

Item No.: 32

Date: 13 2026 JAN



Republic of the Philippines  
PROVINCE OF LEYTE  
Provincial Capitol  
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Sangguniang Panlalawigan  
Province of Leyte

RECEIVED

2<sup>nd</sup> INDORSEMENT

December 23, 2025

Date: JAN 08 2026  
By: [Signature]

Province of Leyte  
Legal Office  
Released: [Signature]  
Time: 9:00  
Date: 01-07-26

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 2025-14 of the Sangguniang Bayan of Albuera, Leyte.

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

- Ordinance No. 2025-14 entitled: “An Ordinance reclassifying Lot 3678 and Lot 3639, with areas of 1,658 square meters and 809 square meters, respectively, owned by IMP Shipyard and Port Services, Inc., located at Barangay Balugo, Albuera, Leyte from residential zone to industrial zone.”

**REVIEW/RECOMMENDATION/LEGAL OPINION:**

This office is of the opinion that the subject Ordinance is generally in accordance with its power under Sections 447(a)(2)(vii)<sup>1</sup> and (viii)<sup>2</sup> of the Local Government Code of 1991 (R.A 7160), subject to limitations and procedures provided in the same statute. 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* 

<sup>1</sup> (vii) Adopt a comprehensive land use plan for the municipality: Provided, That the formulation, adoption, or modification of said plan shall be in coordination with the approved provincial comprehensive land use plan;

<sup>2</sup> (viii) Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;

Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte  
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**OFFICE OF THE SANGGUNIANG PANLALAWIGAN**

**1<sup>ST</sup> INDORSEMENT**  
23 December 2025

Province of Leyte  
Legal Office  
12.29.25

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Ordinance No. 2025-14** of the **Municipality of Albuera, Leyte**, entitled: **An Ordinance reclassifying Lot 3678 and Lot 3639, with areas of 1,658 square meters and 809 square meters, respectively, owned by IMP Shipyard & Port Services, Inc., located at Barangay Balugo, Albuera, Leyte from residential zone (R-zone) to industrial zone (I-zone).**

  
**FLORINDA J. SUYVICO**  
Secretary to the Sangguniang



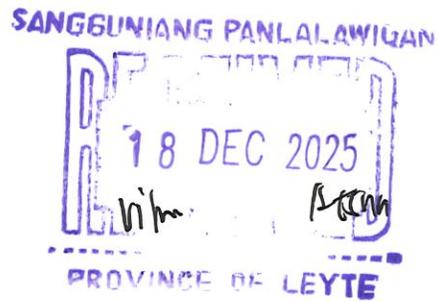
Republic of the Philippines  
PROVINCE OF LEYTE  
Municipality of Albuera

**OFFICE OF THE SANGGUNIANG BAYAN SECRETARIAT**

**TRANSMITTAL**

December 18, 2025

**Hon. Leonardo Javier, Jr.**  
Vice-Governor  
Province of Leyte  
Palo, Leyte



Thru: Florinda Jill S. Uyvico  
Secretary to the Sanggunian  
Province of Leyte

**Dear Vice Governor Javier:**

Respectfully transmitting herein **Ordinance No. 2025-14, "AN ORDINANCE RECLASSIFYING LOT 3678 AND LOT 3639, WITH AREAS OF 1,658 SQUARE METERS AND 809 SQUARE METERS, RESPECTIVELY, OWNED BY IMP SHIPYARD & PORT SERVICES, INC., LOCATED AT BARANGAY BALUGO, ALBUERA, LEYTE FROM RESIDENTIAL ZONE (R-ZONE) TO INDUSTRIAL ZONE (I-ZONE)."**

Please acknowledge receipt hereof.

Very truly yours,

  
**PAMELA M. BOHOLST, MPA**  
Secretary to the Sangguniang Bayan I



Republic of the Philippines  
PROVINCE OF LEYTE  
Municipality of Albuera

## OFFICE OF THE SANGGUNIANG BAYAN

### C E R T I F I C A T I O N

#### TO THE CONCERNED:

**THIS IS TO CERTIFY** that Ordinance No. 2025-14, "AN ORDINANCE RECLASSIFYING LOT 3678 AND LOT 3639, WITH AREAS OF 1,658 SQUARE METERS AND 809 SQUARE METERS, RESPECTIVELY, OWNED BY IMP SHIPYARD & PORT SERVICES, INC., LOCATED AT BARANGAY BALUGO, ALBUERA, LEYTE FROM RESIDENTIAL ZONE (R-ZONE) TO INDUSTRIAL ZONE (I-ZONE)," has been posted in the bulletin board of the Sangguniang Bayan of Albuera, Leyte on December 18, 2025 and shall remain posted until a period of two (2) consecutive weeks thereof.

**ISSUED** this 18<sup>th</sup> day of December 2025 at Albuera, Leyte, Philippines.

  
**PAMELA M. BOHOLST, MPA**  
Secretary to the Sangguniang Bayan I



Republic of the Philippines  
PROVINCE OF LEYTE  
Municipality of Albuera

Ordinance No. 2025-14 01/04

SANGGUNIANG PANLALAWIGAN  
**RECEIVED**  
18 DEC 2025  
Vilma  
Rolan E. Espinosa  
SANGGUNIANG BAYAN  
ALBUERA, LEYTE

**OFFICE OF THE SANGGUNIANG BAYAN**

EXCERPT FROM THE MINUTES OF THE 23<sup>RD</sup> REGULAR SESSION OF THE 12<sup>TH</sup> SANGGUNIANG BAYAN OF ALBUERA, HELD AT THE SESSION HALL ON DECEMBER 15, 2025

**ORDINANCE NO. 2025-14**

**AN ORDINANCE RECLASSIFYING LOT 3678 AND LOT 3639, WITH AREAS OF 1,658 SQUARE METERS AND 809 SQUARE METERS, RESPECTIVELY, OWNED BY IMP SHIPYARD & PORT SERVICES, INC., LOCATED AT BARANGAY BALUGO, ALBUERA, LEYTE FROM RESIDENTIAL ZONE (R-ZONE) TO INDUSTRIAL ZONE (I-ZONE)**

**INTRODUCED BY: HON. CARL KEVIN E. BATISTIS**

**Sponsored by: COMMITTEE ON GOOD GOVERNANCE PUBLIC ETHICS & ACCOUNTABILITY**

- HON. ALBERTO C. SUMALJAG
- HON. ROMEO M. JUNCO

**PREFATORY STATEMENT**

**WHEREAS**, pursuant to Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the Sangguniang Bayan has the authority to reclassify within the jurisdiction of the municipality upon proper determination of public welfare and in accordance with the approved Comprehensive Land Use Plan (CLUP);

**WHEREAS**, the Municipality of Albuera, Leyte recognizes the need to ensure that land use aligns with the evolving needs of the community and promotes sustainable development;

**WHEREAS**, Lot No. 3678 containing an area of 1,658 square meters and Lot No. 3639 containing an area of 809 square meters, both located at Barangay Balugo, Albuera, Leyte, and registered under the ownership of IMP Shipyard & Port Services, Inc. are presently classified as Residential Zone (R-Zone) under the current Zoning Ordinance of the Municipality of Albuera;

**WHEREAS**, the owner has requested the reclassification of the above-stated lots to Industrial Zone (I-Zone) to support the development, operation, and expansion of industrial facilities and related port or shipyard activities consistent with the municipality's economic development goals;

**WHEREAS**, the Municipal Planning and Development Office (MPDO), and the Zoning Administrator had conducted a thorough evaluation and determined that the reclassification of the subject parcel is consistent with the Comprehensive Land Use Plan and will not adversely impact the surrounding areas;

**WHEREAS**, a public hearing was conducted on December 10, 2025 in accordance with law, where the stakeholders and community members were given the opportunity to express their views on the proposed reclassification;

ALBERTO C. SUMALJAG

ROBERTO C. COLASITO

ROMEO M. JUNCO

ANDRES C. TUDIO

DELIA B. BATISTIS

BERNARD JOEY D. MESTULA

PAMELA M. BOHOLST

ROLAN E. ESPINOSA

MARIEL E. MARINAY

CARL KEVIN E. BATISTIS

ROLANDO M. EBCAS, JR.

JOEL B. BARRERA

RODOLFO S. BILBAO, JR.

WHEREAS, after due deliberation, the Sangguniang Bayan, finds that the reclassification of the subject parcels of land will promote the general welfare and is in the best interest of the community;

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

**SECTION 1. AUTHORITY TO RECLASSIFY.** Section 20 of RA 7160 (LGC) provides that "a city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned."

**SECTION 2. RECLASSIFICATION.** The 809 square meters and 1,658 square meters parcels of land covered under Lot 3678 and Lot 3639 located at Barangay Balugo, Albuer is hereby reclassified from Residential Zone to Industrial Zone.

**Existing and Proposed Land Use Area (CLUP 2022-2031)**

Land Use Category	Sub-Categories	Increased Area Reclassified (in Has.) as per approved CLUP 2022-2031 (Old Area)	Increased Area Reclassified (in Has.) as per approved CLUP 2022-2031 (New Area as November 26, 2025)	Proposed Area for Reclassification (in Has.) (Special Reclassification)	Remarks/Comments
Urban Use Area	Residential	213.6818	215.9517	2.4466  0.0700  (-0.2467)	Residential - 4PH (Brgy. Balugo) (May 17, 2024 -date Certification OMA) – with Approved Ordinance  August 14, 2025 (Application from Commercial to Residential)  November 26, 2025 (Application from Residential to Industrial – I3) (Added to Industrial
	Commercial	50.8037	50.7337	(-0.0700)	(August 14, 2025-added to Residential)
	Institutional	8.8347	8.8347		
	Parks & Recreation	2.0741	2.0741		
	Socialized Housing	6.1403	6.1403		
	Infrastructure/utilities/	33.1072	33.1072		

ALBERTO D. SUMALJAG  
ROBERTO C. COLASITO  
ROMEO M. JUKCO  
ANDRES Z. TUDIO  
DELIA E. BATISTIS  
BERNARD JOE D. MESTULA  
PAMELA M. BOHOLST

ROLAN E. ESPINOSA  
MARIEL E. MARINAY  
CARL KEVIN E. BATISTIS  
ROLANDO M. ERCAS, JR.  
JOIE B. YBANEZ  
RODOLFO S. BILBAO, JR.

	Services				
	<b>Total Urban Area</b>	<b>314.6418</b>	<b>314.6418</b>	<b>2.4466</b>	
Other Categories	Agri-Industrial Area	2.7698	2.7698		
	Industrial	90.5739	91.8206	1.0000  0.2467	Industrial - Catingub (Malitog, Poblacion) (August 19,2024 – date Certification OMA) – with approved Ordinance November 26, 2025 (from Residential)
	Tourism (Eco-Tourism)	7.8420	7.8420		
	Cemetery/Memorial Park	2.6970	2.6970		
	<b>Total Other Categories Uses</b>	<b>103.8827</b>	<b>105.1294</b>	<b>1.2467</b>	
	<b>Total Proposed Reclassification</b>	<b>418.5245</b>	<b>421.9711</b>	<b>3.4466</b>	<b>421.9711</b>

Total Agricultural Area per the approved CLUP 2022-2031 – 7,471.4192 has.  
 Total proposed Area for Reclassification CLUP + Special Reclassification – 421.9711 has.  
 which is 5.65% of the Total Agricultural

**SECTION 3. MANNER OF UTILIZATION.** The subject land shall be strictly utilized in accordance with the Municipal Zoning Ordinance of Albuera. Leyte and other applicable laws, rules and regulations.

**SECTION 4. CONVERSION.** This ordinance shall not be construed as a conversion order.

**SECTION 5. EFFECTIVITY.** This ordinance shall take effect upon approval.

**APPROVED.**

ENACTED BY THE 12<sup>TH</sup> SANGGUNIANG BAYAN OF ALBUERA, LEYTE DURING ITS 23<sup>RD</sup> REGULAR SESSION HELD ON DECEMBER 15, 2025 AT THE SB SESSION HALL, ALBUERA, LEYTE.

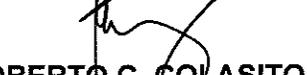
**ATTESTED AND CERTIFIED TO BE DULY ADOPTED:**

  
**CARL KEVIN E. BATISTIS**  
 SB Member I

  
**ROLANDO M. EBCAS, JR.**  
 SB Member I

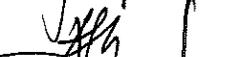
  
**JOJE B. YBANEZ**  
 SB Member I

  
**RODOLFO S. BILBAO, JR.**  
 SB Member I

  
**ROBERTO C. COLASITO**  
 SB Member I

**Absent**  
**ALBERTO C. SUMALJAG**  
 SB Member I

  
**ROMEO M. JUNCO**  
 SB Member I

  
**ANDRES C. TUDIO**  
 SB Member I

  
**DELLA C. BATISTIS**  
 LnB/President/Ex-Officio Member

  
**BERNARD JOEY D. MESTULA**  
 PPSK/President/Ex-Officio Member

I HEREBY CERTIFY that this is a true and accurate copy of the Ordinance duly enacted by the 12<sup>TH</sup> Sangguniang Bayan of Albuera, Leyte on its 23<sup>rd</sup> Regular Session on December 15, 2025 at the Sangguniang Bayan Session Hall.



**PAMELA M. BOHOLST, MPA**  
Secretary to the Sangguniang Bayan I



**MARIEL E. MARINAY**  
Municipal Vice-Mayor I/Presiding Officer

APPROVED:



**ROLAN E. ESPINOSA**  
Municipal Mayor

Date: DEC 18 2025



Republic of the Philippines  
PROVINCE OF LEYTE  
Municipality of Albuera

**OFFICE OF THE SANGGUNIANG BAYAN**  
**ATTENDANCE SHEET**

23rd REGULAR SESSION  
of the 12th Sangguniang Bayan

SB Session Hall  
Venue

December 15, 2025

No.	Name & Designation	Signature
1	Hon. MARIEL E. MARINAY Mun. Vice Mayor / Presiding Officer	
2	Hon. CARL KEVIN E. BATISTIS SB Member	
3	Hon. ROLANDO M. EBCAS JR. SB Member	
4	Hon. JOJE B. YBAÑEZ SB Member	
5	Hon. RODOLFO S. BILBAO JR. SB Member	
6	Hon. ALBERTO C. SUMALJAG SB Member	Sick leave
7	Hon. ROBERTO C. COLASITO SB Member	
8	Hon. ROMEO M. JUNCO SB Member	
9	Hon. ANDRES C. TUDIO SB Member	
10	Hon. DELIA E. BATISTIS ABC President, Ex-Officio	
11	Hon. BERNARD JOEY D. MESTULA SK Federation President, Ex-Officio	

**CERTIFICATION**

I hereby certify that those who have affixed their signatures above, have actually attended the 23rd Regular Session of the 12th Sangguniang Bayan of Albuera, Leyte, held at the SB Session Hall on December 15, 2025

**PAMELA M. BOHOLST**  
Secretary to the Sanggunian Bayan