



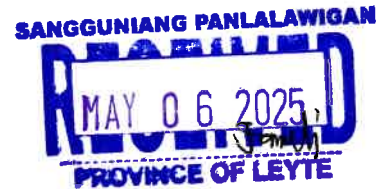
Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

Province of Leyte
Legal Office
Time: **9:14**
Date: **5.6.25**

PROVINCIAL LEGAL OFFICE

2nd INDORSEMENT
April 28, 2025



Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 115-25 of the Sangguniang Bayan of Leyte, Leyte.

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

- Ordinance No. 115-25 entitled: **"An Ordinance reclassifying Lot 1087 with a total land area of 1,899 square meters located at Barangay Sambulawan, Leyte, Leyte from agricultural to commercial use."**

REVIEW/RECOMMENDATION/LEGAL OPINION:

This office is of the opinion that the subject Ordinance is within the corporate powers of the local government unit particularly covered under Section 447(a)(2)(viii)¹ of the Local Government Code.

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

Furthermore, pursuant to DILG opinion No.22, S. 2020 dated January 31, 2020 citing the Supreme Court Decision in the case of "Chamber of Real Estate and Builders Associations, Inc. (CREBA), vs The Secretary of Agrarian Reform², reclassification alone will not suffice to use the agricultural lands for other purposes. Conversion is needed to change the current use of the reclassified lands.

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

² G.R. No. 183409, June 18, 2010

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

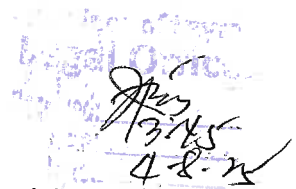
We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on the facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and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


ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer

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

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
08 April 2025



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 115-25** of the **Municipality of Leyte, Leyte**, entitled: **An Ordinance reclassifying Lot 1087 with a total land area of 1,899 square meters located at Barangay Sambulawan, Leyte, Leyte from agricultural to commercial use.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



Republic of the Philippines
MUNICIPALITY OF LEYTE
LEYTE
-o0o-

Office of the Sangguniang Bayan




1st ENDORSEMENT
April 7, 2025

Respectfully forwarded to the Honorable Sangguniang Panlalawigan in session, through the Sangguniang Panlalawigan Secretary, Province of Leyte, Palo, Leyte, the herein **Municipal Ordinance No. 115-25 Entitled "AN ORDINANCE RECLASSIFYING LOT 1087 WITH A TOTAL LAND AREA OF 1,899 SQUARE METER LOCATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE FROM AGRICULTURAL TO COMMERCIAL USE"**.

Attached herewith are the following :

1. Municipal Ordinance No.115-25
2. Application Letter
3. Tax Declaration
4. Real Property Tax Order of Payment
5. Vicinity Plan
6. Location Map
7. Sambulawan Zoning Map
8. Zoning Certification
9. Notice of Public Hearing
10. Attendance of Public Hearing
11. Municipal Agriculture Certification
12. DAR Certification
13. MDC Resolution No.04,s2024
14. MDC Meeting Attendance
15. Contract to Sell of Real Property
16. Certificate of Posting


VILMA D. COMBATE
SB Secretary



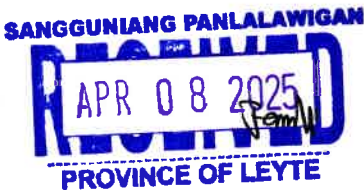
Republic of the Philippines
MUNICIPALITY OF LEYTE
LEYTE
-oOo-

Office of the Sangguniang Bayan

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION BY THE SANGGUNIAN BAYAN HELD ON MARCH 17, 2025 AT THE SB SESSION HALL, MUNICIPAL BUILDING, LEYTE, LEYTE

Present:

Hon. Armando M. Ysidoro,	-----	Mun. Vice Mayor /Presiding Officer
Hon. Paquito D. Pelipel, Jr.	-----	SB Member
Hon. Lileth I. Gatchalian,	-----	-do-
Hon. Edward Jay A. Durante,	-----	-do-
Hon. Rowil G. Batan,	-----	-do-
Hon. Aida A. Delantar,	-----	-do-
Hon. Alex A. Dagandan,	-----	-do-
Hon. Eulogio E. Capacio,	-----	-do-
Hon. Gualberto G. Meracap,	-----	-do-
Hon. Jerry G. Apacible,	-----	Liga ng Mga Barangay President
Hon. Nellie Grace D. Dandan,	-----	SK Fed. President



MUNICIPAL ORDINANCE NO. 115-25

AN ORDINANCE RECLASSIFYING LOT 1087 WITH A TOTAL LAND AREA OF 1,899 SQUARE METERS LOCATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE FROM AGRICULTURAL TO COMMERCIAL USE.

Author: Hon. Gualberto G. Meracap

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

SECTION 1. Authority to Reclassify. Section 20 of Republic Act 7160 otherwise known as the Local Government Code of 1991 empowers the Sangguniang Bayan to enact an ordinance reclassifying an agricultural land to non-agricultural use and to provide for the manner of their utilization.

SECTION 2. Reclassification. The following portion of lot is hereby reclassified from agricultural use to commercial use.

2.1. Lot 1087 declared in the name of Francisco Gonzaga with Tax Declaration No. 08-23023-00094, with an area of 1,899 square meter, located at barangay Sambulawan Leyte, Leyte, described as follows:

LOT 1087 (BOUNDARY)		
LINES	BEARINGS	DISTANCES
1 - 2	N 89 – 12 E	77.11 M.
2 - 3	S 48 - 05 W	57.00 M.
3 - 4	N 62 – 30 W	30.44 M.
4 - 1	N 23 – 46 W	29-82 M.

Section 3. Manner of Utilization. The subject land shall be strictly utilized in accordance with the Municipal Zoning Ordinance of the Municipality of Leyte and other applicable laws, rules and regulations.

Section 4. Compliance of Requirements for Reclassification. Conformably with Section 20 of the Local Government Code, the reclassification of the subject agricultural land is authorized in this ordinance as it ceased to be economically feasible and sound for agricultural purpose for several years now because of its soil classification and topographical location as shown by the certification issued by the Office of the Municipal Agriculture hereto attached and made an integral part thereof. Moreover, the Sangguniang Bayan has determined that the subject land has substantially greater economic value for commercial purposes.

This reclassification is in conformity with the percentage of total land area at the time of the enactment of this ordinance which is ten (10%) for a second class municipality like Leyte, Leyte.

Section 5. Conversion. This ordinance shall not be construed as a conversion order which shall be issued by the Department of Agrarian Reform.

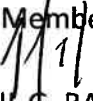
Section 6. Non-Utilization of subject land for commercial purpose. Failure on the part of the applicant for reclassification to utilize the subject land for commercial purpose within ten (10) years from the approval of this ordinance, shall result in the revocation and the subject land will revert back to its agricultural classification.

Section 7. Effectivity. This ordinance shall take effect upon approval.


APPROVED by unanimous votes of all Sangguniang Bayan Members except for one (Hon. Edward Jay A. Durante) who abstained from voting.

Approved this 17th day of March 2025 at Leyte, Leyte, Philippines

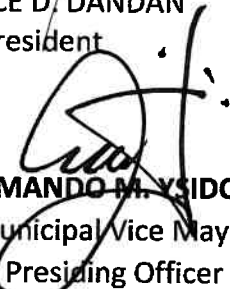

PAQUITO D. PELIPEL, JR.
SB Member


ROWIL G. BATAN
SB Member


EULOGIO E. CAPACIO
SB Member


NELLIE GRACE D. DANDAN
SK Fed. President

Attested:



ARMANDITO M. YSIDORO
Municipal Vice Mayor
Presiding Officer

(Abstained from voting)
EDWARD JAY A. DURANTE
SB Member


AIDA A. DELANTAR
SB Member

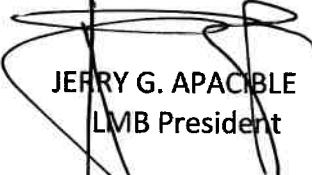

GUALBERTO G. MERACAP
SB Member

Certified Correct:


VILMA D. COMBATE
MGDH I (Secretary to the Sanggunian)


LILETH I. GATCHALIAN
SB Member


ALEX A. DAGANDAN
SB Member


JERRY G. APACIBLE
LMB President

Approved:


ARNOLD JAMES M. YSIDORO
Municipal Mayor

February 19, 2024

HON. ARNOLD JAMES M. YSIDORO

Municipal Mayor

Municipality of Leyte

Re: Reclassification of Land- From Agricultural to Commercial Use

Greetings!


We have acquired a property classified as agricultural land located at Brgy. Sambulawan, Leyte, Leyte; covered by Tax Declaration No. 08-23023-00094 in the name of Gonzaga, Francisco with land area of one thousand eight hundred ninety nine square meters (1,899 sq.mts).

In relation to this, we would like to humbly request for reclassification of the said property from Agricultural to Non-agricultural/Commercial use.

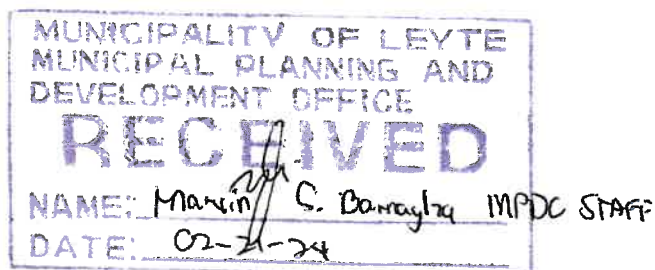
The reclassification would enable us to develop the area and utilize it for commercial purposes. It would also mean additional revenue to the municipality and additional job opportunities to the constituents.

We are hoping for your consideration and favorable action. More power and God Bless!

Respectfully yours;


EDWARD JAY A. DURANTE


ANDELINE L. DURANTE



DECLARATION OF REAL PROPERTY

TD No. 05-23023-00094 Property Identification No. 044-23-023-11-034
 Owner: Gonsaga, Fransisco TIN: _____
 Address: _____ Telephone No. _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No. _____
 Location of Property: _____
 (Number and Street) Sambulawan (Barangay/District) Leyte, Leyte (Municipality & Province/City)
 OCT/TCT/CLOA No. _____ Survey No. _____
 CCT _____ Lot No. 1087
 Dated: _____ Blk. No. _____
 Boundaries: _____
 North: Sambulawan River South: Prov'l. Road
 East: Lot # 2360, Sec. 06 of Brgy. of Libas West: Lot # 1047

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

☐ Others:

Brief Description _____

No. of Storey: _____

Specify: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
<u>Gen 14.</u>	<u>.1899</u>	Php <u>2,939.89</u>	<u>Agri.</u>	<u>40</u>	% Php <u>2,370.00</u>
					%
	<u>.1899</u>				%
					%
TOTAL		Php <u>2,939.89</u>			TOTAL Php <u>2,370.00</u>

Total Assessed Value: Two Thousand Three Hundred Seventy Pesos.
 (Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

Qtr. 2009 Yr. _____

APPROVED BY: ATTY. RAFAEL M. IRIARTE
 Provincial Assessor

RECOMMENDED BY: ALEX C. MERCOLITA
 Municipal Assessor

This declaration cancels TD No. 05-23023-00093 R12 Owner: S.O. Previous A.V. Php 2,160.00
 Memoranda: _____ Date _____

VILAGROS E. ROBLEY

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

I certify that this document is a photocopy of the original which was examined to me and that, from my observations, the original has not been altered in any manner.

HERNANITA O. RAGORO
 Municipal Assessor

OR# 8643154
 Date: 11/06/2023

"NOT VALID WITHOUT SEAL"

Documentary
 Stamp Tax Paid
 P 30.00

Prepared by:

EMIROSE G. MODIETO
 Administrative Aide IV

REPUBLIC OF THE PHILIPPINES

MUNICIPALITY OF LEYTE

PROVINCE OF LEYTE

REAL PROPERTY TAX ORDER OF PAYMENT

Tax Declaration No. 00094
Declared Owner Gonzaga, Francisco
Location of Property Sambulawan

Lot No. 1087
Assessed Value 2,370.00

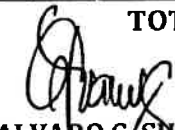
Sir/Madam:

This is to inform you that the real property tax(es) due and payable for the year **2023** on the property/properties located in this municipality and ownership of which/are stated in your name for taxation purposes, (as well as for subsequent years until you are informed of any changes/s), is/are as follows:

DATE	MONTH	ASSESSED VALUE	Tax Due (.01%)	DISCOUNT (20%)	Monthly Penalty	BASIC TAX DUE	SEF TAX DUE	TOTAL
2018	DEC	2,370.00	23.70	0	17.06	40.76	40.76	81.53
2019	DEC	2,370.00	23.70	0	17.06	40.76	40.76	81.53
2020	DEC	2,370.00	23.70	0	17.06	40.76	40.76	81.53
2021	NOV	2,370.00	23.70	0	16.59	40.29	40.29	80.58
2022	NOV	2,370.00	23.70	0	10.90	34.60	34.60	69.20
2023	NOV	2,370.00	23.70	0	5.21	28.91	28.91	57.83

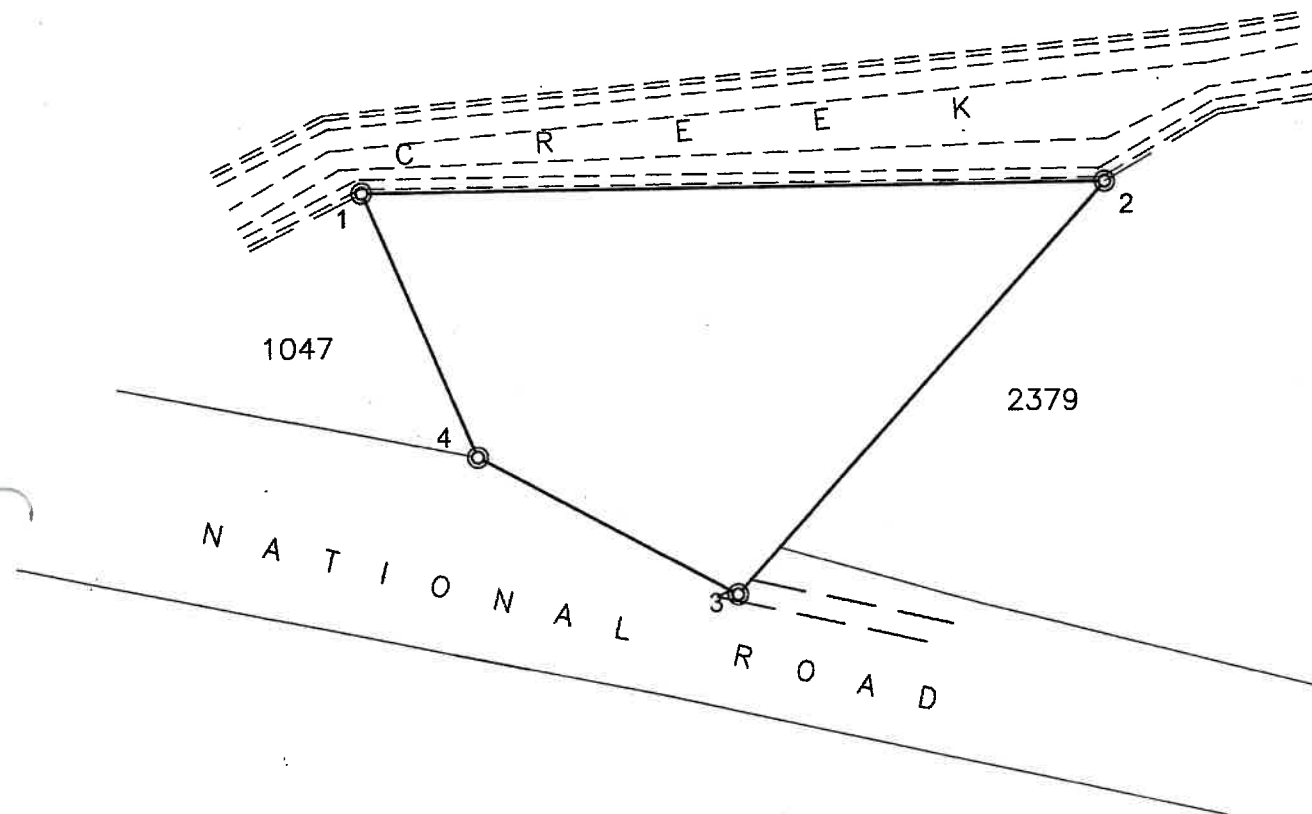
TOTAL TAX DUE

452.20


ALVARO C. SUMAYAN, JR.
MUNICIPAL TREASURER

- NOTE:**
1. Kindly inform the Assessor's Office of any error or omission that you may have discovered in this Notice.
 2. Please present this Notice to the Office of the Treasurer when payment is made. Payment may be made every quarter in four(4) equal installments not later than March 31- (1st Quarter); June 31 (2nd Quarter); September 30th (3rd Quarter); and December 31st (4th Quarter).
 3. Payments for the entire year should be made not later than March 31st.
 4. This Notice include delinquencies for previous years, Delinquent payments are assessed a penalty of 2% per month of delinquency, or a fraction thereof.

LOT 1087 (BOUNDARY)		
LINES	BEARINGS	DISTANCES
1 - 2	N 89 - 12 E	77.11 M.
2 - 3	S 48 - 05 W	57.00 M.
3 - 4	N 62 - 30 W	30.44 M.
4 - 1	N 23 - 46 W	29.82 M.



SKETCH PLAN

OF

LOT 1087-Part OF CAD 726-D

AS PREPARED FOR

JAY DURANTE

SITUATED IN THE

BARANGAY: **SAMBULAWAN**

MUN./CITY OF: **LEYTE**

PROVINCE OF: **LEYTE**

ISLAND OF: **LEYTE**

Containing an area of : 1,899.00 Sq. M.

BEARINGS: **TRUE**

SCALE 1:

This is to certify that this is the true and correct plan of

BERNARD S. TEE

Geodetic Engineer

PRC # 7874 DEC. 20, 2006

Registration Certificate No. & Date of Issue

NOTE: This is issued thru the request of JAY DURANTE for reference not for Registration purposes.

VICINITY PLAN

OF

LOT 1087 OF CAD 726-D

AS PREPARED FOR

EDWARD JAY DURANTE

SITUATED IN THE

BARANGAY: **SAMBULAWAN**

MUN./CITY OF: **LEYTE**

PROVINCE OF: **LEYTE**

ISLAND OF: **LEYTE**

Containing an area of **1,899.00** Sq. M.

BEARINGS: **TRUE**

SCALE 1:

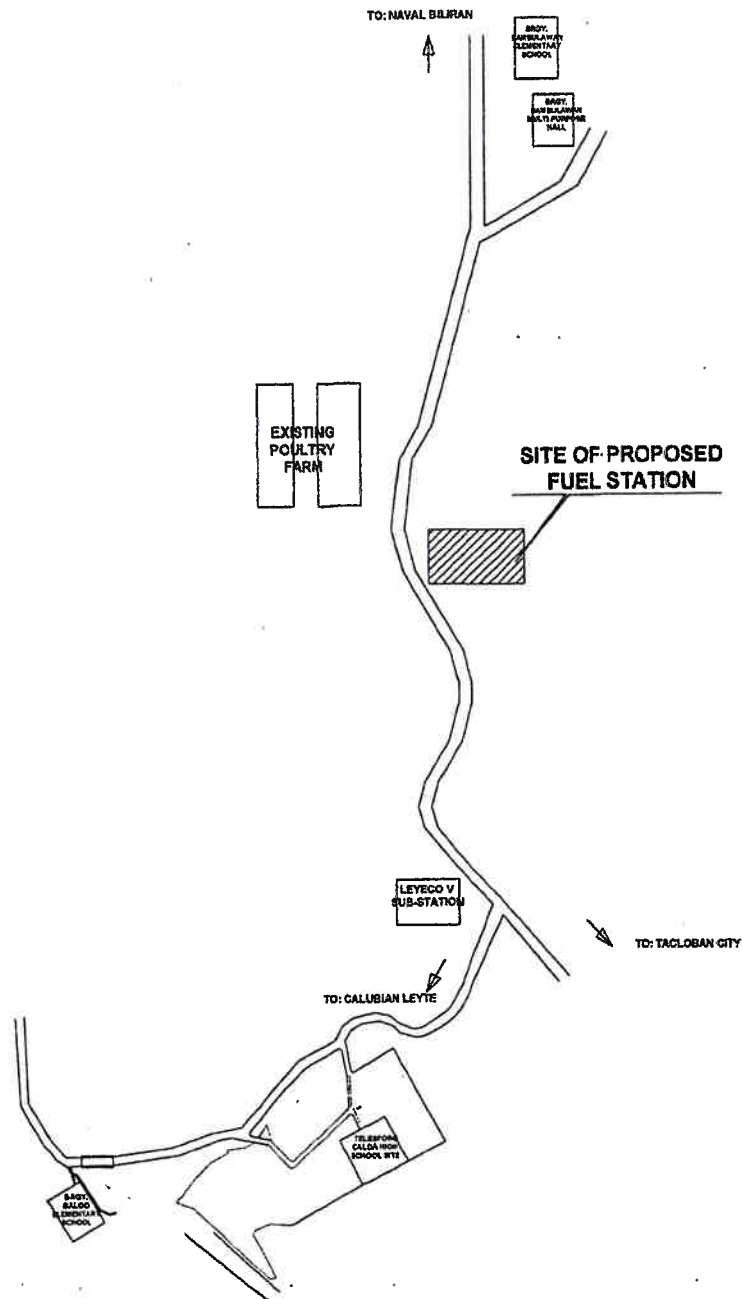
This is to certify that this is the true and correct plan of

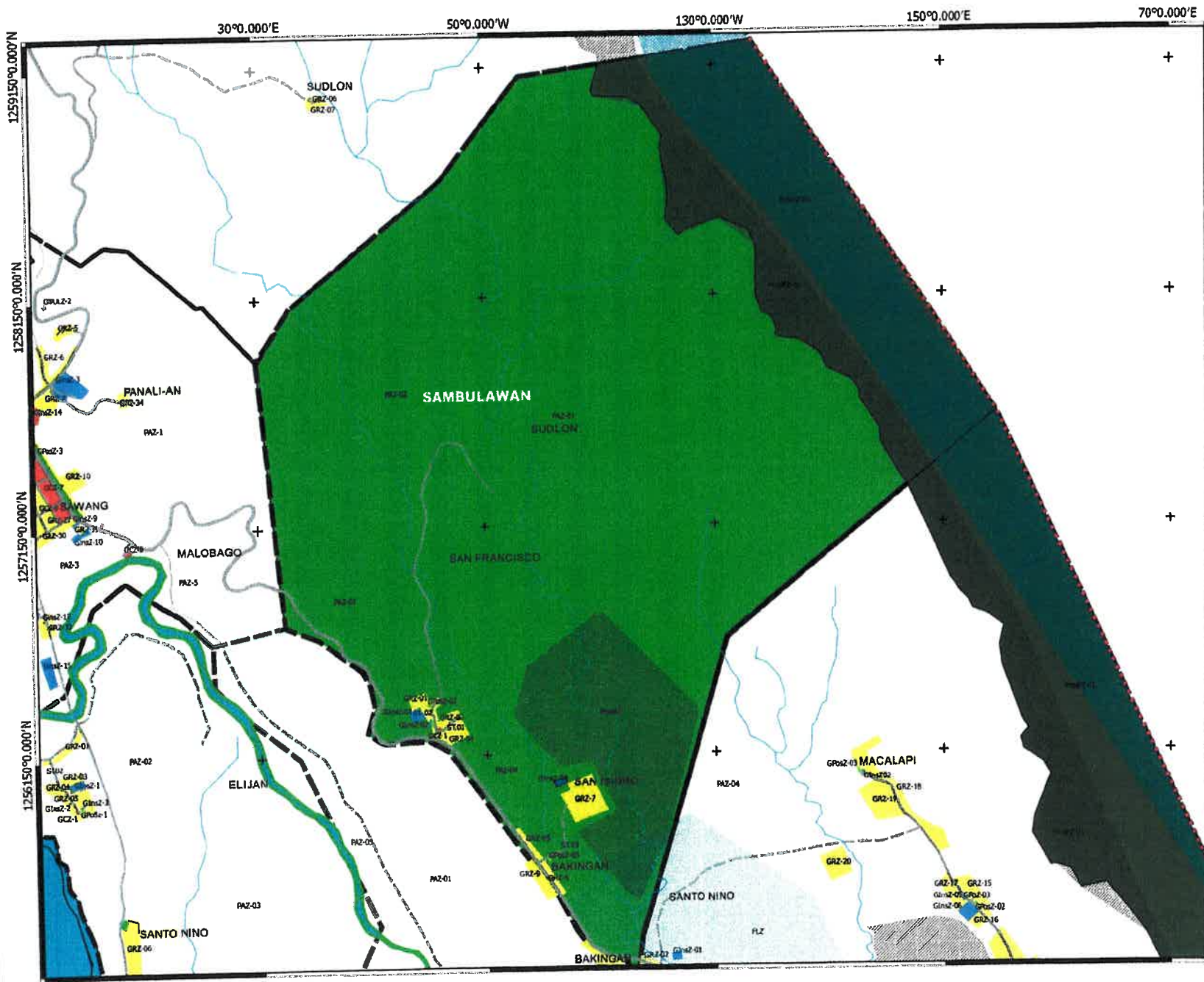
ROY M. DIAZ

Civil Engineer

PRC # 64206 SEPT. 21, 1992

Registration Certificate No. & Date of Issue





REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF LEYTE
 REGION VIII

N
 W E
 S

0.1 0 0.1 0.2 0.3 0.4 0.5 KM

SCALE: 1:20,000

SAMBULAWAN ZONING MAP 2016-2025

Legend

URBAN ZONE
 GENERAL RESIDENTIAL ZONE (GRZ)
 SOCIALIZED HOUSING ZONE (SHZ)
 GENERAL COMMERCIAL ZONE (GCZ)
 GENERAL INSTITUTIONAL ZONE (GInsz)
 GENERAL PARKS & OPEN SPACE ZONE (GPoaZ)
 GENERAL TRANSPORTATION & UTILITIES ZONE (GTULZ)

AGRICULTURAL ZONE
 PROTECTION AGRICULTURE ZONE
 PRODUCTION AGRICULTURE ZONE

FOREST ZONE
 PROTECTION FOREST ZONE
 PRODUCTION FOREST ZONE

OTHER ZONE
 AGRO-INDUSTRIAL ZONE (AgIZ)
 MEMORIAL PARK/CEMETERY ZONE (M/CZ)
 LANDFILL

WATER/ MARINE ZONE
 MANGROVE
 MARICULTURE
 CORAL REEFS

OVERLAY ZONE
 LANDSLIDE OVERLAY ZONE
 ECO TOURISM ZONE
 FISHPONDS
 NAVIGATIONAL LANE
 SEAWALL/WHARF

NATIONAL ROAD
 BARANGAY ROAD
 PROPOSED BRGY. ROAD
 Municipal Boundary

PROJECTION: LUZON 1911/UTMZONE51N
 PREPARED BY: MUNICIPAL PLANNING AND
 DEVELOPMENT STAFF
 SOURCE: DENR, EXISTING URBAN LAND SURVEY 2015

DISCLAIMER: BARANGAY BOUNDARIES SHOWN HEREIN ARE
 DELINEATED FOR LAND USE PLANNING PURPOSES ONLY AND MAY NOT
 CONSTITUTE ACTUAL POLITICAL BOUNDARIES
 ENACTED PER SB RES. NO. _____ DATED _____

ARNOLD JAMES M. YSIDORO
 MUNICIPAL MAYOR

APPROVED PER SP RES. NO. _____ DATED _____

SP SECRETARY







Republic of the Philippines
MUNICIPALITY OF LEYTE
L E Y T E

-000-

Office of the Sangguniang Bayan

January 6, 2025

NOTICE OF PUBLIC HEARING

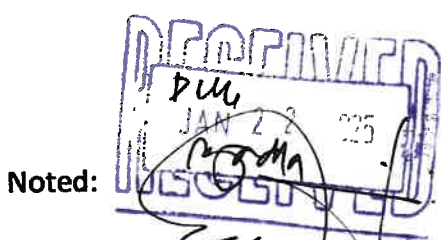
TO : ALL BARANGAY OFFICIALS ALL CONCERNED OFFICES/AGENCIES AND GENERAL PUBLIC.

SUBJECT : PRESENTATION OF THE PROPOSED ORDINANCE ENTITLED: "AN ORDINANCE RECLASSIFYING A PORTION OF LOT UNDER LOT NO. 1087, WITH AN AREA 1,899 SQM., TAX DECLARATION NO.08-23023-00094 FROM AGRICULTURAL LAND TO NON-AGRICULTURAL USE SITUATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE.

GREETINGS :

Please be informed that a public hearing on the above proposed ordinance will be conducted on January 22, 2025 (Wednesday) to start at 1:00 pm at the LGU Function Hall.

Your attendance is hereby invited.



Noted:

ARMANDO M. YSIDORO
Municipal Vice-Mayor

Maitha P. Modella
1/22/2025

Received by:
Paolito Salazar 1-22-25

GUALBERTO G. MERACAP
SB Member

Chairman on Comprehensive Land Use and Housing

RECEIVED
Date & Time 1/22/25
EDUARDO E. GARCIA
Mun. Gen. Services Officer

ASSESSOR'S OFFICE
LEYTE, LEYTE
RECEIVED
DATE: 007 24 NOV
LAWRENCE SULLA, REB
Administrative Officer II



PESO Subala

BAC

MTD = 1/22/25

1-22-25

1-22-25

1/22/25

1/22/25

1/22/25

1/22/25

1/22/25

1-22-2025

1/22/25

1/22/2025

1/22/2025



Republic of the Philippines
MUNICIPALITY OF LEYTE
L E Y T E

-oOo-

Office of the Sangguniang Bayan

January 6, 2025

NOTICE OF PUBLIC HEARING

TO : ALL BARANGAY OFFICIALS ALL CONCERNED OFFICES/AGENCIES AND GENERAL PUBLIC.

SUBJECT : PRESENTATION OF THE PROPOSED ORDINANCE ENTITLED: "AN ORDINANCE RECLASSIFYING A PORTION OF LOT UNDER LOT NO. 1087, WITH AN AREA 1,999 SQM., TAX DECLARATION NO.08-23023-00094 FROM AGRICULTURAL LAND TO NON-AGRICULTURAL USE SITUATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE.

GREETINGS :

Please be informed that a public hearing on the above proposed ordinance will be conducted on January 22, 2025 (Wednesday) to start at 1:00 pm at the LGU Function Hall.

Your attendance is hereby invited.

Noted:

ARMANDO M. YSIDORO
Municipal Vice-Mayor

GUALBERTO S. MERACAP

SB Member

Chairman on Comprehensive Land
Use and Housing

FOR:

01-9-25

FOR - Victoria Asitor

1/8/25
A. L. A. OCTUA
1/8/25 Sambulawan



Republic of the Philippines
MUNICIPALITY OF LEYTE
LEYTE
-oOo-

Office of the Municipal Planning and Development Officer

ZONING CERTIFICATION

This is to certify that the parcel of land situated at Brgy. Sambulawan Leyte, Leyte covering an area of 1899 square meters specifically identified as follows:

Registered Owner	FRANCISCO GONZAGA
Lot No (s).	1087
TCT/TD No.	08 – 23023-00094
Area Per Title (Has.)	0.1899
Zoning Classification	Agricultural
Zoning Certification No.	ZC-24-08-02

which is subject of application for Zoning Certification based on the duly certified vicinity map submitted by the applicant is zoned for use specified in the above table per approved Comprehensive Land Use Plan (CLUP) of the Municipality of Leyte 2016- 2025 and Municipal Ordinance No. 035- 17.

CONDITIONS:

- (X) This certification shall not be considered as a locational clearance/certificate of zoning conformance or development permit.
- (X) This certification shall not be considered as a certification of the local government as to the ownership by the applicant of the parcel of the land subject of this certification.
- (X) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.
- () Others:

Issued this 02th day of Aug. 2024.

ENGR. MARK THEODORICK D. SULLA
Zoning Officer/ MPDC- Designate


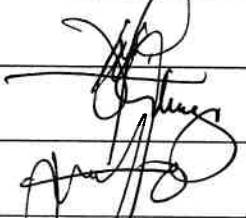
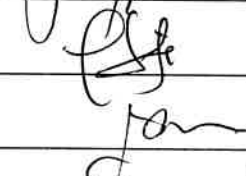
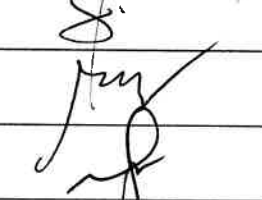
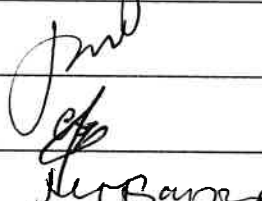
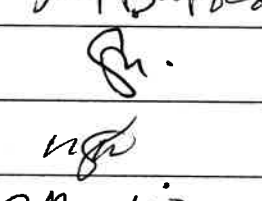
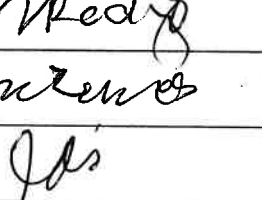
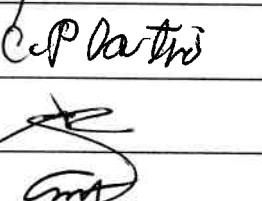
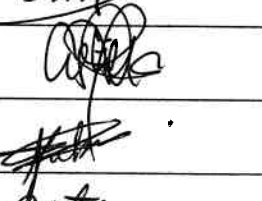
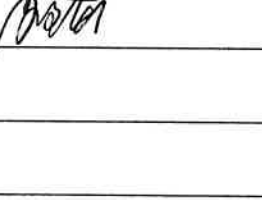

OR No. :SS
Amount:
Date:

Gabaldon Street
Leyte, Leyte
Email Address:

CERTIFIED MACHINE COPY
SIGNATURE:
NAME:
DATE: 03/24/23

ATTENDANCE

Public Hearing on the Proposed Ordinance **"AN ORDINANCE RECLASSIFYING A PORTION OF LOT UNDER LOT NO. 1087, WITH AN AREA 1,899 SQM., TAX DECLARATION NO.08-23023-00094 FROM AGRICULTURAL LAND TO NON-AGRICULTURAL USE SITUATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE"** dated January 22, 2025 held at LGU Function Hall, Leyte, Leyte.

NAME	BARANGAY	SIGNATURE
PRINCESS ROSE G. PEPITO	CALAGUISE	
CHEAN M. SACEBOR	BOACO	
MARIVEL D. INTARAN	POBLACION	
DICK B. QUINTO	Pob.	
QUINTE DANIELAN	LIBAS	
Andro C. Bael	Pob.	
PAKALUS GEARZUE	BAKINGAN	
LEWIS G. MEYES Jr	POB	
NOR CLAY	POB	
Shambolosa Casas	Pob	
Arllyn Mendoza	Pob.	
Margarita P. Baranda	Pob	
Monaliza B. Kysal	Pob.	
marial mobilies	Darus	
Virginia D. Rodas	Pob.	
Mardelyn B. Rand	Pob.	
EMMA N. DIAZ	POB.	
Concepcion Plator	"	
Glen Ceron	Libas	
CLARISS M. CABARKL	TOGON	
Manella Astilla	Pob.	
RUBIE A. PELEPEL	MACARA	
roni castan	Pob.	

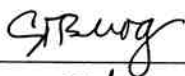

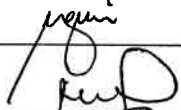







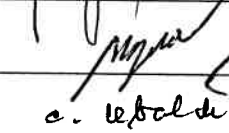


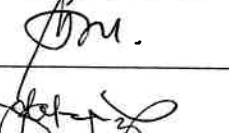

ATTENDANCE

Public Hearing on the Proposed Ordinance "AN ORDINANCE RECLASSIFYING A PORTION OF LOT UNDER LOT NO. 1087, WITH AN AREA 1,899 SQM., TAX DECLARATION NO.08-23023-00094 FROM AGRICULTURAL LAND TO NON-AGRICULTURAL USE SITUATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE" dated January 22, 2025 held at LGU Function Hall, Leyte, Leyte.

NAME	BARANGAY	SIGNATURE
Raymond Baronda	macapa	fgg
Emuel X Durante	Poblacion	dentman
REN DELIN	BARANGAY	
WILFREDO MENDOZA, JR	"	
RAMMUNDO DAN DAN	"	
Astilla, Gellie Ann	POB "	gsr
GUARTEO G. MERACAP	POB.	
ALBY DAGAYDAN	PALAU I	
JULIE RUTH D COQUILLA	LEYTE, LEYTE	jibde
CONCEPCION D SARUYA	LEYTE, LEYTE	
ANNA ROST G DEDIL	LEYTE, LEYTE	
MARLEIA. MEDAUA	PALARAO	edall
ALMIRA DELIMA	POB	
DANILO P PINEDA	PALARAO	
ROBERTSON D. DELIMA	POB.	
YEMIA D. MONTEROLA	TOCTE	
Wendiminda Inalican	POB.	
JENEVYN RABALO	POBLACION	jibde
JENS MARIONA	PALAU I	
Marisa N. Napoles	DANUS	
BENARDO RAMOS	POB	
Florence Y. Delima	POB.	
Emar Abilan	POBLACION	
VANDAN, BERNARDO	POBLACION	
Nestor D. Elcarti	Poblacion	
Melvin A. Helantav	Poblacion	

ATTENDANCE

Public Hearing on the Proposed Ordinance **"AN ORDINANCE RECLASSIFYING A PORTION OF LOT UNDER LOT NO. 1087, WITH AN AREA 1,899 SQM., TAX DECLARATION NO.08-23023-00094 FROM AGRICULTURAL LAND TO NON-AGRICULTURAL USE SITUATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE"** dated January 22, 2025 held at LGU Function Hall, Leyte, Leyte.

NAME	BARANGAY	SIGNATURE
PE LILIBETH T. PEROG	UGIRON	
Rafael S. Lucban	LGU - MORRMO	
CARMEN O. GACOSTA	EUZABETH	
LEO P. CANTILLOP	BRGY. MACUPA	
ANDELINE L. DURANTE	BRGY. POBLACION	
CERIELINA M. DE CTA	BRGY. TAPOL	
ARMANDO CORTEZ	BRGY. WAGMI	
MELQUIADES D. RESTA JR.	BRGY. TAPOL	
Rejhuto Albar	Bray. Sambulawan	
Meldor Orquesta	Bray Palidil	
Roberto Y. Zang	BRGY. CIBAS	
Joel A. Baldomar	Bray Sambulawan	
SALVADOR B. PEROL	BRGY. TANUS	
Cristina Polino	Poblacion	
Jane Salino	Palidil	
MARK JOSEPH RUBIA	BRGY. MACUPA	
VICTORINO REFUERZO M	POBLACION	
Roderica M. Montemola	Tactac	
NESTOR V. ZAMARA	Pob	
CRISTIAN P. DBALNE	SAMBULAWAN	
MZA A. OULANG	UGIRON	
Mark Dennis Pozal	Bray. Poblacion	
Adel De la Cruz	Bray. Belen	
BOVELI ROSE ANN UDOTHAN	BRGY. POBLACION	
GINA V. DENMA	BRGY. POB.	
JENELYN R. DELA CRUZ	Pob.	
FREDERICK SAMPAN	BRGY. MARKO	



MUNICIPALITY OF LEYTE
LEYTE
-oOo-

Office of Municipal Agriculture

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY, that the following land classified as Agricultural lands located at Brgy. Sambulawan Leyte, Leyte covered by TAX DECLARATION No. 08- 23023- 00094, Title No. OC- 6918, Lot No. 1087 of Cad 726 –D with a land Area of 0.1899 Hectare, Ceased to economically feasible and sound for agricultural purpose for several years now because of its soil classification and topographical location. That the subject lands are not classified as non- negotiable for conversion or reclassification under AO 20 series of 1992.

This is to certify further that the total area of existing agricultural lands in the Municipality based on the approved CLUP is 15,154.76 hectares.

This Certified further that part of parcel of the area totalled to one thousand eight hundred ninety nine square meters (1,899 sq. mtrs.) shall utilized for establishment of commercial business being the lawful authority.

This Certification is issued upon the request of Andeline L. Durante as a requirement for the area reclassification from Agricultural land to residential/ Commercial Land.

ISSUED this 5th day September, 2024 at Leyte, Leyte Philippines.

Certified by: **MICHEAL D. CABILLO**
Agricultural Technologist

Noted: **HON. ARNOLD JAMES M. YSIDORO**
Municipal Mayor

OR #.:
Issued on:
Amount Paid:
Place Issued:

DAR Provincial Office
Leyte-Biliran,
214 Real Street
Tacloban City, Philippines
Website: www.dar.gov.ph



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

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT as per record at the Land Tenure Improvement Division, Leyte Provincial Office, Tacloban City, the property described below had been issued with Certificate of Landownership Award (CLOA) to wit:

Name of ARB	TITLE No.	Lot/Survey No.	Date Registered	Area (Has.)	Location	Land Type	Name of Landowner
FRANCISCO V. GONZAGA	OC-6918	1087, Cad 726-D	11/29/1994	.1899	Brgy. Sambulawan, Leyte, Leyte	GOL	NATIONAL LIVELIHOOD SUPPORT FUND

This further certifies that ROD file of the above mentioned CLOA was burned last December 1994.

This certification is issued upon the request of Ms. Andeline L. Durante, as a requirement for the reconstitution of title.

Issued this 4th day of May, 2023 at DAR, Leyte Provincial Office, Tacloban City.

JOSEFINA CORAZON N. TURLA, MRDA
OIC-Provincial Agrarian Reform Program Officer II

JCNT/MCE/fdo



Republic of the Philippines
MUNICIPALITY OF LEYTE
LEYTE
-oOo-

**EXCERPT FROM THE MINUTES OF THE MEETING OF THE MUNICIPAL
DEVELOPMENT COUNCIL (MDC) OF THE MUNICIPALITY OF LEYTE HELD AT
MARIANNE SUITES HOTEL, CAGAYAN DE ORO CITY ON AUGUST 8, 2024**

Present:

Hon. Arnold James M. Ysidoro	Municipal Mayor
Hon. Lileth I. Gatchalian	SB Member, Chairman on Appropriation
Mark Theodorick D. Sulla	MPDC Designate -MDC Secretary
Hon. Jonathan A. Piñon	Punong Barangay, Brgy. Basud
Hon. Jerry G. Apacible	Punong Barangay, Brgy. Calaguise
Hon. Gregorio Delantar	Punong Barangay, Brgy. Consuegra
Hon. Salvador Perol	Punong Barangay, Brgy. Danus
Hon. Carmen D. Gacosta	Punong Barangay, Brgy. Elizabeth
Hon. Roberto Llames	Punong Barangay, Brgy. Libas
Hon. Danilo A. Ancao	Punong Barangay, Brgy. Maanda
Hon. Leo P. Cantillep	Punong Barangay, Brgy. Macupa
Hon. Benjamin G. Adorza	Punong Barangay, Brgy. Palid I
Hon. Nestor Zabala	Punong Barangay, Brgy. Poblacion
Hon. Lito Delima	Punong Barangay, Brgy. Salog
Hon. Joel A. Baldomar	Punong Barangay, Brgy. Sambulawan
Hon. Henry Eliot	Representative, Brgy. Tag-Abaca
Giovanie Negad	CSO Representative
Ines B. Arante	CSO Representative
Nenita S. Dagandan	CSO Representative
Nicanora M. Durante	CSO Representative
Felonila S. Tazan	CSO Representative
Ricardo A. Atienza	CSO Representative
Jeremias Medalla	CSO Representative
Rollie M. Mollejon	CSO Representative
Analyn A. Royo	CSO Representative
Jayson C. Daprosa	CSO Representative

Absent:

Hon. Analou T. Heiman	Punong Barangay, Brgy. Bachao
Hon. Edgar De la Rosa	Punong Barangay, Brgy. Baco



Republic of the Philippines
MUNICIPALITY OF LEYTE
LEYTE
-oOo-

Hon. Roelito R. Inso	Punong Barangay, Brgy. Bagabao
Hon. Del Cristian D. Medalla	Punong Barangay, Brgy. Belen
Hon. Demeter Panis	Punong Barangay, Brgy. Burabod
Hon. Charito T. Gato	Punong Barangay, Brgy. Culasi
Hon. Maricris Perol	Punong Barangay, Brgy. Kawayan
Hon. Marry Ann Orillano	Punong Barangay, Brgy. Mataloto
Hon. Mylene T. Corpin	Punong Barangay, Brgy. Palarao
Hon. Armando Ranes	Punong Barangay, Brgy. Palid II
Hon. Leonardito Quebec	Punong Barangay, Brgy. Parasan
Hon. Ricky Sapra	Punong Barangay, Brgy. Tapol
Hon. Raul Canas	Punong Barangay, Brgy. Tigbawan
Hon. Mark Eric Escalante	Punong Barangay, Brgy. Tinucdogan
Hon. Rey C. Espina	Punong Barangay, Brgy. Toctoc
Hon. Marina Dadizon	Punong Barangay, Brgy. Ugbon
Hon. Ruel Gregorio	Punong Barangay, Brgy. Wague
Visitacion Marientes	CSO Representative
Jerome Festin	CSO Representative
Espedito A. Balberia	CSO Representative
Flora A. Libatique	CSO Representative
Simplecio Pasculado Jr.	CSO Representative

MDC RESOLUTION NO. 04, s2024

**RESOLUTION RECOMMENDING THE RECLASSIFICATION OF AGRICULTURAL LAND
TO NON-AGRICULTURAL USES SPECIFICALLY FOR COMMERCIAL USE**

WHEREAS; Section 20 of Republic Act 7160 otherwise known as Local Government Code of 1991 provides that municipalities can reclassify agricultural lands into non-agricultural uses.

WHEREAS; the land subject for reclassification is located in Brgy. Sambulawan Leyte, Leyte with an area of 1,899 square meters ceases to be economically feasible and sound for agricultural purposes as determined by Municipal Agriculture Office and has greater economic value for commercial;



Republic of the Philippines
MUNICIPALITY OF LEYTE
LEYTE
-oOo-


WHEREAS; the land area of the proposed reclassification is within the five percent (5%) of the total agricultural land area;

NOW THEREFORE, on motion of Mr. Jeremias Medalla and unanimously seconded by the body, **be IT RESOLVE AS IT IS HEREBY RESOLVED, TO RECOMMEND THE RECLASSIFICATION OF AGRICULTURAL LAND TO NON-AGRICULTURAL USES SPECIFICALLY FOR COMMERCIAL USE;**


RESOLVED FURTHER, that copies of this resolution, be furnished to the Sangguniang Bayan in session, for adoption and approval.

Approved this 8th day of August 2024.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


MARK THEODORICK D. SULLA
Planning Officer II/ MPDC- Designate

Attested by:


ARNOLD JAMES M. YSIDORO
Municipal Mayor



ATTENDANCE SHEET

MUNICIPAL DEVELOPMENT COUNCIL (MDC) MEETING

Cagayan De Oro City
August 8, 2024

NAME	POSITION	SIGNATURE
Nenita B. Dagandau	CSO	
Jelonila S. Jasan	CSO	
Analyn A. Rojo	CSO	
Nicanoro M. Duranla	CSB	
INES B. ARANTE	CSO	
GIOVANNI A. NEGAP	CSO CHAIRMAN	
Rollie M. Mollejón	CSO President	
Ricardo A. Afienzi	CSO President	
JAYSON C. DAPROSA	CSO	
JENNIFER S. MEDALLA	MAFL-CHAMPAGNON	
JERRY G. ARRIOLLO	BLCA PRES	
Daniela A. Ancas	Brgy Chairman	
SALVADOR B. PEROL	Brgy Capt. Tgr	
HENRY L. ELIOT	KAGANAD	
Robert N. Llan	Brgy Capt. LIPAS	
Gregorio T. Delantar	Brgy Captain	
BENJAMIN C. ADORZA	PUNONG BAWANGAY	
NESTOR V. MARAÑA	PUNONG BRGY	
Joel B. Baldomar	Ponong Brgy	
Jonathan A. Piñon	Capt.	
CARMEN D. GARCIA	Barangay Captain	
CSO P. CAUTILLON	PUNONG BRGY	
LITO		
LITO N. DELINK		
MARK THEODORE SHUT	MPDL-Designate	
LILETH I. GATCHALIAN	SB Member	
ARNOLD JAMES YSIDORO	Municipal Mayor	

CONTRACT TO SELL OF REAL PROPERTY

CERTIFIED TRUE COPY
FROM THE ORIGINAL
ATTY. ROBERT CHARLES D. PASCUAL

KNOW ALL MEN BY THESE PRESENTS:

This **CONTRACT TO SELL** made and entered into by and between:

We, Spouses **BALDOMINO G. VILLALINO** and **WENEFREDA D. VILLALINO**, both of legal ages, Filipinos, and resident of Brgy. Salog, Municipality of Leyte, Province of Leyte, herein referred as the **VENDOR**;

-And-

We, Spouses **EDWARD JAY A. DURANTE** and **ANDELIN L. DURANTE**, both of legal ages, Filipinos, and a residents of Brgy. Poblacion, Municipality of Leyte, Province of Leyte, referred hereto as the **VENDEE**;

WITNESSETH; That

WHEREAS the **SELLER** is the absolute owner of a parcel of land per Deed of Absolute Sale [Doc No. 10158; Page No. 35; Book No. VI; Series of 2000 before Notary Public Benjamin B. Donaldo] and more particularly described as follows (the "Property"):

"A parcel of land, designated as Lot No. 1087 located at Brgy. Sambulawan, Municipality of Leyte, Province of Leyte, Philippines consisting of **ONE THOUSAND NINE HUNDRED FORTY NINE (1,949)** Square Meters under Tax Declaration No. 08-23023-00094 declared still in the name of **FRANCISCO GONZAGA**.

Specifically bounded and on the North by Sambulawan River; on the South by Provincial Road; on the East by Lot No. 2360; and on the West by Lot No. 1047.

NOW THEREFORE, premises considered, the **SELLER** hereby agrees to sell and dispose the parcel above-described property in favor of the **BUYER** for the consideration of the sum of **TWO MILLION TWO HUNDRED THOUSAND (Php. 2,200,000.00) Pesos** and the **BUYER** agrees to buy the said property.

That payment shall be made on the following manner:

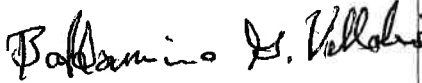

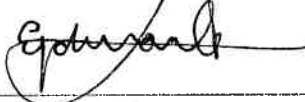

1. An amount of **ONE MILLION FIVE HUNDRED THOUSAND (Php.1,500,000.00) Pesos** upon execution of this contract and;
2. **THREE HUNDRED THOUSAND (Php.300,000.00) Pesos** to be given on March to August and;
3. The remaining balance in the amount of **FOUR HUNDRED THOUSAND (P400, 000.00) PESOS** shall be paid upon the release of the land title.



That only upon issuance of the Title in the name of the **VENDEE** and with full cooperation and assistance of the **VENDOR** that full payment of the total consideration shall be made and correspondent execution of the **Deed of Absolute Sale** be executed On the contrary however, parties shall enter into

another agreement. Moreover, it being understood further that the BUYER shall shoulder all necessary costs for the transfer of title and corresponding notarial cost. At any rate this contract shall be complied by parties in good faith.

FURTHERMORE, during the pendency of the obligations of both parties the **VENDOR** hereby agrees and consents that the **VENDEE** can start possession/occupation and make any necessary and desired use of the property provided necessary government permits and licenses are complied.

IN WITNESS WHEREOF, we hereunto affix our signature this ____ day of February, 2024, at the Municipality of Naval, Biliran, Philippines.

PARTIES	SIGNATURE
BALDOMINO G. VILLALINO VENDOR	
WENEFREDA D. VILLALINO VENDOR	
EDWARD JAY A. DURANTE VENDEE	
ANDELINE L. DURANTE VENDEE	

1.  SIGNED IN THE PRESENCE OF: 2. 
Republic of the Philippines)
Province of Biliran)s.s.
Municipality of Naval)

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public for the Province of Biliran, personally appeared on the date and at the place above-written to wit;

PARTIES	PROOF OF IDENTITY
BALDOMINO G. VILLALINO	OSCA 0765
WENEFREDA D. VILLALINO	OSCA ID NO. 191-13
EDWARD JAY A. DURANTE	UMID ID NO. CRN-006-017-0780-6
ANDELINE L. DURANTE	LTO ID NO. HO9-20-002647

known to me and to me known to be the same person who executed the foregoing instrument which is acknowledged to be their own free and voluntary act and deed.

Witness my **HAND AND SEAL**.

Doc. No. 181
Page No. 22
Book No. XCIV
Series of 2024

ATTY. DORIE CHARLES D. PASCUAL
NOTARY PUBLIC-UNTIL DEC. 31, 2024
NC No. 07-2023; RTC 16, Naval, Biliran
Roll No. 66782
IBP Lifetime Member No. 017311
PTR No. 3603916, Naval, Biliran, 1-18-2023
Mobile Phone No: 09562973622

CERTIFIED TRUE COPY
FROM THE ORIGINAL

ATTY. ROBBIE CHARLES D. PASCUAL

ACKNOWLEDGEMENT RECEIPT

Undersigned hereto acknowledge receipt from Spouses **EDWARD JAY D. DURANTE** and **ANDELINE L. DURANE** the amount of **ONE MILLION FIVE HUNDRED THOUSAND (Php. 1, 500, 000. 00) Pesos** as **PARTIAL PAYMENT** of a parcel of land subject of the contract to sell hereto attached integrally.

Done this 9th day of February 2024 at Leyte Leyte

Baldomino G. Villalino
BALDOMINO G. VILLALINO
Vendor
OSCA ID NO. _____

Wenefreda D. Villalino
WENEFREDA D. VILLALINO
Vendor
OSCA ID NO. _____

1. *[Signature]*

SIGNED IN THE PRESENCE OF:

2. *[Signature]*

SUBSCRIBED AND SWORN to before me on the date and at the place above-written.

Doc. No. 182
Page No. 25
Book No. XCVII
Series of 2024

ATTY. ROBBIE CHARLES D. PASCUAL
NOTARY PUBLIC UNTIL DEC. 31, 2024
NC No. 07-2023: RTC 16, Naval, Biliran
Roll No. 60762
IBP Lifetime Member No. 017311
PTR No. 3603916, Naval, Biliran, 1-18-2023
Mobile Phone No: 09562973622



Republic of the Philippines
MUNICIPALITY OF LEYTE
L E Y T E
-oOo-

Office of the Sangguniang Bayan

CERTIFICATE OF POSTING

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that Municipal Ordinance No. 151-25: " AN ORDINANCE RECLASSIFYING LOT 1087 WITH A TOTAL AREA OF 1,899 SQUARE METERS LOCATED AT BARANGAY SAMBULAWAN, LEYTE, LEYTE FROM AGRICULTURAL TO COMMERCIAL USE", was posted in three (3) conspicuous places in this Municipality.

This certification is issued this 3rd day of April , 2025 at Leyte, Leyte, Philippines.


VILMA D. COMBATE
Secretary to the Sangguniang Bayan