINE NATIONAL ANTHEM & THE ALBUERA HYMN

Acting as the Emcee, Hon. Leny S. Bilbao, requested everyone to stand for the invocation. A short audiovisual prayer was then played, followed by the singing of the Philippine National Anthem and the Albuera Hymn.

WELCOME ADDRESS

The Hon. Protacio Rizalito M. Ceniza, SB Member, acknowledged the presence of the Municipal Mayor, the Municipal Vice-Mayor, and the fellow members of the Sangguniang Bayan, the Municipal Administrator, the Barangay Officials, representatives of Home-Owners Associations and Farmers Associations, representatives from the different learning institutions in Albuera, Leyte, and everyone present and gave his message of warm welcome to all, with emphasis on the significance of the holding of Public Hearings and the necessity and timeliness of the passage of the Ordinance subject thereof. Thereafter, Mr. Mario I. Cubi, Municipal Administrator, and the Hon. Imelda A. Fadul, Municipal Vice Mayor, took turns in delivering their respective messages for the occasion.

PUBLIC HEARING/CONSULTATION PROPER

The Hon. Marjun P. Magno, SB Member, acknowledged the presence of the Municipal Mayor, the Municipal Vice-Mayor, and the fellow members of the Sangguniang Bayan the Municipal Administrator, the Barangay Officials, representatives of Home-Owners Associations and Farmers Associations, representatives from the different learning institutions in Albuera, Leyte, and everyone present. He then informed the audience of the necessity and timeliness for the enactment of **Draft Municipal Ordinance No. 2023-05**, “An ordinance amending the Integrated Zoning Regulations of the Municipality of Albuera, Leyte and providing for the administration, enforcement, and amendment thereof and for the repeal of all ordinances in conflict therewith”.

He also said that for a thorough and uninterrupted presentation, and because Draft Municipal Ordinance No. 2023-05 is quite voluminous, consisting of more than 300 pages, he will just focus on its salient and relevant provisions and do away with the rest of the provisions which have not been subjected to the amendment or revision. He encouraged everyone to prepare their questions and reserve them for the open forum after the presentation proper.

Thereafter, he began the presentation and reading of the salient and relevant provisions of **Draft Municipal Ordinance No. 2023-05**, “An ordinance amending the Integrated Zoning Regulations of the Municipality of Albuera, Leyte and providing for the administration, enforcement, and amendment thereof and for the repeal of all ordinances in conflict therewith”, to wit:

Section 1. TITLE OF THE ORDINANCE

Section 6. BASE ZONES

Section 7. OVERLAY ZONES

Section 17. EASEMENT

Section 18. BUFFER REGULATIONS

Section 20. ACCESS ROADS IN BEACH RESORTS

Section 31. LOCATIONAL CLEARANCE

Section 34. SUBDIVISION PROJECTS

Section 36. ENVIRONMENTAL COMPLIANCE CERTIFICATE

Section 37. BARANGAY CLEARANCE

Section 39. BUSINESS PERMIT

Section 40. OCCUPANCY PERMIT

Section 41. VALIDITY OF LOCATIONAL CLEARANCE

Section 42. NOTICE OF NON-CONFORMANCE

Section 43. EXISTING NON-CONFORMING USES, BUILDINGS AND STRUCTURES

Section 47. COMPLAINTS AND OPPOSITIONS

Section 48. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF APPEALS

Section 49. APPEALS TO LZBA DECISIONS

Section 50. COMPOSITION OF THE LOCAL ZONING BOARD OF APPEALS (LZBA)

Section 54. AMENDMENTS TO THE INTEGRATED ZO

Section 55. VIOLATION AND PENALTY

Section 61. EFFECTIVITY CLAUSE