

Item No.: 31

Date: 13 2026 JAN



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

Province of Leyte
Legal Office
Released: *[Signature]*
Time: *[Signature]*
Date: *1-7-26*

-oOo-

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: *JAN 08 2026*

PROVINCIAL LEGAL OFFICE

2nd INDORSEMENT
December 3, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 25, s. 2025 of the Sangguniang Bayan of Villaba, Leyte.

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

- Ordinance No. 25, s. 2025 entitled: **“An Ordinance Authorizing the Utilization of Villaba Residential Care Facility for Commercial Purposes.”**

REVIEW/RECOMMENDATION/LEGAL OPINION:

This office is of the opinion that the subject Ordinance is generally in accordance to its power under Section 447(4)¹ of the Local Government Code of 1991 (R.A 7160). Hence, we recommend for the declaration of its validity.

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.

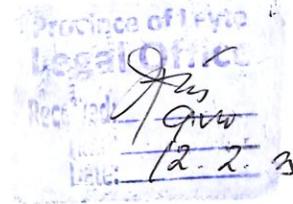

ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer *[Signature]*

¹ Regulate activities relative to the use of land, buildings and structures within the municipality in order to promote the general welfare

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte
-000-

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1st Indorsement
01 December 2025



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 25, s. 2025** of the **Municipality of Villaba, Leyte**, entitled: **An Ordinance converting the utilization of the Villaba Home for the Aged Building and its perimeter area located at Sitio Cayangian, Barangay Tinghub, Villaba, Leyte, into a commercial center and imposing corresponding rental fees for the use thereof.**

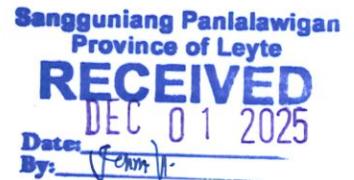
A handwritten signature in black ink, appearing to be "Florinda J. Uyvico".

FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



November 28, 2025

THE SANGGUNIANG PANLALAWIGAN MEMBERS
New Provincial Government Complex
Campetic, Palo, Leyte



Thru: **LEONARDO M. JAVIER, JR**
Vice Governor/Presiding Officer

Hon. Sangguniang Panlalawigan Members:

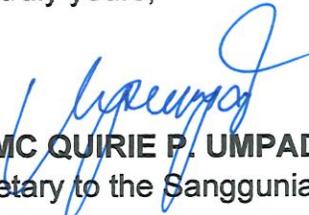
We respectfully transmit herewith fourteen (14) original copies of:

MUNICIPAL ORDINANCE NO. 25, 2025 – entitled: “AN ORDINANCE CONVERTING THE UTILIZATION OF THE VILLABA HOME FOR THE AGED BUILDING AND ITS PERIMETER AREA LOCATED AT SITIO CAYANGIAN, BARANGAY TINGHUB, VILLABA, LEYTE, INTO A COMMERCIAL CENTER AND IMPOSING CORRESPONDING RENTAL FEES FOR THE USE THEREOF,”

For your review and approval.

Best regards.

Very truly yours,


MC QUIRIE P. UMPAD, J. D.
Secretary to the Sangguniang Bayan

Copy Furnished:

- 1. Municipal Treasury Office**
 - 2. Municipal Accounting Office**
 - 3. Municipal Budget Office**
- LGU- Villaba, Leyte**



Republic of the Philippines
Province of Leyte

Municipality of Villaba

OFFICE OF THE SANGGUNIANG BAYAN

Sangguniang Bayan
Province of Leyte

RECEIVED

Date: DEC 01 2025
By: [Signature]

MUNICIPAL ORDINANCE NO. 25, S. 2025

AN ORDINANCE CONVERTING THE UTILIZATION OF THE VILLABA HOME FOR THE AGED BUILDING AND ITS PERIMETER AREA LOCATED AT SITIO CAYANGIAN, BARANGAY TINGHUB, VILLABA, LEYTE, INTO A COMMERCIAL CENTER AND IMPOSING CORRESPONDING RENTAL FEES FOR THE USE THEREOF”

Sponsored by: HON. ELMER C. SILVA – Chairman Committee on Public Works & Infrastructure

*Co-Sponsors: HON. RANDEL V. LOON - Vice Chairman
HON. MACARIO V. ESMAS -Member*

Prefatory Statement

In Section 16 of Republic Act No.7160, otherwise known as Local Government Code of 1991, empowers the local government units to exercise such powers as necessary and appropriate for the promotion of the general welfare of their inhabitants and in Section 22 (c) of the same Code authorizes municipalities, through their Sangguniang Bayan, to dispose, utilize, and manage properties of the local government, subject to the limitations provided by law;

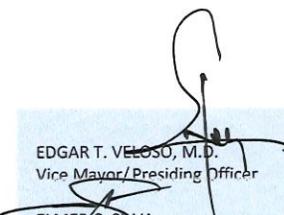
The Municipal Government of Villaba, through its Municipal Mayor, has formally requested the August Body to enact an ordinance authorizing the utilization of the Villaba Residential Care Facility located at Sitio Cayangian, Barangay Pob. Del Norte, Villaba, Leyte for commercial purposes;

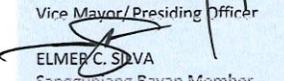
The said facility, in its present condition, has not been maximized for its intended use and therefore needs to be repurposed to respond to the changing needs of the community;

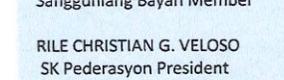
The propose commercial utilization is expected to:

- enhance local economic activity,
- provide business opportunities and employment to local residents,
- attract private investments and partnerships,
- promote tourism and trade in the locality,
- generate sustainable revenues for the Municipality, and
- improve the capacity of the local government to deliver essential services;

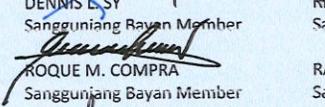
The proper guidelines and safeguards must be established to ensure that the commercial utilization of the facility remains consistent with the development goals of the Municipality, and that it will not prejudice public welfare, environmental protection, and the rights of future generations;

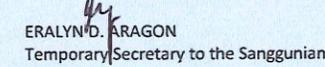

EDGAR T. VELOSO, M.D.
Vice Mayor/Presiding Officer


ELMER C. SILVA
Sangguniang Bayan Member

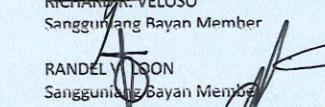

RILE CHRISTIAN G. VELOSO
SK Pederasyon President


DENNIS L. SY
Sangguniang Bayan Member

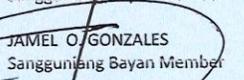

ROQUE M. COMPRÁ
Sangguniang Bayan Member


ERALYN D. ARAGON
Temporary Secretary to the Sanggunian


RICHARD R. VELOSO
Sangguniang Bayan Member


RANDEL V. LOON
Sangguniang Bayan Member


MERIAM P. AMPAD
Sangguniang Bayan Member


JAMEL O. GONZALES
Sangguniang Bayan Member


Engr. Carlos G. Veloso
MUNICIPAL MAYOR

SECTION 1. TITLE

This ordinance shall be known as “An Ordinance Authorizing the Utilization of Villaba Residential Care Facility for Commercial Purposes.”.

SECTION 2. DEFINITION OF TERMS

The following terms shall be defined as indicated herein when used in this ordinance:

1. **Facility** – refers to the Villaba Residential Care Facility located at Sitio Cayangian, Barangay Pob. Del Norte, Villaba, Leyte, owned and managed by the Municipal Government.
2. **Commercial Purposes** – shall mean the use of the facility for income generating activities such as business operations, trade, services, leasing, public-private partnership ventures, and other lawful economic undertakings.
3. **Public-Private Partnership (PPP)** - shall refer to contractual arrangements between the Local Government Unit and private sector entities for the development, financing, operation, or management of the facility for commercial utilization.
4. **Local Entrepreneurs/Cooperatives**- shall mean duly registered business entities, associations, or cooperatives within Villaba who may be granted priority access in leasing or managing portions of the facility
5. **Revenues** - shall mean all income generated from commercial utilization of the Facility, including but not limited to rentals, fees, service charges, and other lawful collections.

SECTION 3. PURPOSE

The utilization of the said facility for commercial purposes shall be undertaken primarily to generate revenues for the Municipality, stimulate local economic development, and promote public welfare.

SECTION 4. AUTHORITY TO UTILIZE

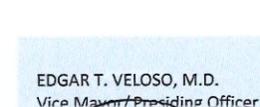
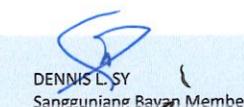
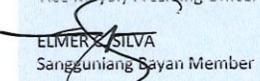
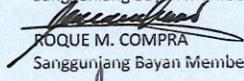
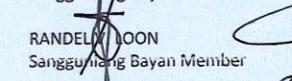
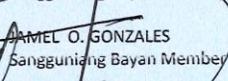
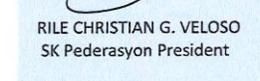
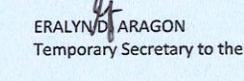
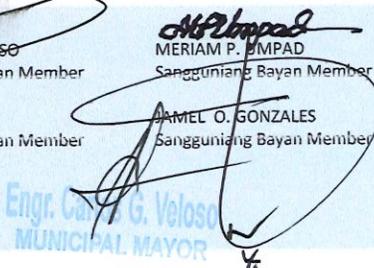
The Municipal Government of Villaba is hereby authorized to utilize the facility for commercial purposes.

SECTION 5. MANAGEMENT AND IMPLEMENTATION

The Municipal Mayor, through the appropriate Municipal offices, shall oversee the proper management and implementation of this ordinance, The Local Government may enter into Public-Private Partnership (PPP), lease agreements, or other contractual arrangements in accordance with existing laws, rules, and regulations.

SECTION 6. GUIDELINES

The following guidelines shall be observed in the utilization of the facility:

 EDGAR T. VELOSO, M.D. Vice Mayor/Presiding Officer	 DENNIS L. SY Sangguniang Bayan Member	 RICHARD R. VELOSO Sangguniang Bayan Member	 MERIAM P. BAMPAD Sangguniang Bayan Member
 ELMER Z. SILVA Sangguniang Bayan Member	 ROQUE M. COMPRA Sangguniang Bayan Member	 RANDEL M. LOON Sangguniang Bayan Member	 AMEL O. GONZALES Sangguniang Bayan Member
 RILE CHRISTIAN G. VELOSO SK Pederasyon President	 ERALYN D. ARAGON Temporary Secretary to the Sanggunian	 Engr. Carlo G. Veloso MUNICIPAL MAYOR	

- a. Consistency with the Municipal Comprehensive Land Use Plan (CLUP) and other development plans;
- b. Any contract or agreement involving the use of the Facility shall be subject to approval by the Sangguniang Bayan;
- c. Environmental and social safeguards shall be observed to ensure sustainability;
- d. Priority shall be given to local entrepreneurs, cooperatives, and investors in the use and management of the facility.

SECTION 7. IMPOSITION OF RENTAL FEES

All income derived from the commercial utilization of the Facility shall accrue to the General Fund of the Municipality, subject to existing accounting and auditing rules and regulations.

SECTION 8. SEPARABILITY CLAUSE

If any part or provision of this ordinance is declared unconstitutional or invalid, the other parts shall remain in full force and effect.

SECTION 9. REPEALING CLAUSE

All ordinances, executive orders, or regulations inconsistent with this ordinance are hereby repealed or amended accordingly.

SECTION 10. EFFECTIVITY

This ordinance shall take effect after the compliance with the posting and publication requirements under the Local Government Code of 1991.

Being moved for approval by the Hon. Elmer C. Silva, duly seconded en masse, this ordinance was approved on October 16, 2025.

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING.

ATTESTED:

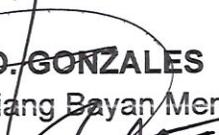

EDGAR T. VELOSO, M.D.
 Vice Mayor/Presiding Officer


ERALYN D. ARAGON
 Temporary Secretary to the Sanggunian

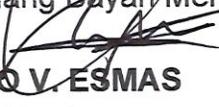

DENNIS L. SY
 Sangguniang Bayan Member


RANDEL V. LOON
 Sangguniang Bayan Member

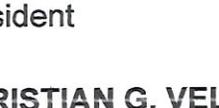

RICHARD R. VELOSO
 Sangguniang Bayan Member

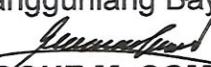

JAMEL O. GONZALES
 Sangguniang Bayan Member


MERIAM P. UMPAD
 Sangguniang Bayan Member


MACARIO V. ESMAS
 LNB President


ELMER C. SILVA
 Sangguniang Bayan Member


RILE CHRISTIAN G. VELOSO
 SK Pederasyon President


ROQUE M. COMPRA
 Sangguniang Bayan Member

APPROVED:


ENGR. CARLOS G. VELOSO
 Municipal Mayor



MINUTES OF THE COMMITTEE HEARING CONDUCTED BY THE COMMITTEE ON PUBLIC WORKS AND INFRASTRUCTURE ON THE PROPOSED ORDINANCE AN ORDINANCE CONVERTING THE UTILIZATION OF THE VILLABA HOME FOR THE AGED BUILDING AND ITS PERIMETER AREA LOCATED AT SITIO CAYANGIAN, BARANGAY TINGHUB, VILLABA, LEYTE, INTO A COMMERCIAL CENTER AND IMPOSING CORRESPONDING RENTAL FEES FOR THE USE THEREOF

SEPTEMBER 15, 2025 AT SANGGUNIANG BAYAN SESSION HALL, SITIO CAYANGIAN, BRGY. POB. DEL NORTE, VILLABA, LEYTE

I. CALL TO ORDER

The committee hearing was called to order at 9:30a.m. by SB Member *Hon. Elmer C. Silva*, Chairman of the Committee on Public Works and Infrastructure with a prayer and the singing of the Pambansang Awit.

II. ATTENDANCE

Present:

Hon. Elmer C. Silva, SB Member, Chairman
Hon. Randel V. Loon, SB Member, Vice Chairman
Hon. Kenneth S. Gabisay, PB of Brgy. Fatima/LNB Secretary as representative of Hon. Macario V. Esmas, LNB Pres., Member

Also Present (Resource Persons/Guests):

Hon. Edgar T. Veloso, M.D., Municipal Vice Mayor
Hon. Dennis L. Sy, SB Member
Hon. Roque M. Compra, SB Member
Mrs. Merlita D. Veloso, Municipal Administrator
Engr. Orlando L. Romero, Municipal Engineer
Mr. Teddy L. Vapor, HRMO/MPDO-Designate
Mrs. Ma. Flor M. Pastor, MSWDO
Mrs. Frances Ruth R. Rodriguez, Representative MTO
Mr. Adolf Rae A. Barro Jr., MENR/Mun. Assessor-Designate

III. AGENDA

Deliberation on the proposed ordinance entitled:

AN ORDINANCE CONVERTING THE UTILIZATION OF THE VILLABA HOME FOR THE AGED BUILDING AND ITS PERIMETER AREA LOCATED AT SITIO CAYANGIAN, BARANGAY TINGHUB, VILLABA, LEYTE, INTO A COMMERCIAL CENTER AND IMPOSING CORRESPONDING RENTAL FEES FOR THE USE THEREOF

IV. DISCUSSION

- The Chairman delivered his opening message and read the full text of the proposed ordinance.
- Comments, suggestions, and clarification raised:
 1. Mr. Teddy Vapor suggested for a revision of the original title which is presented by the committee for a more defined that will incorporate with the previous ordinance and resolution of the said structure, and he also corrected the address/location of the same.
 2. Hon. Sy, asks if there is a document in position of the LGU from the DPWH 3rd DEO prior/after the turn over or acceptance of the said facility.
 3. Mr. Teddy Vapor then Municipal Administrator during the time of completion and turned over of the said facility answers none and confirmed by the Municipal Engineer and Municipal Administrator.
 4. The Chairman request the Municipal Administrator to write a formal letter to the DPWH 3rd DEO for the copies of the documents such as **Deed of Donation of Lot** and the **Letter of Acceptance from DPWH 3rdDEO to the LGU of Villaba** of the said facility including the New Municipal Building (Executive and Legislative), Mrs. Veloso assures the Committee to comply the same the soonest possible time.
 5. The Chairman found out thru the queries of Hon. Sy with regards to the availability of Tax Dec. of the said facility as needed for the proper execution of contract were not available, and ask the assistance as to the processing to Mr. Adolf Rae A. Barro, MENRO/Municipal Assessor Designate and respond that he will wait for the requested documents from the DPWH 3rd DEO especially Deed of Donation (DOD) as proof of lot security.
 6. MSWD Head Mrs. Pastor acknowledged the facility as to the existing resolution which give them authority as to the usage but due to incompliance of requirements to operate as home for the aged and budget constraints the structure was not used to its purpose waiting for documentary compliance and budget availability for operation. With her authority as head of the MSWD as per request by the Local Chief Executive to repurpose the said facility to business use to generate additional income than remain idle and unused she agreed but asks the help of the council thru the Vice Mayor to prioritize the construction of Municipal Social Welfare Building and include in the next budget cycle CY 2026.

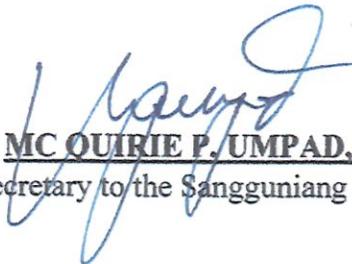
V. RECOMMENDATION

The Committee on Public Works and Infrastructure recommends for the approval of the proposed ordinance with amendments upon the completion of all documentary requirements requested including the Tax Declaration.

VI. ADJOURNMENT

There being no other matter to discuss, the committee hearing was adjourned at 10:42a.m.

CERTIFIED CORRECT:


MC QUIRIE P. UMPAD, J.D.
Secretary to the Sangguniang Bayan

ATTESTED:


HON. ELMER C. SILVA
Committee Chairman



COMMITTEE ON PUBLIC WORKS AND INFRASTRUCTURE

COMMITTEE REPORT NO. 1, S-2025

SEPTEMBER 15, 2025

SUBJECT:

AN ORDINANCE CONVERTING THE UTILIZATION OF THE VILLABA HOME FOR THE AGED BUILDING AND ITS PERIMETER AREA LOCATED AT SITIO CAYANGIAN, BARANGAY TINGHUB, VILLABA, LEYTE, INTO A COMMERCIAL CENTER AND IMPOSING CORRESPONDING RENTAL FEES FOR THE USE THEREOF

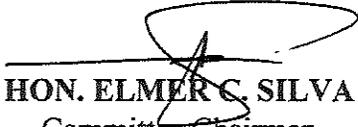
FINDINGS:

1. The Committee conducted a meeting/hearing last Sept. 15, 2025 to deliberate on the proposed measures, where the Hon. Vice Mayor, members of the Sangguniang Bayan and concerned Department Heads and some representative(s) were given the opportunity to express their views and suggestions.
2. The facility in question was previously converted into a Residential Care Facility through Resolution No.48, S-2024-2025.
3. Upon further evaluation, the Committee finds it more advantageous to the Municipality and its constituents to repurpose the said facility for commercial utilization, subject to applicable laws and regulations.
4. During the deliberation, several revisions were introduced and adopted namely:
 - The insertions on prefatory statement providing for the cancellation of Resolution No. 48, S-2024-2025;
 - The amendments of Section 7 to impose rental fees at ₱250.00 per square meter per month;
 - The inclusion of a Repealing Clause to harmonize inconsistent measures.
5. The Committee also notes the request of the **Municipal Social Welfare and Development Office (MSWDO)** that they be given priority, hopefully in the next budget cycle, for the construction of a Municipal Social Welfare Building which shall serve as their permanent office and multi-purpose facility, in recognition of their concurrence to allow the present facility-previously intended for their use to be repurposed for commercial purposes.

RECOMMENDATIONS:

In view of the foregoing, the Committee respectfully lays on the table the reading of the final draft of the proposed ordinance, pending the submission of necessary documentary attachments such as **Deed of Donation of Lot** and the **Letter of Acceptance from DPWH 3rd DEO to the LGU of Villaba**, which are indispensable requirements for the issuance of tax declaration and the proper execution of contracts relating to the facility.

Once these documents received and integrated, the Committee shall finalize and resubmit the complete drafted ordinance for the consideration of the August Body.


HON. ELMER C. SILVA
Committee Chairman

CONCURRING:


HON. RANDEL V. LOON
Vice Chairman


HON. MACARIO V. ESMAS
Member

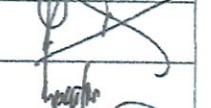
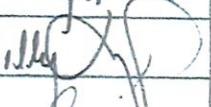
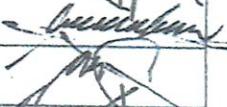
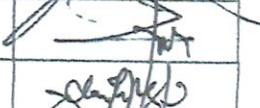
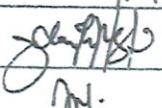
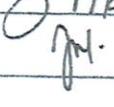
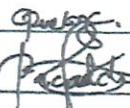
ATTENDANCE SHEET

AN ORDINANCE AUTHORIZING THE UTILIZATION OF VILLABA RESIDENTIAL CARE FACILITY LOCATED AT SITIO CAYANGIAN, BARANGAY POB. DEL NORTE VILLABA, LEYTE, FOR COMMERCIAL PURPOSES

DATE: SEPTEMBER 15, 2025

TIME: 9:00 AM

VENUE: SB SESSION HALL

NO.	NAME	DESIGNATION	SIGNATURE
1	ELMER C. SILVA	SB MEMBER	
2	Merlita D. Veloso	Mun. Admin.	
3	Orlando L. Roman	M. Engr.	
4	RANOS V. WONG	SB MEMBER	
5	JENNIFER L. SY	SB	
6	MR. FLOR M. PANTOR	MCWD	
7	TERRY L. VAPOR	ARMO	
8	Frances Ruth R. Rodriguez	RCC-II - MTD	
9	KENNETH S. STABAY	LNB - SECRETARY	
10	REBECCA M. COMPIA	SB MEMBER	
11	ADOLPH RAE A. BAYUNO, JR.	MENRO	
12	FRAN T. VELOSO	VM	
13	CLAIRE P. MONSANTO	SB J.O	
14	JEAN DOR BELLE D. MARDE	SB J.O	
15	RUELAN, NICHOLAS C.	SB J.O	
16	MICHAELA P. PANGAN	SB J.O	



SANGGUNIANG BAYAN

Office of the Secretary to the Sanggunian

NOTICE OF THE PUBLIC HEARING

Notice is hereby given that a public hearing will be conducted by the Sangguniang Bayan Committee on Infrastructure, September 15, 2025 at 9:00 in the morning at the Sangguniang Bayan Session Hall, this Municipality in aide of legislation by Sangguniang Bayan Member Elmer C. Silva, on the matter:

“AN ORDINANCE AUTHORIZING THE UTILIZATION OF VILLABA RESIDENTIAL CARE FACILITY LOCATED AT SITIO CAYANGIAN, BARANGAY POB. DEL NORTE VILLABA, LEYTE, FOR COMMERCIAL PURPOSES.”

The Municipal Administrator, Members of the Local Finance Committee, the Municipal Engineer, MPDO Designate, MSWDO, Vice Chairman and Member of the Committee on Infrastructure are invited to attend.

Villaba, Leyte, September 11, 2025.

In public service,


ERALYN D. ARAGON
Acting Secretary to the Sanggunian

