

Republic of the Philippines  
PROVINCE OF LEYTE  
PROVINCIAL LAND USE COMMITTEE

Item No.: 03

Date: 22.2025 DEC



December 05, 2025

Sangguniang Panlalawigan  
Province of Leyte  
**RECEIVED**

Date: DEC 05 2025  
By: [Signature]

THE HONORABLE MEMBERS  
The Sangguniang Panlalawigan  
Province of Leyte  
Palo West Bypass Road, Palo, Leyte

Thru: Hon. LEONARDO M. JAVIER, JR.  
Vice Governor and Presiding Officer

Dear Ladies and Gentlemen:

**Greetings!** This pertains to the Comprehensive Land Use Plan and Zoning Ordinance (ZO) of the Municipality of Babatngon, Leyte for Calendar Years 2018-2027 which your good office endorsed to the Provincial Planning and Development Office (PPDO) for review by the Provincial Land Use Committee (PLUC).

Relative thereto, the PLUC deliberated the aforementioned CLUP and ZO on November 07, 2025 at Busay Falls Resort, Brgy. District 1, Babatngon, Leyte. As a result thereof, I wish to respectfully furnish a copy of PLUC Resolution 2025-05, Series of 2025, endorsing the 2018-2027 Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) of the Municipality of Babatngon, Leyte to the Sangguniang Panlalawigan (SP) of the Province of Leyte for appropriate action. Said endorsement is subject to compliance of the comments and recommendations of PLUC by the Municipal Technical Working Group for CLUP Preparation of Babatngon, Leyte. Thank you.

Very truly yours,

  
AGNES C. RAFON  
PLUC Chairperson and  
OIC-PPDC

encl:/ as stated



**EXCERPTS FROM THE HIGHLIGHTS OF THE MEETING OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) OF THE PROVINCE OF LEYTE HELD ON NOVEMBER 07, 2025 AT BUSAY FALLS RESORT, BRGY. DISTRICT 1, BABATNGON, LEYTE**

**RESOLUTION NO. 2025-05  
Series of 2025**

**RESOLUTION ENDORSING THE COMPREHENSIVE LAND USE PLAN (CLUP) AND ITS ZONING ORDINANCE (ZO) OF THE MUNICIPALITY OF BABATNGON, LEYTE FOR CALENDAR YEARS 2018 TO 2027 TO THE SANGGUNIAN PANLALAWIGAN (SP) OF THE PROVINCE OF LEYTE FOR APPROVAL/APPROPRIATE ACTION PENDING COMPLIANCE AND SUBMISSION OF ALL RECOMMENDATIONS OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) BY THE MUNICIPAL TECHNICAL WORKING (MTWG) INVOLVED IN THE CLUP PREPARATION**

**WHEREAS**, Section 20 (a) of Republic Act (RA) 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 municipality of Babatngon, Leyte has prepared its CLUP and ZO for Calendar Years (CY) 2018 to 2027;

**WHEREAS**, the Department of Human Settlements and Urban Development Regional Office VIII (DHSUD (RO VIII)), reviewed the said Plan and its supporting documents, to determine its completeness in accordance with DHSUD Memorandum Circular 2021-005 on the Revised Review and Approval Processes of Comprehensive Land Use Plans and Zoning Ordinances of Highly Urbanized Cities (HUCs), Independent Component Cities (ICCs), Component Cities and Municipalities (CCMs) and Metro Manila Cities and Municipality (MMCMs) issued on August 06, 2021;

**WHEREAS**, the CLUP and Zoning Ordinance of the municipality of Babatngon, Leyte was forwarded by the DHSUD Regional Office to the Sangguniang Panlalawigan (SP) of the Province of Leyte on August 22, 2025 and same was endorsed to the Provincial Land Use Committee (PLUC) on the same date for review;

**WHEREAS**, on November 07, 2025 the PLUC convened to deliberate the draft CLUP and ZO of the municipality of Babatngon, Leyte, wherein the members of the PLUC reviewed and presented the following comments and recommendations on the said draft CLUP and ZO, to wit:

1. Incorporation/Integration of the Provincial Foreshore Development Plan in the Comprehensive Land Use Plan (CLUP) of the local government unit;
2. Data used in the Comprehensive Land Use Plan (CLUP) is from 2015 which may not reflect the actual and current scenario in the LGU;

3. Consider the formulation of the MSME Development Plan and Investment Priority Plan (IPP) to help in looking for future investments for the municipality;
4. Take into consideration the agrarian reform beneficiaries (ARBs) who will be affected (if there are any) in the proposed changes in CLUP especially in the riceland areas;
5. Please refer to the attached sheets for the detailed comments and recommendations of the PLUC.

**WHEREFORE, on motion of Ms. Rose Angeli M. Medrina of DHSUD VIII, and duly seconded by Engr. Nida B. dela Cruz of DILG Leyte;**

**RESOLVED, as it is hereby resolved, to endorse the Comprehensive Land Use Plan (CLUP) and its Zoning Ordinance (ZO) of municipality of Babatngon, Leyte, for Calendar Years 2018 to 2027 to the Sangguniang Panlalawigan (SP) of the Province of Leyte for approval/appropriate action pending compliance and submission of all recommendations of the Provincial Land Use Committee (PLUC) by the Municipal Technical Working Group (MTWG) involved in the CLUP preparation;**

**APPROVED UNANIMOUSLY.**

**WE HEREBY CERTIFY to the correctness of the foregoing resolution.**

**MA. LEA A. BATEO**  
Village Director  
SOS Children's Village Tacloban, Inc.

By:

  
**JENEROSO M. ORBITA**  
Philanthropy and Partnerships Officer

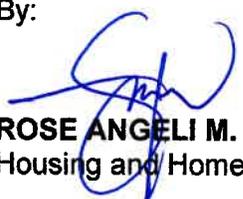
**FOR. ILDEFONSO L. QUILLOY**  
Provincial Environment and  
Natural Resources Office (PENRO)  
Department of Environment and  
Natural Resources (DENR)  
Province of Leyte

By:

  
**DR. EVANGELINE W. LOPEZ**  
OIC-Chief, Technical Services Division

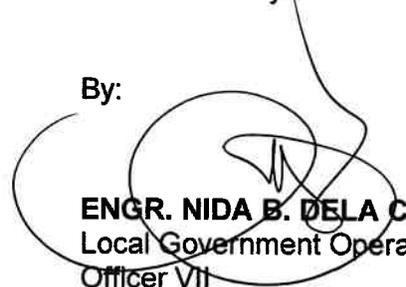
**ARIEL B. ABRAGAN**  
Regional Director  
Department of Human Settlements  
and Urban Development (DHSUD)  
Region VIII

By:

  
**ROSE ANGELI M. MEDRINA**  
Housing and Homesite Regulation Officer IV

**ANNABELLE V. DE ASIS, CESE**  
Provincial Director  
Department of the Interior and  
Local Government (DILG)  
Province of Leyte

By:

  
**ENGR. NIDA B. DELA CRUZ**  
Local Government Operations  
Officer VII

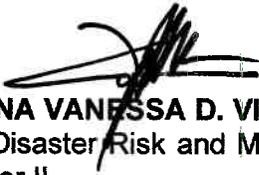
**FAUSTINO V. GAYAS, JR.**  
Provincial Director  
Department of Trade and Industry  
Province of Leyte

**ENGR. ARVIN M. MONGE**  
PDRRM Officer  
Provincial Disaster Risk and  
and Management Office  
Province of Leyte

By:

By:

  
**DIANA M. QUIZA**  
Senior Trade and Industry Specialist

  
**GLORNA VANESSA D. VILLASIN**  
Local Disaster Risk and Management  
Officer II

**ATTY. DANIEL E. PEN**  
Provincial Agrarian Reform Officer II  
DARPO Leyte

**ENGR. MARK ANTHONY M. ALEJO**  
District Engineer  
Leyte First District Engineering Office  
Department of Public Works and  
Highways Regional Office VIII

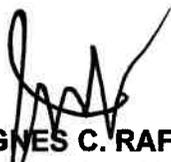
By:

By:

  
**MARISSA C. ESTOLANO**  
Acting Chief Agrarian Reform Officer

  
**ENGR. KRIS JOHN C. HOLASCA**  
Engineer II

Attested by:

  
**AGNES C. RAFON**  
Chairperson, Provincial Land Use Committee and  
Officer-in-Charge, Provincial Planning and Development Coordinator



**LGU Name:** Babatngon **Province:** Leyte **Region:** VIII

**LGU Contact Person:** Vicky S. Placa, EnP. **Position:** MPDC **Contact Details:** 09461579548

**Planning Period of Submitted Plan:** 2018-2027

RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
<p><i>Parameters</i></p> <p>a. Checks whether LGU clearly identified its functional role and whether the proposed land use plan and development strategies are consistent with its vision.</p> <p>b. Evaluates if the plan is in harmony with the land use plans of adjacent cities and municipalities, and takes into account existing and potential conflicting land uses, and shared climate and disaster risks, with other municipalities.</p> <p>c. Evaluates the CLUP if it is in accordance with the development policies of the Region and Province.</p> <p>d. Evaluates if the land/space requirements for basic services and facilities are identified, quantified and properly delineated.</p> <p>e. Evaluates if the locations of different land uses are suitable, properly allocated, and delineated, such as forest and coastal/marine ecosystems, including required easements along inland water, coastal and marine bodies; and buffer areas to reduce land use conflicts and risks.</p> <p>f. Evaluates if proposed socio-cultural and other infrastructure support facilities are adequate and supportive of the city's/municipality's functional role and development thrust.</p> <p>g. Checks if sites for socialized housing are identified and properly delineated pursuant to R.A. 7279 (Urban Development and Housing Act of 1992).</p>	<p>General Comments</p> <p><u>Volume 1</u></p> <p>The Comprehensive Land Use Plan</p>	<p>1. Planning period is close to the end year.</p> <p>2. Maps are too small.</p> <p>1. The contents of the Volume 1 do not follow the outline for this volume.</p> <p>Existing Land Use</p> <p>1. Existing Land Use Matrices per barangay and for the whole municipality are lacking.</p> <p>Functional Role of the Municipality</p> <p>1. There is no discussion on the role of the municipality based on the PDPFP of the Province of Leyte and EVRDP.</p> <p>Structure Plan Map</p> <p>1. Structure Plan map was project specific and detailed existing project.s</p>	<p>1. Update using recent data so planning period can be extended.</p> <p>2. Provide 1 page per map.</p> <p>1. Contents in the Executive Summary should be the one reflected in Volume 1. Please rectify.</p> <p>1. Provide Existing Land Use Matrices per barangay and for the whole municipality.</p> <p>1. Include the role of the municipality to the overall development of the province based on the approved PDPFP and EVRDP.</p> <p>1. Indicate the development thrust in the structure map. Structure plan</p>





RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
<p>h. Checks if inventory of potential lands for housing (housing sub-sector table) are identified and properly delineated pursuant to R.A. 7279 (Urban Development and Housing Act of 1992).</p> <p>i. Checks if the locality has other programs and projects to address the squatting problems.</p> <p>j. Checks consistency with and compliance to MC 54 (...Reclassification of Agricultural Lands to Non-agricultural Uses).</p> <p>k. Checks whether the land use plan is translated into the requisite Zoning Ordinance with clear zone boundaries.</p> <p>l. Checks integration/mainstreaming of biodiversity, heritage conservation, ancestral domain and green growth in the CLUP and ZO.</p> <p>m. Checks integration/mainstreaming of climate change and disaster risk reduction and management in the CLUP and ZO by ascertaining that the following key elements are present:</p> <ul style="list-style-type: none"> <li>• Hazard profiling (e.g. flood, storm surge, landslide, severe wind, ground shaking, liquefaction, ground rupture, tsunami and volcanic hazards, among others) including analysis of climate and hazard data and information (e.g. projections, maps, tables, and discussion) from official sources;</li> <li>• Identification of decision and/or priority areas in need of intervention based on its risks (high or moderate) on the population, urban and built-up areas, critical facilities, lifeline utilities, production areas, and natural resources/ecosystems;</li> <li>• Identification of climate adaptation/risk mitigation strategies and measures of programs and projects; and</li> <li>• Land use policies and zoning regulations that will lessen and manage the risks and</li> </ul>		<p>Proposed Land Use</p> <ol style="list-style-type: none"> <li>1. Total land area in the comparative land use matrix do not coincide with the discussion on the total land area of the LGU.</li> <li>2. The reclassified agriculture area in the comparative land use matrix do not coincide with the total increase in urban uses.</li> <li>3. In District 1, there's an area proposed for tourism in water use.</li> <li>4. In District 2, proposed residential is surrounded by highly at-risk areas to different hazards as mentioned in CDRA.</li> <li>5. In Brgy. Villa Magsaysay, there is an Industrial use</li> </ol>	<p>should be a framework reflecting the structure, typology, development direction and as well as apply urban forms via the spatial strategies and thrusts.</p> <ol style="list-style-type: none"> <li>1. Reconcile and discuss premise and authoritative source for the discrepancy.</li> <li>2. Reconcile both figures and maps. The source for increase in urban use is from reclassified agri areas so both totals should match.</li> <li>3. If this is intended as an activity, reflect as ecotourism overlay in zoning. If not, declare as proposed reclamation.</li> <li>4. Consider mitigation land use strategies. Or relocate if need be.</li> <li>5. Reconsider compliance to locational standards for industries.</li> </ol>

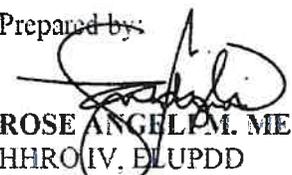






RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
	<u>CDRA</u>	<p>LGU's urbanization level.</p> <p>Social Sector</p> <p>1. No integration of the Local Shelter Plan.</p> <p>1. No hazard inventory matrix, climate projection, impact chain, and records of previous disasters.</p> <p>2. Earthquake-induced landslide, Groundshaking and Tsunami were also identified as hazards but no Exposure Database and risk maps reflected.</p> <p>3. No Major Decision Area (MDA) maps</p>	<p>1. Comply with requirements of DO 2022-005.</p> <p>1. Present matrix reflecting dataset sources and other pertinent information.</p> <p>2. Include these in the assessment.</p> <p>3. Please comply.</p>

Prepared by:

  
**ROSE ANGEL P. M. MEDRINA**  
HHRO IV, ELUPDD

Reviewed by:

  
**ANNA MARIE CAMILLE L. BANTACULO**  
Division Chief, ELUPDD

Noted by:

  
**DIR. ARIEL B. ABRAGAN**  
Regional Director



DHSUD Regional Office 8

Sam P. Tiu Real Estate Leasing Bldg., Brgy. 91, Abucay, Tacloban City  
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Republic of the Philippines  
**DEPARTMENT OF THE INTERIOR AND LOCAL GOVERNMENT**

DILG Leyte Provincial Office  
 Kanhuraw Hill, Tacloban City  
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**DILG PARAMETERS CLUP REVIEW REPORT**

Municipality of Babatngon, Leyte  
 Review Date: November 03, 2025

**Introduction**

This report presents the Department of the Interior and Local Government (DILG) review of the Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) of the Municipality of Babatngon, Leyte for the period 2018–2027. The evaluation is based on Annex 4 of the CLUP Review Guidelines, which focus on the following parameters: (a) institutional capacity and structure, (b) consistency with the Local Government Code (LGC), and (c) consistency with national agency land use–related policies, plans, and programs.

Parameter	Findings	Assessment
a. Institutional Capacity and Structure of the LGU	The CLUP and Zoning Ordinance identify institutional mechanisms for implementation and enforcement. Key offices include the Municipal Planning and Development Office (MPDO), Zoning Officer, Building Official, and Municipal Environment and Natural Resources Office (MENRO). The Local Zoning Board of Appeals (LZBA) and Local Zoning Review Committee (LZRC) are also established to oversee review, monitoring, and appeals. Staff complements, permit systems, and monitoring processes are described.	Compliant

<p>b. Consistency of Implementing and Monitoring Schemes with the Local Government Code (LGC)</p>	<p>The CLUP and Zoning Ordinance reference Sections 20, 447, and 458 of the Local Government Code of 1991, empowering the LGU to reclassify lands and adopt zoning ordinances. The LZBA and LZRC structures ensure monitoring, accountability, and alignment with Sangguniang Bayan oversight. Procedures for variances, appeals, and reviews are consistent with RA 7160 provisions.</p>	<p>Compliant</p>
<p>c. Consistency with National Agency Policies, Plans, and Programs</p>	<p>The CLUP integrates national sectoral frameworks such as RA 9729 (Climate Change Act), RA 10121 (DRRM Act), RA 8435 (AFMA), RA 9003 (Ecological Solid Waste Management Act), RA 7586 (NIPAS Act), and RA 7279 (UDHA). The Zoning Ordinance establishes overlay zones (e.g., Flood, Landslide, Ecotourism, Heritage, and Critical Habitat) aligned with DENR, DA, DPWH, and NEDA programs. The Climate and Disaster Risk Assessment (CDRA) supports climate-resilient and adaptive land use planning.</p>	<p>Compliant</p>

### Recommendations

1. Strengthen coordination between the MPDO, MENRO, and LZRC to maintain consistent monitoring and evaluation.
2. Institutionalize a GIS-based zoning and permit monitoring system for enhanced efficiency and transparency.
3. Conduct capacity-building programs for zoning and enforcement personnel.
4. Update the CLUP as soon as possible and ZO to incorporate new national policies on climate resilience, biodiversity conservation, and sustainable urban development.

Prepared by:

  
 ENGR. NIDA B. DE LA CRUZ  
 LGOO VII CLUSTER HEAD

Noted:

  
 ANNABELLE V. DE ASIS, CESE  
 Provincial Director



Republic of the Philippines

**PROVINCE OF LEYTE**

**DISASTER RISK REDUCTION & MANAGEMENT OFFICE**

November 7, 2025

**HON. ELEONOR B. LUGNASIN**

Municipal Mayor  
Babatngon, Leyte

The Leyte Provincial Disaster Risk Reduction and Management Office, as one of the members of the Provincial Land Use Committee (PLUC), has duly reviewed the **draft Comprehensive Land Use Plan (CLUP) CY 2018-2027** of the **Municipality of Babatngon, Leyte** on **November 7, 2025** held at Busay Falls and Resort, Babatngon, Leyte.

Based on the assessment in the Disaster Risk Reduction and Management (DRRM) criteria, the following observation and recommendations are hereby provided:

Item	Areas to consider
Risk Assessment	<ul style="list-style-type: none"><li>● Provide information on the population/census database, including the specific census year referenced.</li></ul>
Hazard maps	<ul style="list-style-type: none"><li>● Utilize updated hazard maps sourced from the latest available platforms. Ensure the use of updated hazard maps from sources such as GeoRiskPH and other validated platforms.</li></ul>

We hope that the above aforementioned observation and recommendations will be given due consideration.

Thank you very much.

  
**ENGR. ARVIN M. MONGE**  
Leyte PDRRMO