

Item No.: 11
Date: 03 2026 FEB



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

PROVINCE OF LEYTE
LEGAL OFFICE

RELEASED

By: [Signature]
Date: 1.26.26 Time: [Signature]

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PROVINCIAL LEGAL OFFICE

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: JAN 27 2026
By: [Signature]

2nd INDORSEMENT

January 22, 2026

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2025-025 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2025-025 entitled: **“An Ordinance reclassifying the 2,017 sqms portion of lot Survey No. 9390B, CSD-080115704 etc.”**

REVIEW/RECOMMENDATION/LEGAL OPINION:

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

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.

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

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.

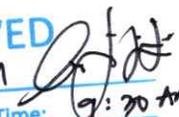


ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer *J*

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

PROVINCE OF LEYTE
LEGAL OFFICE

RECEIVED

By: ARI EMMAN 
Date: 1-12-28 Time: 9:30 AM

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
09 January 2026

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2025-025** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance reclassifying the 2,017 square meters portion of lot with Survey No. 9390B, CSD-080115704, with a total land area of 5,797 square meters, covered under Tax Declaration No. 08-110032-00554, declared in the name of SPS. Edgardo N. Rivera and Bella M. Rivera, situated at Brgy, Nauguisan , Carigara, Leyte from Agricultural to Commercial and Residential use at 1,008.5 square meters, respectively, more or less.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



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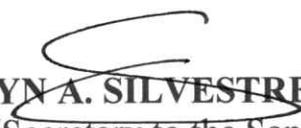
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1st Indorsement
January 09, 2026

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: JAN 09 2026
By: June

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. 2025-025** –“*An Ordinance Reclassifying the 2,017 Square Meters Portion of Lot with Survey No. 9390B, CSD-080115704, with a Total Land Area of 5,797 Square Meters, Covered under Tax Declaration No. 08-110032-00554, Declared in the Name of Sps. Edgardo N. Rivera and Bella M. Rivera, Situated at Brgy. Nauguisan, Carigara, Leyte, from Agricultural to Commercial and Residential Use at 1,008.50 Square Meters, Respectively, More or Less*”.

For your perusal and appropriate action.


RACHELYN A. SILVESTRE-CABALLES
MGDH – I (Secretary to the Sangguniang Bayan)



REPUBLIC OF THE PHILIPPINES
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OFFICE OF THE SANGGUNIANG BAYAN

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EXCERPT FROM THE MINUTES/JOURNAL OF THE 22ND REGULAR SESSION OF THE 20TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON NOVEMBER 26, 2025

* * * * *

Province of Leyte
RECEIVED
Date: JAN 09 2025
Quina

PRESENT:

Hon. Fernando N. Moriel	-----	SB Member-Temp. Pres. Officer
Hon. Vilma M. Domus	-----	SB Member
Hon. Mildred C. Modesto	-----	SB Member
Hon. Carlo Angelo B. Go	-----	SB Member
Hon. Ulpiano U. Arpon Jr.	-----	SB Member
Hon. Joenlee C. Larraga	-----	SB Member
Hon. Myla L. Aguilar	-----	SB Member
Hon. Guillermo I. Panal	-----	SB Member

ABSENT:

Hon. Jimmy A. Camposano	-----	Mun. Vice Mayor-Pres. Officer OT
Hon. Arvin. N. Urmeneta	-----	SB Member-LnB President – VL
Hon. Daniel N. Ariaso, Jr.	-----	SB Member-SK Fed. Pres.

* * * * *

MUNICIPAL ORDINANCE NO. 2025-025

AN ORDINANCE RECLASSIFYING THE 2,017 SQUARE METERS PORTION OF LOT WITH SURVEY NO. 9390B, CSD-080115704, WITH A TOTAL LAND AREA OF 5,797 SQUARE METERS, COVERED UNDER TAX DECLARATION NO. 08-110032-00554, DECLARED IN THE NAME OF SPS. EDGARDO N. RIVERA AND BELLA M. RIVERA, SITUATED AT BRGY. NAUGUISAN, CARIGARA, LEYTE, FROM AGRICULTURAL TO COMMERCIAL AND RESIDENTIAL USE AT 1,008.5 SQUARE METERS, RESPECTIVELY, MORE OR LESS.

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Page 2/5. Ord. No.2025-025 dated November 26, 2025-

“AN ORDINANCE RECLASSIFYING THE 2,017 SQUARE METERS PORTION OF LOT WITH SURVEY NO. 9390B, CSD-080115704, WITH A TOTAL LAND AREA OF 5,797 SQUARE METERS...”

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

- (1) *When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture (DA); or*
- (2) *Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes as determined by the sanggunian concerned;*

WHEREAS, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing, and Agrarian Reform as embodied on its Committee Report No. 2025-01, duly adopted, that the 2,017 square meters portion of lot with Survey No. 9390-B, CSD-08015704, with a total land area of 5,797 square meters, covered under Tax Declaration No. 08-110032-00554, in the name of SPS. Edgardo N. Rivera and Bella M. Rivera, situated at Brgy. Nauguisan, Carigara, Leyte, classified as an agricultural land, as per Comprehensive Land Use Plan duly approved, if reclassified to commercial use and residential 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
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Page 3/5. Ord. No.2025-025 dated November 26, 2025-

“AN ORDINANCE RECLASSIFYING THE 2,017 SQUARE METERS PORTION OF LOT WITH SURVEY NO. 9390B, CSD-08015704, WITH A TOTAL LAND AREA OF 5,797 SQUARE METERS...”

the Office of the Municipal Assessor that subject agricultural land (Survey Lot No. 9390B, CSD-08015704) 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. Carlo Angelo B. Go, seconded by all Sangguniang Bayan Members present, be it APPROVED AND ENACTED by the Sangguniang Bayan of Carigara in Regular Session assembled, THAT:

Article I. **RECLASSIFICATION**. That the 2,017 square meter portion of lot with Survey No. Lot 9390-B, CSD-08015704-D, with a total land area of 5,797 square meters, covered under Tax Declaration No. 08-110032-00554, in the name of Sps. Edgardo N. Rivera and

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Page 4/5. Ord. No.2025-025 dated November 26, 2025-

"AN ORDINANCE RECLASSIFYING THE 2,017 SQUARE METERS PORTION OF LOT WITH SURVEY NO. 9390B, CSD-080115704, WITH A TOTAL LAND AREA OF 5,797 SQUARE METERS..."

Bella M. Rivera, situated at Brgy. Nauguisan, Carigara, Leyte, be reclassified from **agricultural to commercial and residential use at 1.008.5 square meters, respectively, more or less.**

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

APPROVED UNANIMOUSLY, this 26th day of November, 2025

* * * * *

I HEREBY CERTIFY that this is true and accurate copy of the ordinance duly enacted by the Sanggunian on 26 November 2025.

RACHELYN A. SILVESTRE-CABALLES
Secretary to the Sanggunian

Attested:


FERNANDO. N. MORIEL
SB Member
Temp. Presiding Officer



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BAGONG PILIPINAS

Page 5/5. Ord. No.2025-025 dated November 26, 2025-

“AN ORDINANCE RECLASSIFYING THE 2,017 SQUARE METERS PORTION OF LOT WITH SURVEY NO. 9390B, CSD-080115704, WITH A TOTAL LAND AREA OF 5,797 SQUARE METERS...”

Concurred:

VILMA M. DOMUS
SB Member

MILDRED C. MODESTO
SB Member

CARLO ANGELO B. GO
SB Member

ULPIANO U. ARPON JR.
SB Member

JOENLEE C. LARRAGA
SB Member

MYLA L. AGUILAR
SB Member

GUILKERMO I. PANAL
SB Member

Approved:

EDUARDO T. ONG, JR.
Municipal Mayor

Date approved: 12/18/2025



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PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA
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OFFICE OF THE SANGGUNIANG BAYAN

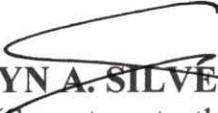
Telephone No. (053) 530-5144 E-mail Address: sangguniangbayancarigara@gmail.com



CERTIFICATION

THIS IS TO CERTIFY that a public hearing was conducted last September 25, 2025 at 9:00 in the morning at Covered Court/Pavement of Brgy. Naugisan, Carigara, Leyte, for deliberation of the proposed reclassification of *the 2,017 Square Meters Portion of Lot with Survey No. 9390B, CSD-080115704, with a Total Land Area of 5,797 Square Meters, and Covered by Tax Declaration No. 08-110032-00554, Declared in the Name of Sps. Edgardo N. Rivera and Bella M. Rivera, Situated at Brgy. Naugisan, Carigara, Leyte, from agricultural to commercial and residential use.*

ISSUED this 9th day of January, 2026.


RACHELYN A. SILVESTRE-CABALLES
MGDH – I (Secretary to the Sangguniang Bayan)



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA
Barangay Nauguisan

OFFICE OF THE BARANGAY COUNCIL

MINUTES OF THE PUBLIC HEARING FOR THE LAND RECLASSIFICATION OF THE PARCEL OF LAND UNDER THE NAME OF SPS. EDGARDO N. RIVERA & BELLA M. RIVERA WITH LOT NO. 9390-B HELD ON SEPTEMBER 25, 2025 AT 9:00 A.M AT THE BRGY. COVERED COURT OF BRGY. NAUGUISAN, CARIGARA, LEYTE.

Present:

See attached attendance sheet

I. CALL TO ORDER

The public hearing was called to order at 10:45 AM and was presided by the Punong Barangay, Hon. Edgardo D. Villaruel.

II. ROLL CALL

Barangay Officials Present: Hon. Edgardo D. Villaruel – Punong Barangay, Barangay Councilors, Barangay Secretary, Barangay Treasurer.

Resource Persons:

1. Daryl Daniel Bodo – Representative, Municipal Planning and Development Office (MPDO)
2. Engr. Lyndon Go – Municipal Assessors Office
3. Hon. Atty. Carlo Angelo Go – SBM Committee on Land Use
4. Engr. Ma. Evelyn Reyes – Municipal Engineering Office

Attendees:

- Approximately 20 residents, landowners, and stakeholders.

III. PURPOSE OF THE HEARING

The Punong Barangay explained that the hearing aims to:

1. Discuss the proposed reclassification of parcel under the name of Sps. Edgardo N. Rivera & Bella M. Rivera With Lot No. 9390-B, Located at Barangay Nauguisan, Carigara, Leyte from Agricultural to Residential and Commercial;
2. Gather community feedback on potential impacts (economic, environmental, social).

IV. BACKGROUND OF THE PROPOSAL

The Municipal Planning and Development Officer presented the following:

1. Zoning Ordinance : MPDO Coordinator discussed that there are laws and ordinances that are needed to be followed like the Zoning Ordinance, which is written on the Comprehensive Land Use Plan, that specifies the different types / classification of land and its uses. The Zoning Ordinance was created by the Sangguniang Bayan, and before it's approval, like any other ordinance, goes through a public hearing. The Zoning Ordinance has Zoning map that is presented on the Barangay Assembly for its approval. Any changes on the Ordinance will go through the same process.

2. The reason why residents needed to be present during public hearing for reclassification of land, for in the near future there will be possible (positive and negative) effects of the new usage of land. Any changes, will impact others.

3. Technical Details: presented Maps, the Strategic Economic/ free zone. The development zones map from Department of Agriculture that shows if land is still viable for planting crops like rice land. The Land that is proposed for reclassification is still viable but due to reasons of SPS. Edgardo & Bella Rivera that land does not produce good crops anymore, when the papers will be forwarded to Sangguniang Bayan decision will be made on which the land is more of economic value, agriculture or commercial. The lot numbers, and proposed land use changes were also displayed.

4. Premature: The land that does not follow through the process is premature. Those houses that are constructed without business permit. And those that has for example, nipa land, but doesn't go under process but forced to fill the area with land to use for residential, a negative impact will be experienced by the adjacent land.

The Municipal Assessor's Office Officer presented the following:

1. After Reclassification Process: Discussed that after the reclassification of the land the end result will be on the Tax Declaration, the changes on the entry on the declaration. After issuing with Resolution from the Barangay to the Sangguniang Bayan to the Sangguniang Panlalawigan, the MPDO will issue a certification for the basis of the revision of the tax declaration for the specific purpose.

2. Tax Charges: If a 2,000 sqm will be reclassified from Agricultural with a property tax of PHP58.00 a year to Commercial and Residential, the tax will increase to approximately PHP 6,000.00 per year.

Municipal Engineering Office discussed the following:

1. Summarize the Application: The document need for the public hearing is the Resolution from the Barangay that Express no objection from adjacent land owners. In their office, if there is a request for building permit or fencing permit, they will look at the land classification. Since it's a regulation to utilize rice land, they will see if the land is potential for reclassification. In their assessment, it will be possible to reclassify since the front area is rice land whereas the back area is cocoland instead, adjacent land has houses build up, in conclusion, it will be possible to reclassify.

2. Building Permit: If the land reclassification is approved, the land owner can now apply for building permit. So requirements will be complied such as the clearance of no objection from barangay, the technical description and other documents. For commercial, will be needing a DENR clearance.

3. Illegal Construction: When constructing buildings, ask for requirements. Secure building permit to avoid problems in the future.

Committee on Land use Chairman: Hon. Carlo Angelo B. Go discussed:

1. Sangguniang Bayan Power to Approve Land Reclassification; According to Local Government code the power to reclassify the Agricultural Land to Commercial is in the Sangguniang Bayan. The Attendance of the Chairman of Comm. On Land Use is a witness that the Land reclassification undergoes a public hearing, and that the barangay gives interposing no objection on the reclassification. His purpose is to ensure that the owner are compliant to the requirement and to help the constituent of the brgy for betterment.

V. PUBLIC PARTICIPATION

Open Forum: Residents raised concerns and questions, including:

1. Environmental Impact: A resident asked about the water exit from the area.

- Response: The owner, Mr. Rivera, assured that they are willing to donate a portion for drainage system to ensure the continuous exit flow of the water but they will not shoulder the construction.

The Punong Barangay responses that the barangay will shoulder the construction. And will asks for a deed of donation for the project "construction of drainage canal" to be included on the next budgeting year. Mr. Edgardo Rivera, answer to coordinate with the brgy for the deed of donation.

2. other concerns : Mrs. Dagandan raise question regarding their road right of way, that the adjacent land on their area is not giving them a portion to use for road.

-Assessors Office response: the Land owner on their area is not obliged to give a portion since it is a separate land from Mrs. Dagandan land. If they will give a portion it should be bought by the affected households. The government has no power on the land that are not on the same property. The affected residents should Negotiate with the owners.

-Punong Barangay response: Mrs. Dagandan file a proper complaint to the Barangay , so the barangay council will conduct proper procedure on the issue.

VI. RESOLUTION AND RECOMMENDATION

After deliberation, the Barangay Council resolved:

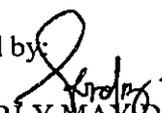
1. To conditionally endorse the reclassification proposal to the Sangguniang Bayan, subject to:

- Donate a portion of land for the construction of drainage system.

VII. ADJOURNMENT

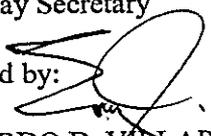
The hearing adjourned at 11: 45 am . The minutes were prepared by Barangay Secretary and will be submitted for approval at the next Barangay Council session.

Prepared by:


KIMBERLY MAY DOMINGUEZ

Barangay Secretary

Attested by:


EDGARDO D. VILLARUEL ,
Punong Barangay



Republic of Philippines
 Province of Leyte
MUNICIPALITY OF CARIGARA
BRGY. NAUGUISAN

Attendance Sheet

PUBLIC HEARING

(LAND RECLASSIFICATION: OWNED BY SPS EDGARDO AND BELLA RIVERA

LOT NO. 9390-B, CSD-08-015704-D

SEPTEMBER 25, 2025 @ 9:00 AM

BRGY. NAUGUISAN COVERED COURT/ PAVEMENT

NO.	Name	Position/ Designation	Office/ Organization	Signature
1	ARLENE SANDAL		NAUGUISAN	<i>[Signature]</i>
2	Rodilyn Sandal		Nauguisan	<i>[Signature]</i>
3	Elena Camarines	BHW	Nauguisan	<i>[Signature]</i>
4	Elizabeth T. Nera		Nauguisan	<i>[Signature]</i>
5	Sandra B. Sorizo		- do -	<i>[Signature]</i>
6	Eleuteria G. Mabini		Nauguisan	<i>[Signature]</i>
7	Florencio U. Cadiente		Nauguisan	<i>[Signature]</i>
8	Erlinda B. TENOSO	BHW	Nauguisan	<i>[Signature]</i>
9	Ryiel B. Suiso		Nauguisan	<i>[Signature]</i>
10	Foufina H. Degarden		Nauguisan	<i>[Signature]</i>
11	MARY ANN P. MERELOS		NAUGUISAN	<i>[Signature]</i>
12	MARILON R. MEDALLA		NAUGUISAN	<i>[Signature]</i>
13	ROSA D. CagadCac		Nauguisan	<i>[Signature]</i>
14	Riza Mae N. Cabaltes		Nauguisan	<i>[Signature]</i>



Republic of Philippines
 Province of Leyte
MUNICIPALITY OF CARIGARA
BRGY. NAUGUISAN

Attendance Sheet

PUBLIC HEARING

(LAND RECLASSIFICATION : OWNED BY SPS EDGARDO AND BELLA RIVERA

LOT NO. 9390-B, CSD-08-015704-D

SEPTEMBER 25, 2025 @ 9:00 AM

BRGY. NAUGUISAN COVERED COURT/ PAVEMENT

NO.	Name	Position/ Designation	Office/ Organization	Signature
15.	SOTERO P DROT		NAUGUISAN	
16.	Celita O. Du		Nauguisan	CODR
17.	Miraflo Sabay		✓	
18.	Cheryl T. Doo		✓	
19.	Maticel Z. Padoon		Nauguisan	
20.	Rogelio Coballes		"	
21.	BENEDICTO PALMES	ADMIN AIDE III	MASSD	
22.	MA. LIZA T. LANETA		NAUGUISAN	
23.	ENGR LYNDON D. GO		MASSD	
24.	CARLO ANGELO GO		SB	
25.	Ma. Marhita Estacio			
26.	Edgardo P. Rivera			
27.	BELLA M RIVERA			
28.	VIRGINIA P. MENDUA	P. TREAS	MCMU	



Republic of Philippines
 Province of Leyte
MUNICIPALITY OF CARIGARA
BRGY. NAUGUISAN

Attendance Sheet

PUBLIC HEARING

(LAND RECLASSIFICATION : OWNED BY SPS EDGARDO AND BELLA RIVERA

LOT NO. 9390-B, CSD-08-015704-D

SEPTEMBER 25, 2025 @ 9:00 AM

BRGY. NAUGUISAN COVERED COURT/ PAVEMENT

NO.	Name	Position/ Designation	Office/ Organization	Signature
29.	BISCANOTE, DENNIE A.	SK CHAIRPERSON	NAUGUISAN	
30.	Cagasca, Jemma Rose D.	BUS	NAUGUISAN	
31.	PIARENA, NORMA B.		NAUGUISAN	
32.	MARK LORENZ RIVERA		ta	
33.	STIRLO N. VILLARDO	LUPON	NAUGUISAN	
34.	DARON DANIEL G. RAMON	MPDC	LEU CARIGARA	
35.	MARIA EVELYN P. REYES	ME	LEU - Carigara	
36.	Talya O. Caballes	BHW	Nauguisan	
37.	MERLY W. BISCANOTE	SB MEMBER	NAUGUISAN	
38.	KIMBERLY MAY DOMINGUEZ	BRGY. SEC.	NAUGUISAN	
39.	VILLARUEL, EDUARDO	P.B.	NAUGUISAN	



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA
Barangay Nauguisan

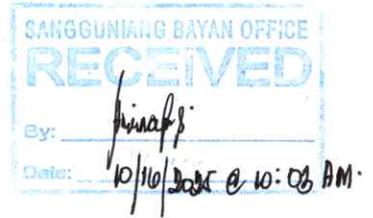
OFFICE OF THE BARANGAY COUNCIL

EXCERPTS FROM THE MINUTES OF 1ST REGULAR AND OPEN SESSION OF THE BRGY COUNCIL HELD ON OCTOBER 11, 2025 AT 9:00 A.M AT THE BRGY. MULTI-PURPOSE HALL OF BRGY. NAUGUISAN, CARIGARA, LEYTE.

Present:

- Hon. Edgardo D. Villaruel.....Punong Barangay
- Hon. Alvin G. Benis.....Sangguniang Barangay Member
- Hon. Merly N. Biscante.....Sangguniang Barangay Member
- Hon. Cheryl T. Obo.....Sangguniang Barangay Member
- Hon. Mirafe V. Sabay.....Sangguniang Barangay Member
- Hon. Mary Ann P. Merelos.....Sangguniang Barangay Member
- Hon. Ma. Liza T. Llaneta.....Sangguniang Barangay Member
- Hon. Romeo P. Nivera.....Sangguniang Barangay Member
- Hon. Dennis A. Biscante.....Sk Chairperson

Absent:



**RESOLUTION NO.104
SERIES OF 2025**

A RESOLUTION EXPRESSING NO OBJECTION TO THE RECLASSIFICATION OF A PORTION OF THE PROPERTY REGISTERED UNDER THE NAME OF SPS. EDGARDO N. RIVERA & BELLA M. RIVERA WITH LOT NO. 9390-B, LOCATED AT BARANGAY NAUGUISAN, CARIGARA, LEYTE, FROM AGRICULTURAL LAND INTO RESIDENTIAL AND COMMERCIAL LAND(TWO DIVISION)

WHEREAS, Sps. Edgardo N. Rivera & Bella M. Rivera, registered owners of a parcel of land situated in Barangay Nauguisan, Carigara, Leyte, with an area of 2,017.00 SQUARE METERS, more specifically identified as LOT NO. 9390-B ,SURVEY NO. CSD-08-015704D, have requested the reclassification of their property from Agricultural to Residential and Commercial;

WHEREAS, the Sangguniang Barangay conducted a public hearing on September 25, 2025 at Brgy. Nauguisan Covered Court to discuss the proposed reclassification, wherein stakeholders, including adjacent landowners and residents, were duly notified and given the opportunity to voice their concerns;

WHEREAS, during the public hearing, no valid opposition or objection to the proposed reclassification was raised, provided that the project complies with environmental, zoning, and land use regulations;

WHEREAS, the proposed reclassification aligns with the Municipal Zoning Ordinance and the Comprehensive Land Use Plan (CLUP) of Carigara, Leyte, and is deemed beneficial to the socio-economic development of the barangay;

NOW, THEREFORE, upon motion of Sangguniang Barangay Member Ma. Liza T. Llaneta, duly seconded by the members of the Sangguniang Barangay, be it:

RESOLVED, AS IT IS HEREBY RESOLVED, to express NO OBJECTION to the reclassification of the subject property owned by Sps. Edgardo N. Rivera & Bella M. Rivera from Agricultural to Residential and Commercial;

RESOLVED FURTHER, to endorse this resolution to the Municipal Planning and Development Office (MPDO) and the Sangguniang Bayan of Carigara for appropriate action;

RESOLVED FINALLY, that copies of this resolution be furnished all concerned agencies for their information and guidance.

Unanimously Approved.

I Hereby Certify to the correctness of this foregoing excerpt .

Attested By ;

EDGARDO D. VILLARUEL
Punong Barangay

KIMBERLY MAY DOMINGUEZ
Brgy. Secretary



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that, after due determination by the Sangguniang Bayan, the 2,017 Square Meters Portion of Lot with Survey No. 9390B, CSD-080115704, with a Total Land Area of 5,797 Square Meters, and Covered by Tax Declaration No. 08-110032-00554, Declared in the Name of Sps. Edgardo N. Rivera and Bella M. Rivera, Situated at Brgy. Nauguisan, Carigara, Leyte, will yield greater economic value once reclassified from agricultural to commercial and residential use.

ISSUED this 9th day of January, 2026.

RACHELYN A. SILVESTRE-CABALLES
MGDH – I (Secretary to the Sangguniang Bayan)

Attested by:

ATTY. CARLO ANGELO B. GO
Chairman, Committee 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: sangguniangbayancarigara@gmail.com



CERTIFICATION

THIS IS TO CERTIFY that **Municipal Ordinance No. 2025-025** –“*An Ordinance Reclassifying the 2,017 Square Meters Portion of Lot with Survey No. 9390B, CSD-080115704, with a Total Land Area of 5,797 Square Meters, Covered under Tax Declaration No. 08-110032-00554, Declared in the Name of Sps. Edgardo N. Rivera and Bella M. Rivera, Situated at Brgy. Nauguisan, Carigara, Leyte, from Agricultural to Commercial and Residential Use at 1,008.50 Square Meters, Respectively, More or Less*”, was posted last, January 08, 2026 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 9th day of January, 2026.


RACHELYN A. SILVESTRE-CABALLES
MGDH – I (Secretary to the Sangguniang Bayan)



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



CERTIFICATION

THIS IS TO CERTIFY that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2025-025** –“*An Ordinance Reclassifying the 2,017 Square Meters Portion of Lot with Survey No. 9390B, CSD-080115704, with a Total Land Area of 5,797 Square Meters, Covered under Tax Declaration No. 08-110032-00554, Declared in the Name of Sps. Edgardo N. Rivera and Bella M. Rivera, Situated at Brgy. Nauguisan, Carigara, Leyte, from Agricultural to Commercial and Residential Use at 1,008.50 Square Meters, Respectively, More or Less*”, subject agricultural land for reclassification is still within the percentage limit (10%0 prescribed under Section 20, Par. 3 of R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 9th day of January, 2026.

RACHELYN A. SILVESTRE-CABALLES
MGDH – I (~~Secretary to the Sangguniang Bayan~~)

Attested by:


JIMMY A. CAMPOSANO
Municipal Vice Mayor/Presiding Officer



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA

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

CERTIFICATION

10/16/2025

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a parcel of lot with Survey No. LOT 9390-B, CSD-08015704-D with Tax Declaration No. 08-110032-00554, Property Identification No. 044-11-032-01-093 in the name of SPS. EDGARDO N. RIVERA & BELLA M. RIVERA with an area of 2,017 sq.m. situated at Brgy. Nauguisan, 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. EDGARDO N. RIVERA & BELLA M. RIVERA this 16th day of October 2025, at Carigara, Leyte in connection with their application for Land Reclassification for Commercial and Residential use.

Prepared by:


RACHELLE JOY C. LAPORRE
Administrative Aide III


DARYL DANIEL G. BODO
MPDC

O.R. No.: 1361803
Date Issued: October 16, 2025
Amount: Php 590.00
Doc. Stamp: Paid



Republic of the Philippines
Province of Leyte
Municipality of Carigara



BAGONG PILIPINAS

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 lot # **00554** located at **BRGY. NAUGUISAN, CARIGARA, LEYTE** declared in the name **SPS. EDUARDO N. NIVERA & BELLA M. RIVERA** is paid up its realty taxes from previous years up to the current year under receipt no. **2737956** dated **January 09, 2025**.

Issued this **5th** day of **August 2025** for **Fencing Permit**.


JULIET R. HANOPOL
Municipal Treasurer

Verified and Checked:


CHRISTOPHER JOHN M. TOMAS
Revenue Collection Clerk II

O.R No. : 1007098
Issued On : August 05, 2025
Issued at : Carigara, Leyte
Doc. Stamp Paid : 30.00

TA DECLARATION OF REAL PROPERTY

TD No.	<u>08-110032-00554</u>	Property Identification No.	<u>044-11-032-01-093</u>
Owner:	<u>SPS. EDGARDO N. RIVERA & BELLA M. RIVERA</u>	TIN:	_____
Address:	<u>CARIGARA, LEYTE</u>	Tel. No.	_____
Administrator/Beneficial User:	_____	TIN:	_____
Address:	_____	Tel. No.	_____
Location of Property:	<u>NAUGUISAN</u>	<u>CARIGARA, LEYTE</u>	
	<i>(Number & Street)</i>	<i>(Barangay/District)</i>	<i>(Municipality & Province/City)</i>
OCT/TCT/CLOA No.	<u>OCT No. 2022000637</u>	Survey No.	<u>LOT 9390-B, CSD-08-015704-D</u>
CCT	_____	Lot No.	_____
Dated:	_____	Blk. No.	_____
Boundaries:		Cad. Lot No.	_____
North:	<u>NATIONAL ROAD</u>	South:	<u>AL # 044</u>
East:	<u>AL # 076, 077, 094</u>	West:	<u>AL # 092</u>

KIND OF PROPERTY ASSESSED:

<input checked="" type="checkbox"/> LAND <input type="checkbox"/> BUILDING No. of Storey: _____ Brief Description: _____	<input type="checkbox"/> MACHINERY Brief Description _____ <input type="checkbox"/> OTHERS Specify _____
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Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	1,008.50 SQM.	7,308.90	1ST-RICE LD.	40%	2,920.00
AGRICULTURAL	1,008.50 SQM.		1ST-COCO. LD.		
TOTAL	2,017.00 SQM.	7,308.90			2,920.00

Total Assessed Value: TWO THOUSAND NINE HUNDRED TWENTY PESOS ONLY.
(Amount in Words)

Taxable	<input checked="" type="checkbox"/>	Exempt	<input type="checkbox"/>	Effectivity of Assessment/Reassessment	<u>1</u>	<u>2022</u>
					<i>Qrt.</i>	<i>Yr.</i>

APPROVED BY: <u>ENRIQUETO O. PORTULA, REA</u> <i>Provincial Assessor</i>	RECOMMENDED BY: <u>ENGR. LYNDON D. GO, REA</u> <i>Municipal Assessor</i>	<u>08/05/2025</u> <i>Date</i>
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This declaration cancels TD No. 08-110032-0521 R13 Owner: RIVERA Previous A.V. Php 2,920.00

MEMORANDA: CORRECTIONAL REVISION is hereby made of ARP No. (08-110032-00521) R13 in the name of SPS. EDGARDO N. RIVERA & BELLA N. RIVERA to rectify the exact middle initial from SPS. EDGARDO N. RIVERA & BELLA N. RIVERA to SPS. EDGARDO N. RIVERA & BELLA M. RIVERA based on the attached ORIGINAL CERTIFICATE OF TITLE and to reflect the title number. Taxes are paid up per O.R. No. 2120656 issued on 04-12-2021 at Carigara, Leyte.

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:
 O.R. No.: 1008113
 Issued On: 08/05/2025
 Issued At: Carigara, Leyte

ENGR. LYNDON D. GO, REA
 PRC No. 0000443
 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.



Republic of the Philippines
Department of Environment and Natural Resources
Region VIII, Tacloban City

B.L. FORM
No. V-37

Application Number

Applicant

Claimant

Surveyed By

Date Surveyed

Tie Point Name

SPS. EDGARDO AND BELLA RIVERA
ENGR. SALVADOR T. QUILAQUIL JR.
February 09, 2020
BLLM 1 CAD.499-D

Lot Number

Survey Number

Location

Cad. Map. No.

Date Approved

Area (sq. m.)

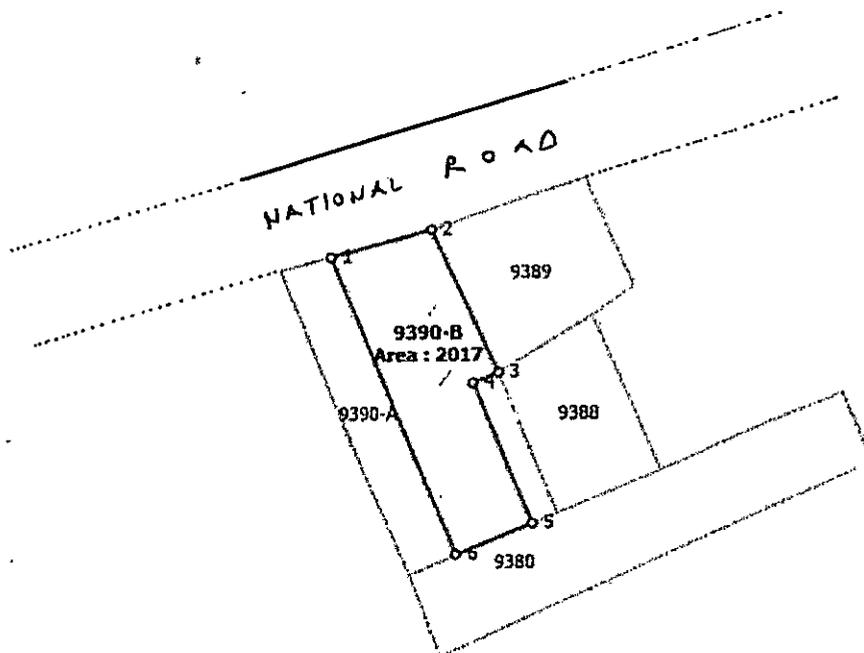
9390-B
CSD-08-015704-D
Brgy. Nauguisan Carigara, Leyte

December 17, 2020
2,017

TECHNICAL DESCRIPTION
(for reference purposes only)

Line	Bearing	Distance(m)	Northing	Easting
Tie Line	S77 - 02W	2606.6	1249756.44	465663.75
1-2	N75 - 06E	27.13	1249171.47	463123.64
2-3	S24 - 45E	40.53	1249178.45	463149.86
3-4	S67 - 40W	7.1	1249141.64	463166.83

Line	Bearing	Distance(m)	Northing	Easting
4-5	S22 - 21E	39.41	1249138.94	463160.26
5-6	S67 - 39W	21.46	1249102.49	463175.25
6-1	N22 - 23W	83.42	1249094.33	463155.4



1:2000

CHECKED AS PER RECORDS ON FILE:

Engr. EVELYN C. AMAGO
 Chief, Land Records Section

CERTIFIED CORRECT:

Engr. RAMON S. UNAY
 Chief Survey & Mapping Division

BELLA RIVERA

Requested by:

Address:

Date Requested:

Researched and typed: *Dabasola*

Plotted by:

Verified by: *Erojás*

Date :

Date :