

Item No.: 12

Date: 16 2025 SEP



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Province of Leyte
Leyte
Date: 9.2.25

2nd INDORSEMENT
August 20, 2025

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: SEP 03 2025
By: [Signature]

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2025-227 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2025-227 entitled: “An Ordinance reclassifying the parcel of land identified as Lot no. 643-A, with an area of 2179 sqms under OCT No. 2019000276 and Tax Dec No. 08-11-0014-00445, situated at Brgy. Barugohay Central, Carigara, Leyte, Owned by Sps. Randy Ortula and Janet Ortula, from agricultural to residential use.”

REVIEW/RECOMMENDATION/LEGAL OPINION:

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

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

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
02 July 2025



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2025-227** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance reclassifying the parcel of land identified as Lot No. 643-A, with an area of 2,179 square meters, under original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, situated at Brgy. Barugohay Central, Carigara, Leyte, owned by Sps. Randy Ortula and Janet Ortula, from agricultural to residential use.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian

Copy for
SP



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



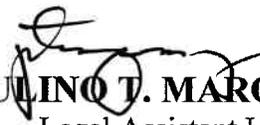
BAGONG PILIPINAS

1st Indorsement
July 2, 2025



Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the herein **Municipal Ordinance No. 2025-227** – *“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 643-A, With an Area of 2,179 Square Meters, Under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, Situated at Brgy. Barugohay Central, Carigara, Leyte, Owned by Sps. Randy Ortula and Janet Ortula, from Agricultural to Residential Use”*.

For your perusal and appropriate action.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA



BAGONG PILIPINAS

OFFICE OF THE SANGGUNIANG BAYAN

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

EXCERPT FROM THE MINUTES/JOURNAL OF THE 145TH REGULAR SESSION OF THE 19TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON JUNE 11, 2025

* * * * *

PRESENT:

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



ABSENT:

- | | | |
|-----------------------------|-------|--------------------------|
| Hon. Anabella N. Crisostomo | ----- | SB Member - Forced Leave |
|-----------------------------|-------|--------------------------|

* * * * *

MUNICIPAL ORDINANCE NO. 2025-227

AN ORDINANCE RECLASSIFYING THE PARCEL OF LAND IDENTIFIED AS LOT NO. 643-A, WITH AN AREA OF 2,179 SQUARE METERS, UNDER ORIGINAL CERTIFICATE OF TITLE (OCT) NO. 2019000276 AND TAX DECLARATION NO. 08-11-0014-00445, SITUATED AT BRGY. BARUGOHAY CENTRAL, CARIGARA, LEYTE, OWNED BY SPS. RANDY ORTULA AND JANET ORTULA, FROM AGRICULTURAL TO RESIDENTIAL USE

Sponsor: Hon. Raul Z. Lloren

Co-sponsors: Hon. Mildred C. Modesto & Hon. Kim Anthony G. Agner

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

- (1) *When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture (DA); or*

[Handwritten signature]



REPUBLIC OF THE PHILIPPINES
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MUNICIPALITY OF CARIGARA

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OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

Page 2/4 – Ordinance. No.2025-227 dated June 11, 2025–

“An Ordinance Reclassifying the parcel of land identified as Lot No. 643-A, with an area of 2,179 sqm., under Oct No. 2019000276 and Tax Declaration No. 08-11-0014-00445, situated at Brgy. Barugohay Central, Carigara, Leyte...”

(2) Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes as determined by the sanggunian concerned;

WHEREAS, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing and Agrarian Reform as embodied on its Committee Report No. 2025-17, duly adopted, that Lot No. 643-A, with an area of 2,179 square meters, under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, situated at Brgy. Barugohay Central, Carigara, Leyte, owned by Spouses Randy Ortula and Janet Ortula, classified as an agricultural land, as per Comprehensive Land Use Plan duly approved, if reclassified to residential use would entail greater economic value to the land and the Municipality of Carigara would benefit in terms of increase of the Real Property Tax income;

WHEREAS, the Sangguniang Bayan further determined, thru the Office of the Municipal Assessor that subject agricultural land (Lot No. 643-A) for reclassification is still within the 10-percentage limit (10%) as prescribed by Section 20 of the same Code;

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

WHEREAS, Sec. 5 (c) of the same Code (Local Government Code of 1991) further provides that general welfare provisions of this Code shall be liberally interpreted to give more powers to local government unit in accelerating economic development and upgrading the quality of life of the people in the community.

WHEREFORE, on motion of Hon. Raul Z. Lloren, duly and jointly seconded by Hon. Mildred C. Modesto and Hon. Kim Anthony G. Agner, be it ENACTED by the Sangguniang Bayan of Carigara in Regular Session assembled, THAT:

Article I. **RECLASSIFICATION.** That Lot No. 643-A, with an area of 2,179 square meters, under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, situated at Brgy. Barugohay Central, Carigara, Leyte, owned by Spouses Randy Ortula and Janet Ortula, be reclassified from agricultural to residential use.



REPUBLIC OF THE PHILIPPINES
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Page 3/4 – Ordinance. No.2025-227 dated June 11, 2025–

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

APPROVED, this 11th day of June, 2025

* * * * *

I HEREBY CERTIFY that this is true and accurate copy of the ordinance duly enacted by the Sanggunian on 11 June 2025.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian

Attested:


JIMMY A. CAMPOSANO
Municipal Vice Mayor / Presiding Officer

Concurred:

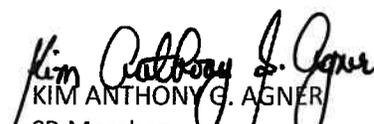

JOENLEE C. LARRAGA
SB Member


MILDRED C. MODESTO
SB Member


ROLLY LOREN
SB Member

LORNA A. MARPA
SB Member


JOSEFU N. GUIA
SB Member


KIM ANTHONY G. AGNER
SB Member



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA



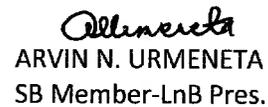
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Page 4/4 – Ordinance. No.2025-227 dated June 11, 2025–

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LENY T. ONG
SB Member


ARVIN N. URMENETA
SB Member-LnB Pres.


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

Approved:


EDUARDO T. ONG, JR.
Municipal Mayor

Date approved: June 30, 2025



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that a public hearing was conducted last February 19, 2025 at 2:00 in the afternoon at the Barangay DRRM Building, Brgy. Barugohay Central, Carigara, Leyte for the deliberation of the proposed reclassification of *Lot No. 643-A, With an Area of 2,179 Square Meters, Under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, Situated at Brgy. Barugohay Central, Carigara, Leyte, Owned by Sps. Randy Ortula and Janet Ortula, from agricultural to residential use.*

ISSUED this 2nd day of July, 2025.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA
Barangay Barugohay Central



SANGGUNIANG BARANGAY
RECEIVED
3/10/25
c@:50 am

OFFICE OF THE SANGGUNIANG BARANGAY

MINUTES OF THE BARANGAY COUNCIL FOR PUBLIC HEARING OF BARANGAY BARUGOHAY CENTRAL, CARIGARA, LEYTE HELD ON FEBRUARY 19, 2025 at 2:00 O'CLOCK IN THE AFTERNOON AT BARANGAY DRRM BUILDING, CARIGARA, LEYTE.

The Public Hearing presided by Hon. Elmer C. Opeña, started with an invocation, and then followed by the singing of the Philippine National Anthem. Afterwards, the presiding officer welcomes everyone especially the lot owner and the constituents for participating the event. The Punong Barangay also explains everyone the purpose of this public hearing.

Mr. Randy Ortula, explained that the purpose of this public hearing is to discuss the reclassification of a lot from agricultural to residential land. The land in question is Cadastral Lot No. 643-A, situated in Brgy. Barugohay Central, Municipality of Carigara, Leyte. The registered owner is Sps. Randy Ortula & Janet Ortula under Tax Declaration No. 08-11-0014-00445. The land area for reclassification to residential contains an area of 2,179 sq.m.

Mr. Daryl Daniel G. Bodo, a Municipal Planning & Development Coordinator, inquired about the neighboring landowners of the property where the establishment will be constructed to gather suggestions and clarifications. He also explained the pros and cons of every re-classification of the land. The agricultural lands today are now being developed for residential or commercial use. They are not only focusing on infrastructure but also considering the agricultural aspect.

Randy Ortula's land is a corn land according to its tax declaration, where building houses is allowed. According to DA map, it is also included in the build-up land so there's no problem. They just need the exact measurement of the land to be reclassified or if they will reclassify the entire are. As long as no one objects, the MPDO will approve it.

During the discussion, Ms. Basilisa C. Lauro, inquired about the location of the land, and he answer was that it's behind Anastacio Aguilos' house. Ms. Marina Mendoza asked if it's possible to re-classify the land if it currently has a case filed in court. Mr. Bodo replied that it's possible because there's a submitted land title. He just asked for proof of evidence to be submitted to their office so they can take appropriate actions.

Engr. Maria Evelyn P. Reyes, the Municipa Engineer of Carigara, explained the requirements that need to be obtained from their office before construction can begin and issue a building permit. One of the requirements for obtaining a building permit is a barangay clearance indicating that there are no objections to the proposed establishment. Other requirements, include a tax declaration, building plans or structure of the establishment, a designated parking area for

Regarding the lot, any outstanding issues must be resolved before a building permit can be issued.

Approved by everyone present, the lot owner and barangay council expressed their gratitude to everyone. The public hearing adjourned at 3:35 in the afternoon.

PREPARED BY:


KRISTINE M. NAAGAS
Brgy. Secretary

ATTESTED BY:


HON. ELMER C. OPENA
Punong Barangay


HON. FERNANDO I. JOSE JR.
Sangguniang Barangay Member

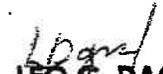

HON. MIGUEL S. MENDOZA
Sangguniang Barangay Member


HON. BASILISA C. LAURO
Sangguniang Barangay Member


HON. GONZATO M. PARENA JR.
Sangguniang Barangay Member


HON. JOEL M. GRABADOR
Sangguniang Barangay Member


HON. BRIAN OLEDAN
Sangguniang Barangay Member


HON. LEO C. DAGANASOL
Sangguniang Barangay Member

HON. RAFFY O. LLAMES
SK Chairman



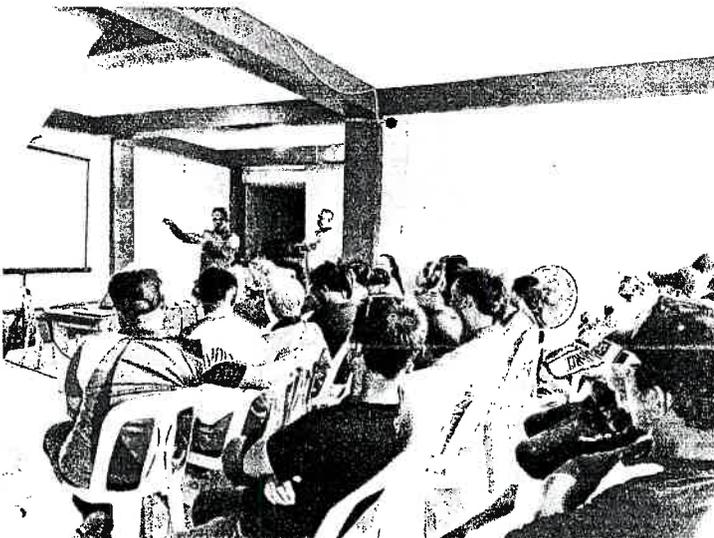
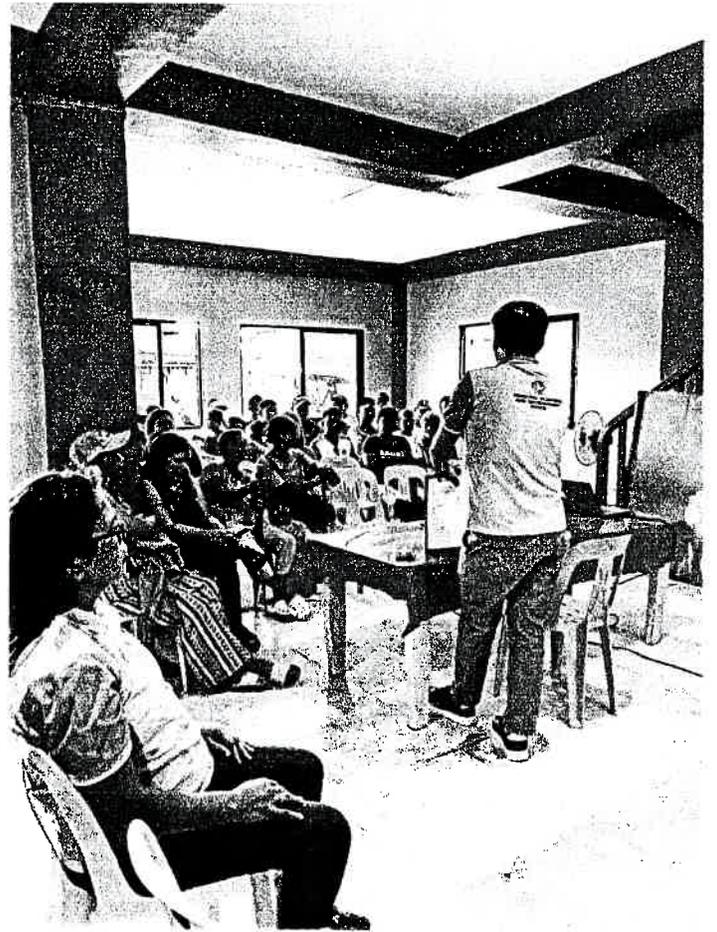
Republic of the Philippines
 Province of Leyte
MUNICIPALITY OF CARIGARA
 Barangay Barugohay Central

PUBLIC HEARING

ATTENDANCE

2 FEBRUARY 19, 2025

NAME	AGE	SIGNATURE
HERNANDEZ C. CANABY	56	[Signature]
Yacobe P. Sclavo	54	[Signature]
Aguiro Infante	30	[Signature]
G. Aguiro	28	[Signature]
Teresita Aquilos	75	[Signature]
ELEENA C. OPENA	38	[Signature]
MONTE RUFFY	55	[Signature]
Overton Adriano	62	[Signature]
DELTA	55	[Signature]
GILTHONY GRABADOR	34	[Signature]
ANGIE A. PARENA	25	[Signature]
ERASMO C. DOMINA	42	[Signature]
DELTA	55	[Signature]
Francisco Z. Puytan	57	[Signature]
ERASMO S. DOMINA	65	[Signature]
GRABADOR, JOEL M.	35	[Signature]
Agust L LEO	80	[Signature]
ERASMO C. DOMINA	66	[Signature]
Charles O. Obedan	42	[Signature]
MIGUEL S. MENDOZA	50	[Signature]





OFFICE OF THE SANGGUNIANG BARANGAY

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGUNIANG BARANGAY OF BRGY. BARUGOHAY CENTRAL, CARIGARA, LEYTE HELD LAST MARCH 1, 2025 AT 9:00 O'CLOCK IN THE MORNING AT THE BRGY. SESSION HALL.

Present:	Hon. Elmer C. Opeña	Punong Barangay
	Hon. Fernando I. Llose Jr.	Barangay Kagawad
	Hon. Joel M. Grabador	-do-
	Hon. Miguel S. Mendoza	-do-
	Hon. Brian Oledan	-do-
	Hon. Leo C. Daganasol	-do-
	Hon. Basilisa C. Lauro	-do-
	Hon. Gonzalo M. Parena	-do-
	Hon. Raffy O. Llamas	SK Chairperson
	Jakery P. Beteres	Barangay Treasurer
	Kristine M. Naagas	Barangay Secretary

Absent:
 NONE

**RESOLUTION NO. 235
 SERIES OF 2025**

A RESOLUTION INTERPOSING NO OBJECTION TO THE RE-CLASSIFICATION OF THE LAND FROM AGRICULTURAL LAND TO RESIDENTIAL LAND EMBRACED UNDER THE TAX DECLARATION NO. 08-11-0014-00445 WITH AN AGGREGATE AREA OF 2,179 SQ. M. OWNED BY SPS. RANDY ORTULA & JANET ORTULA, RESPECTIVELY LOCATED AT BARANGAY BARUGOHAY CENTRAL, CARIGARA, LEYTE

WHEREAS, Mr. Randy Ortula, appealed to the Sangguniang Barangay for a resolution for the reclassification of the land from agricultural land to residential land embraced under Tax Declaration No. 08-11-0014-00445 with an aggregate area of 2,179 sq. m. owned by Sps. Randy Ortula & Janet Ortula, respectively, located at this barangay;

WHEREAS, as Public Hearing was duly conducted on this appeal on February 19, 2025 with the presence of the Municipal Planning & Development Office, Municipal Engineering Office and adjacent lot owners and the barangay residents to where this lot is located, no one opposed on the reclassification of the subject land;

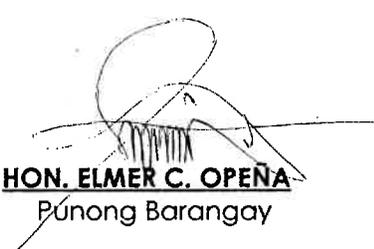
WHEREAS, the Sangguniang Barangay of Barangay Barugohay Central, Carigara, Leyte, likewise did not interpose objection;

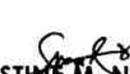
NOW THEREFORE: on motion of **Hon. Fernando I. Llose Jr.**, duly seconded by **all present**, be it;

RESOLVED AS IT IS HEREBY resolve by the Sangguniang Barangay of Barugohay Central, hereby interpose no objection to the re-classification of the land from agricultural land to residential land embraced under the Tax Declaration No. 08-11-0014-00445 with an aggregate area of 2,179 sq. m. owned by Sps. Randy Ortula & Janet Ortula, respectively located at Barangay Barugohay Central, Carigara, Leyte.

RESOLVED FURTHER, to furnish this Resolution to all concerned departments and agencies for their utmost consideration.

I HEREBY CERTIFY the correctness of the foregoing resolution.

Attested by:

HON. ELMER C. OPENA
 Punong Barangay

Prepared By:

KRISTINE M. NAAGAS
 Barangay Secretary

HON. FERNANDO I. LLOSE JR.
 SANGGUNIANG BARANGAY MEMBER

HON. JOEL M. GRABADOR
 SANGGUNIANG BARANGAY MEMBER

HON. MIGUEL S. MENDOZA
 SANGGUNIANG BARANGAY MEMBER

HON. BRIAN OLEDAN
 SANGGUNIANG BARANGAY MEMBER

HON. BASILISA C. LAURO
 SANGGUNIANG BARANGAY MEMBER

HON. LEO C. DAGANASOL
 SANGGUNIANG BARANGAY MEMBER

HON. GONZALO M. PARENA JR.
 SANGGUNIANG BARANGAY MEMBER

HON. RAFFY O. LLAMAS
 SK CHAIRPERSON

Regarding the lot, any outstanding issues must be resolved before a building permit can be issued.

Approved by everyone present, the lot owner and barangay council expressed their gratitude to everyone. The public hearing adjourned at 3:35 in the afternoon.

PREPARED BY:

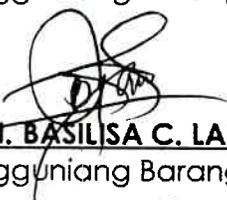

KRISTINE M. NAAGAS
Brgy. Secretary

ATTESTED BY:


HON. ELMER C. OPENA
Punong Barangay

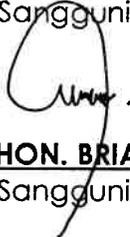

HON. FERNANDO N. LLOSE JR.
Sangguniang Barangay Member


HON. MIGUEL S. MENDOZA
Sangguniang Barangay Member


HON. BASILISA C. LAURO
Sangguniang Barangay Member


HON. GONZALO M. PARENA JR.
Sangguniang Barangay Member


HON. JOEL M. GRABADOR
Sangguniang Barangay Member


HON. BRIAN OLEDAN
Sangguniang Barangay Member


HON. LEO C. DAGANASOL
Sangguniang Barangay Member

HON. RAFFY O. LLAMES
SK Chairman



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that after due determination by the **Sangguniang Bayan**, *Lot No. 643-A, With an Area of 2,179 Square Meters, Under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, Situated at Brgy. Barugohay Central, Carigara, Leyte, Owned by Sps. Randy Ortula and Janet Ortula*, **will have more economic value once reclassified from agricultural to residential use.**

ISSUED this 2nd day of July, 2025.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian

Attested by:


RAUL Z. LLOREN
Chairman, Comm. On Land Use



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that **Municipal Ordinance No. 2025-227** – “*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 643-A, With an Area of 2,179 Square Meters, Under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, Situated at Brgy. Barugohay Central, Carigara, Leyte, Owned by Sps. Randy Ortula and Janet Ortula, from Agricultural to Residential Use*” has been posted last June 30, 2025 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 2nd day of July, 2025.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

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BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2025-227** – *“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 643-A, With an Area of 2,179 Square Meters, Under Original Certificate of Title (OCT) No. 2019000276 and Tax Declaration No. 08-11-0014-00445, Situated at Brgy. Barugohay Central, Carigara, Leyte, Owned by Sps. Randy Ortula and Janet Ortula, from Agricultural to Residential Use”*, subject agricultural land for reclassification is still within the percentage limit (10%) prescribed under Section 20, Par. 3 of R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 2nd day of July, 2025.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian

Attested by:


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

SN. Blg. 1954599
SN. Blg. 1954599

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG _____

Katibayan ng Orihinal na Titulo
2019000276

Blg. _____

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa-Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa _____ noong ika- _____ ng _____ taong dalawang libo at _____, at nakatala sa mga kasulatan ng _____ gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. _____

KALOOB NA PATENTE BLG. **083715-48029**

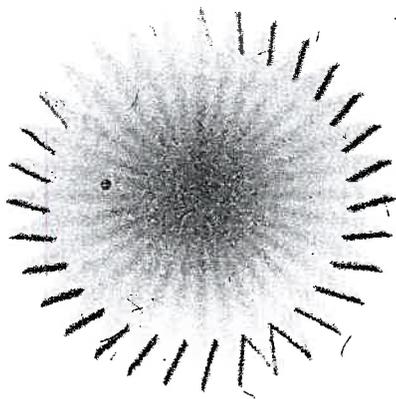
SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SPS. RANDY ORTULA & JANET ORTULA

_____, Filipino, may sapat na gulang, kasal kay _____ at nakatira sa _____
• **Brgy. Barugohay Norte, Carigara, Leyte** na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon, at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay pinagkakaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa **Barugohay Central, Carigara, Leyte** na may kabuuang sukat na **2,179** metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o, alinmang mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang kapapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI **RODRIGO R. DUTERTE**, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa **PALO, LEYTE** ngayong ika- **25 JAN 2019** ng _____ sa taon ng Ating Panginoon, dalawang libo at _____.



SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

MOISES B. dela CRUZ

PNR Officer

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng _____, alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- _____ ng _____ dalawang libo at _____ sa _____, sa _____.

ATTY. _____ JR.

Tagatala ng mga Kasulatan at Ari-arian

Brgy. Barugohay Norte, Carigara, Leyte
(Tirahan ng May-ari)

TAX DECLARATION OF REAL PROPERTY

TD No. 08-11-0014-00445 Property Identification No. 044-11-014-02-077
 Owner: SPS. RANDY ORTULA & JANET ORTULA TIN: _____
 Address: CARIGARA, LEYTE Tel. No. _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Tel. No. _____
 Location of Property: BARUGOHAY CENTRAL CARIGARA, LEYTE
 (Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. _____ Survey No. LOT 643-A, CSD-08-013283-D
 CCT _____ Lot No. _____ Blk. No. _____
 Dated: _____ Cad. Lot No. _____
 Boundaries:
 North: AL # 001, 002 South: AL # 009C
 East: AL # 001, 009C West: AL # 076 & 008-B

KIND OF PROPERTY ASSESSED:

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

Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	2,179 SQM. Php	4,630.53	1ST-CORN LD.	40% Php	1,850.00
TOTAL	2,179 SQM. Php	4,630.53		Php	1,850.00

Total Assessed Value: ONE THOUSAND EIGHT HUNDRED FIFTY PESOS ONLY.
 (Amount in Words)

Taxable Exempt
 Effectivity of Assessment/Reassessment 1 2009
 Qtr. Yr.

RECOMMENDED BY:

APPROVED BY: MILAGROS F. ROBLEDO, REA ENGR. LYNDON D. GO, REA 03/06/2025
 OIC-Provincial Assessor Municipal Assessor Date

This declaration cancels TD No. 08-11014-00268 R13 Owner: NIVERA, YSLETO & BERNARDITA Previous A.V. Php 1,840.00

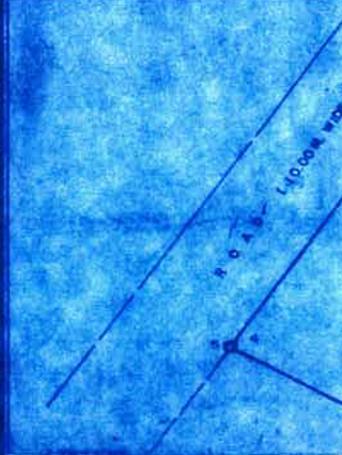
MEMORANDA: TRANSFER is hereby made of ARP NO. (08-11014-00268) R13 in the name of NIVERA, YSLETO & BERNARDITA to the herein declarant based on the attached DEED OF ABSOLUTE SALE duly registered with the Leyte Register of Deeds. Taxes are paid up per O.R. No. 1263522 issued on 01-04-2017 at Carigara, Leyte, as well as the Transfer Fee per O.R. No. 6343614 issued on 03-19-2013 at Carigara, Leyte. Further, BIR Clearance has been issued per CAR# 00340 issued on 02-08-2013 at Tacloban City.

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:

O.R. No.: 0604012
 Issued On: 03/06/2025 ENGR. LYNDON D. GO, REA
 Issued At: Carigara, Leyte PRC No. 0000442
 Municipal Assessor

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

TECHNICAL DESCRIPTION BOUNDARY		
LINE	BEARING	DISTANCE
1-2	S80°39'E	1740.38M
2-3	S87°43'E	110.05M
3-4	S37°08'W	59.40M
4-5	N57°50'W	52.88M
5-6	N55°01'W	54.87M
6-1	N51°06'E	37.50M



LOT 643-B		
LINE	BEARING	DISTANCE
1-2	S80°39'E	1740.38M
2-3	S87°43'E	460.8M
3-4	S57°31'W	26.05M
4-5	N55°01'W	50.31M
5-1	N53°06'E	37.50M



WITHIN A AND D AS PER LC-71C PROJECT 46, DATED: 2-20-09, 3-24-10

NOTE: All corners marked P.S. are syl. conc. mens. 15x60 cm.
 All corners not otherwise described are Old P.M.Ds.
 Topographical condition: Plain
 Land use: Residential / Agriculture
 Tie Point: B.L.M. No. 1, Cad. 499-D, Carigara Cadastre

This survey was approved based from the investigation report submitted by DPLJ S. Garcia M. Ramos dated Feb. 1, 2010

CERTIFICATION

I hereby certify that the bearings and distances of the boundary lines of the land herein subdivided as well as the aggregate area of the lots of this subdivision plan are identical to those described in the approved cadastral survey as per records on file.

RAMON S. USAY
 CHIEF, SURVEY & MAPPING DIVISION

Cadastral Survey No. 253 Subdivision No. 1/0001 Approved
 Cad. Parcel No. CAD. 499-D CARIGARA CADASTRE
 Lot No. 253 Parcel No. 001
 Survey No. _____ Date _____ Land Use No. _____
 DCP No. _____ Cad. No. _____
 DCP No. _____ Date _____

SUBDIVISION PLAN OF LAND OF LOT 643, CAD. 499-D CARIGARA CADASTRE AS SURVEYED FOR: SPS. YSLETO NIVERA & BERNARDITA NIVERA, ETAL

SITUATED IN THE:
 URBAN CODE: OS-37-11
 BANGSAY OF: BANGSAY CENTRAL
 MUN./CITY OF: CARIGARA
 PROVINCE OF: LEYTE
 ISLAND OF: LEYTE
 CONTAINING AN AREA OF 3.386 HA.
 UTM-TM COORDINATE SYSTEM
 GRID
 SCALE: 1:400

I hereby certify that this is a correct plan of the parcel made by me personally or under my direct supervision in conformity with the provision of RA 2020, as amended, otherwise known as The Geodetic Engineering Act of 1997, and the rules and regulations of the Board of Engineers and Surveyors.

I further certify that this plan complies with the provisions of the Republic Act entitled "An Act to Amend the Law on the Practice of the Surveying Profession" (RA 10625) and the rules and regulations of the Board of Engineers and Surveyors.

DATE OF SURVEY: FEBRUARY 2010
RAMON S. USAY
 Chief, Survey and Mapping Division

Republic of the Philippines
 Department of Environment and Natural Resources
 Land Management Bureau
 Regional Office - 8
HERN LAMP, OSS, SANDANIG, PALO, LEYTE
 The entire parcel hereby is shown to be identical to the subdivision plan of the Carigara Cadastre and is hereby approved for approval.
RAMON S. USAY
 Chief, Survey and Mapping Division

Date Approved: 25-7-2010
 This subdivision plan, together with the certificate of title, is hereby approved for registration.
 Approved by: **RAMON S. USAY**
 Regional Director for Technical Services

Applicant's Name	Date	Signature	Remarks

Position verified by: RAMON S. USAY 1-18-2010
 Data checked by: RAMON S. USAY 1-18-2010
 Traverse Computation checked by: RAMON S. USAY 1-18-2010
 Astronomical Computation checked by: RAMON S. USAY 1-18-2010
 Plotted / Inked by: RAMON S. USAY 1-18-2010
 Checked and Verified by: RAMON S. USAY 1-18-2010

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL
VERIFICATION FEE
 Paid Under: P75.00
 O.R. No.: 157246
 Date: 02-17-10
 S. Garcia M. Ramos

CSD-08-013283-D



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA

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

CERTIFICATION



TO WHOM IT MAY CONCERN:

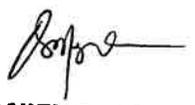
THIS IS TO CERTIFY that a parcel of lot with Survey No. **LOT 643-A, CSD-08-013283-D** with Tax Declaration No. **08-11-0014-00445**, Property Identification No. **044-11-014-02-077** in the name of **SPS. RANDY ORTULA & JANET ORTULA** with an area of **2,179 sq.m.** situated at **Brgy. Barugohay Central, Carigara, Leyte** respectively is within the **agricultural** zone.

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

Issued upon the request of **SPS. RANDY ORTULA & JANET ORTULA** this **7th** day of **March 2025**, at Carigara, Leyte in connection with their application for Land Reclassification for Residential use.

Prepared by:


RACHELLE JOY C. LAPORRE
Administrative Aide III


DARYL DANIEL G. BODO
MPDC

O.R. No.: 0604102
Date Issued: March 7, 2025
Amount: Php 590.00
Doc. Stamp: Paid



Republic of the Philippines
Province of Leyte
Municipality of Carigara



OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION

THIS IS TO CERTIFY that according to the records kept on file in this office, the Real Property under RPT # **00445** located at **BRGY. BARUGOHAY CENTRAL, CARIGARA, LEYTE** declared in the name **SPS. RANDY ORTULA & JANET ORTULA** is paid up its realty taxes from previous years up to the current year under receipt no. **2946609** dated **March 6, 2025**.

Issued this 6th day of March 2025 for Application for Re-classification.


JULIET R. HANOPOL
Municipal Treasurer

Verified and Checked:


CHRISTOPHER JOHN TOMAS
Revenue Collection Clerk II

O.R No . : 0604018
Issued On : March 6, 2025
Issued at : Carigara, Leyte
Doc. Stamp Paid : P30.00

