



Republic of the Philippines
PROVINCE OF LEYTE
 Provincial Capitol
 Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Item No.: 18
 Date: 17 2026 MAR

PROVINCE OF LEYTE
 LEGAL OFFICE

RELEASED

By: [Signature]
 Date: 3.9.26 Time: 9m

Sangguniang Panlalawigan
 Province of Leyte
RECEIVED

Date: MAR 03 2026
 By: [Signature]

2nd INDORSEMENT
 February 26, 2026

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2026-02 of the Sangguniang Bayan of Hilongos, Leyte.

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

- Ordinance No. 2026-02 entitled: **“An Ordinance reclassifying lot No. 14758 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.

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

¹ (viii) *Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;*

without prejudice to the opinions rendered by higher and competent authorities and/or the courts.



ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer

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

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
13 February 2026

PROVINCE OF LEYTE
LEGAL OFFICE
RECEIVED
By: *Jms*
Date: *24 Feb. 26* Time: *9:00*

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2026-02** of the **Municipality of Hilongos, Leyte**, entitled: **An Ordinance reclassifying Lot No. 14758 having an area of Two Thousand Ninety-Three (2,093) square meters from agricultural land to residential land declared in the name of spouses Florencio and Diosdada Niñez in Barangay Naval, Hilongos, Leyte.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



Republic of the Philippines
Province of Leyte
Municipality of Hilongos



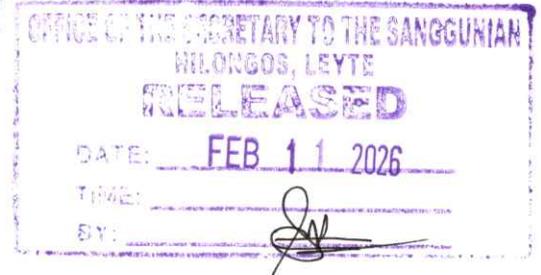
OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Sangguniang Panlalawigan
Province of Leyte
RECEIVED

10 February 2026

Date: 13 February 2026
By: [Signature]

HON. LEONARDO M. JAVIER, JR.
Provincial Vice-Governor
Province of Leyte
Tacloban City



Sir:

Greetings!

Respectfully submitting fifteen (15) copies of **Municipal Ordinance No. 2026-02: An Ordinance Reclassifying Lot No. 14758 having an area of Two Thousand Ninety Three (2,093) square meters from Agricultural Land to Residential Land declared in the name of Spouses Florencio and Diosdada Niñez in Barangay Naval, Hilongos, Leyte with supporting documents.**

Hoping for its approval, I am.

Very respectfully yours,

[Signature]
CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian



OFFICE OF THE SANGGUNIANG BAYAN

MUNICIPAL ORDINANCE NO. 2026-02

Date: 13 February 2026
By: [Signature]

AN ORDINANCE RECLASSIFYING LOT NO. 14758 HAVING AN AREA OF TWO THOUSAND NINETY THREE (2,093) SQUARE METERS FROM AGRICULTURAL LAND TO RESIDENTIAL LAND DECLARED IN THE NAME OF SPOUSES FLORENCIO AND DIOSDADA NIÑEZ IN BARANGAY NAVAL, HILONGOS, LEYTE

Authored by: **HON. JOSEPH F. FULACHE**
Chairperson, Committee on Housing, Land Use, Planning and Development

CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian

RICHARD BENEDICT V. OGARIO
Ex-Officio Member/President,
Liga ng mga Barangay

MANUEL M. GABISAN
SB Member

CRIS ANTONIO B. ONG
SB Member

MANUEL V. LORA
SB Member

CECILLE ANTONIETTE C. SABRIDO
Ex-Officio Member / President, Pambayang Pederasyon ng
Sangguniang Kabataan (absent)

FRANCISCO M. ORTEGA
SB Member

TRINIDAD V. ZARATE
SB Member

ALINE B. REOMA
SB Member

WHEREAS, pursuant to Section 20 of Republic Act No. 7160, also 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, Section 1 (a) of Presidential Memorandum Circular No. 54 series of 1993, entitled: "Prescribing the Guidelines Governing Section 20 of RA 7160 of 1991 authorizing Cities and Municipalities to Reclassify Agricultural Land into Non-Agricultural Uses" provides that Cities and Municipalities with Comprehensive Land Use Plans reviewed and approved in accordance with Executive Order No. 72 "may authorize the re-classification of agricultural lands into non-agricultural uses and provide for the manner of their utilization or disposition, subject to the limitations and other conditions prescribed by the Local Government Code.

WHEREAS, the Local Government of Hilongos recognizes the need to ensure that land use aligns with the evolving needs of the community and promotes sustainable development;

WHEREAS, Spouses Florencio and Diosdada Niñez requested the re-classification of the lot from agricultural to residential purposes;

WHEREAS, after due deliberation, the Sangguniang Bayan finds that the reclassification of the subject parcel of land will support the housing needs of the growing population.

BE IT ORDAINED by the 17th Sangguniang Bayan of Hilongos, Leyte in a regular assembled that:

SECTION 1. TITLE - This Ordinance shall be known as Reclassifying Lot No. 14758 declared in the name of Spouses Florencio and Diosdada Niñez.

SECTION 2. AUTHORITY TO RECLASSIFY - Section 20 of RA 7160, also known as the Local Government Code of 1991 provides that "a city or municipality may through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the re-classification 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 3. RECLASSIFICATION - The 2,093 square meters more or less parcel of land covered under Lot 14758 located in Barangay Naval is hereby classified from

MANUEL R. VILLAHERMOSA
Municipal Mayor

BERNADETH M. NERVES
SB Member

JOSEPH F. FULACHE
SB Member

ALBERT R. VILLAHERMOSA
Municipal Vice-Mayor
(on vacation leave)

CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian

SECTION 3. RECLASSIFICATION - The 2,093 square meters more or less parcel of land covered under Lot 14758 located in Barangay Naval is hereby classified from Agricultural Land to Residential Area, under Tax Declaration No. 14028-00271-R13 declared in the name of Spouses Florencio and Diosdada Niñez under Lot No. 14758 with the following boundaries:

- North - E - National Road
- East - S - Ass. Lot # 011 (696)
- South - W - Ass. Lot # 016 (702)
- West - N - Ass. Lot # 023 (14759, equivalent to Lot 698-B, Csd-08-010152-D)

SECTION 4. CANCELLATION / REVERSION - The above-mentioned property reclassified under this ordinance shall be used solely for the purpose. The Local Government of Hilongos shall cancel the authorization and revert the property to its original classification for violation of any of the following grounds, to wit:

- a) Misrepresentation or concealment of material facts in the application
- b) Any other violation of the rules and regulations which are material to the grant of the reclassification.

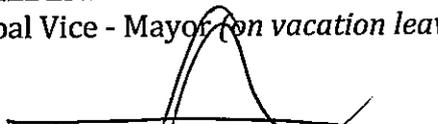
SECTION 5. SEPARABILITY CLAUSE - If for any reason, any section of provisions of this Ordinance is declared illegal or unconstitutional, the other provisions which are not affected thereby shall continue to be in full force and effect.

SECTION 6. REPEALING CLAUSE. All ordinances, executive orders, memoranda and other local issuances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed or modified accordingly.

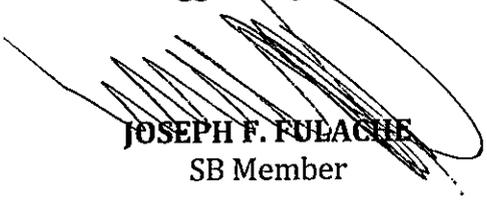
SECTION 7. EFFECTIVITY CLAUSE- This Ordinance shall take effect in accordance with the provisions of the RA 7160 or the Local Government Code of 1991 and its Implementing Rules and Regulations and other pertinent laws as may be applicable.

ENACTED this 19th day of January, 2026 on motion of Hon. Joseph F. Fulache in unanimous accord during the 3rd Regular Session of the 17th Sangguniang Bayan.

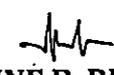
ALBERT R. VILLAHERMOSA
Municipal Vice - Mayor (on vacation leave)


CRIS ANTONIO B. ONG
SB Member


BERNADETH M. NERVES
SB Member


JOSEPH F. FULACHE
SB Member


MANUEL V. LORA
SB Member


ALINÉ B. REOMA
SB Member


MANUEL R. VILLAHERMOSA
Municipal Mayor

RICHARD BENEDICT M. OGARIO
Ex-Officio Member / President,
Liga ng mga Balatngay

MANUEL M. GABISAN
SB Member

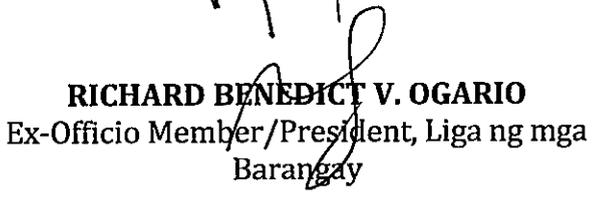
CECILLE ANTONIETTE C. SABRIDO
Ex-Officio Member / President, Pambayang Pederasyon ng
Sangguniang Kabaaan (absent)

FRANCISCO M. ORTEGA
SB Member

TRINIDAD V. ZARATE
SB Member

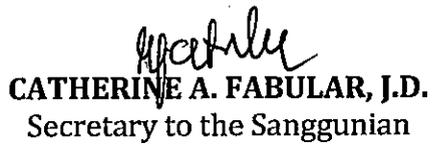

FRANCISCO M. ORTEGA
SB Member


TRINIDAD V. ZARATE
SB Member

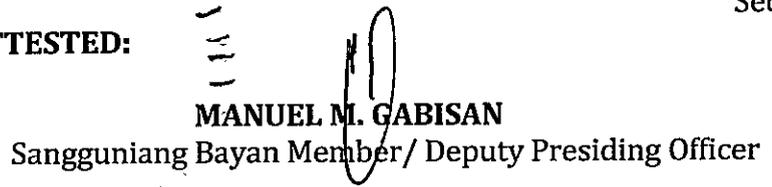

RICHARD BENEDICT V. OGARIO
Ex-Officio Member/President, Liga ng mga Barangay

CECILLE ANTONIETTE C. SABRIDO
Ex-Officio Member/President,
Pambayang Pederasyon ng Sangguniang Kabataan (*absent*)

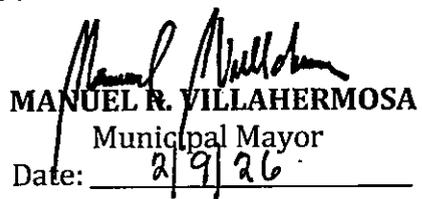
I HEREBY CERTIFY to the correctness of the foregoing ordinance.

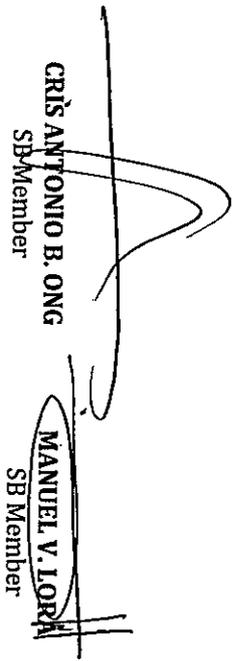

CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian

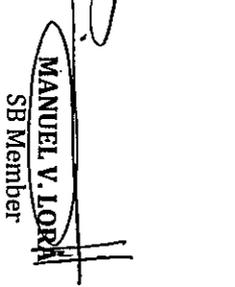
ATTESTED:


MANUEL M. GABISAN
Sangguniang Bayan Member/ Deputy Presiding Officer

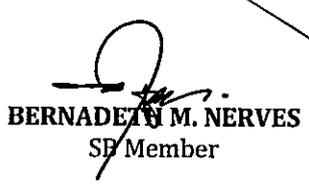
APPROVED:


MANUEL R. VILLAHERMOSA
Municipal Mayor
Date: 2/9/26


CRIS ANTONIO B. ONG
SB Member


MANUEL V. LORA
SB Member


ALINE B. REOMA
SB Member


BERNADETH M. NERVES
SB Member


JOSEPH FULACHE
SB Member

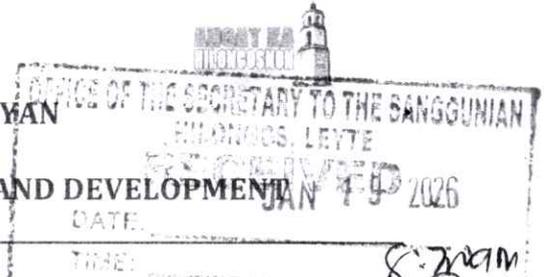
ALBERT R. VILLAHERMOSA
Municipal Vice-Mayor
(on vacation leave)



Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE SANGGUNIANG BAYAN

COMMITTEE ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT



MINUTES OF THE COMMITTEE MEETING ON THE DISCUSSION AND EVALUATION OF TWO (2) APPLICATIONS FOR LAND CLASSIFICATION SUBMITTED TO THE SANGGUNIANG BAYAN ON FRIDAY, JANUARY 16, 2026 AT THE LORETO P. LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, HILONGOS, LEYTE.

In attendance:

- | | |
|---------------------------|---|
| Hon. Joseph F. Fulache | - SB Member/Chairperson, Committee on Housing, Land Use, Planning and Development |
| Engr. Levi L. Mendros Jr. | - Municipal Planning Development Coordinator, MPDO |
| Ms. Paulitte P. Lagbas | - OIC, Office of the Municipal Agriculturist |
| Ms. Diosdada N. Niñez | - Land Owner, Brgy. Owak, Hilongos, Leyte |
| Mr. Florencio R. Niñez | - Land Owner, Brgy. Owak, Hilongos, Leyte |
| Hon. Lester N. Niñez | - Barangay Kagawad, Brgy. Owak, Hilongos, Leyte |
| Ms. Rosario B. Gibe | - Representative of Ms. Corazon B. Manatad, Brgy. San Juan, Hilongos, Leyte |

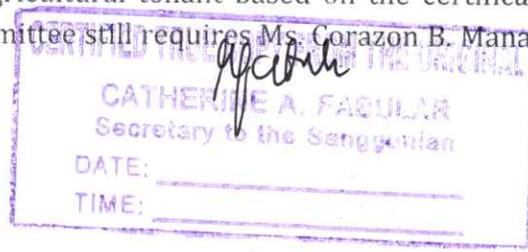
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The Committee Meeting convened at 9:52 in the morning with a prayer led by the Secretariat. With the presence of the landowners, representatives, and resource persons, Hon. Joseph F. Fulache, Chairperson of the Committee, declared that a quorum was present. He then proceeded to discuss and evaluate the following two (2) applications for land classification submitted to the Sangguniang Bayan of:

1) Ms. Corazon B. Manatad in Barangay San Juan, Hilongos, Leyte

- The application was represented by **Ms. Rosario B. Gibe** of Barangay San Juan, Hilongos, Leyte, through a letter addressed to **Hon. Albert R. Villahermosa**, Presiding Officer of the Sangguniang Bayan. The following documents were submitted and evaluated:
 - Zoning Certification from Office of the MPDC signed by Engr. Levi L. Mendros, Jr., CE, Enp
 - Certification from DAR signed by Atty. Daniel E. Pen, OIC-Provincial Agrarian Reform Program Officer II
 - Certification from Office of the Municipal Agriculturist signed by Ms. Elma P. Oja
 - Photocopy of Original Certificate of Title No. 2023000300
 - Tax Declaration No. 14036-00357 R-13
 - Sketch Plan

According to Hon. Fulache, although the certification from Atty. Daniel E. Pen stated that the land subject to this reclassification has no agricultural tenant based on the certification issued by the concerned BARC Chairman, the Committee still requires Ms. Corazon B. Manatad,



through her representative, Ms. Rosario B. Gibe, to submit the **BARC Certification** as the lacking document to the office by Monday before the session starts.

2) Spouses Florencio and Diosdada Niñez in Barangay Naval, Hilongos, Leyte

➤ The Committee also discussed the application filed through a letter addressed to **Hon. Albert R. Villahermosa**, through the SB Secretary to the Sanggunian, from **Diosdada N. Niñez**, with the following supporting documents:

- Certification from the MPDC- Engr. Levi L. Mendros
- Certification from the office of the Municipal Agriculturist signed by Ms. Elma P. Oja
- Certification from DAR signed by Mr. Ruben A. Rabato
- Original Certificate of Title No. P88845 (Photocopy)
- Tax Declaration No. 14-02800271-R13
- Sketch Map (surveyed and issued by Engr. Presciliano A. Castañares)
- Certification from BARC signed by Hi. Antonio A. Cavero
- Certification from BARC Chairman signed by Sonia C. Rutor- states among others that the land is free from all claims of tenancy and other tenancy relationship issues.
- Certification from NIA signed by Rogelio F. Ballesteros- in which that the land subject on this reclassification has not been served by irrigation for more than five (5) years and not included in the Masterlists of the NIA.
- Zoning Map 2024-2034 (issued by the MPDO)

Engr. Levi L. Mendros Jr., Municipal Planning and Development Coordinator, recommended that after the reclassification, the applicant should apply to the **Department of Agrarian Reform (DAR)** for land conversion.

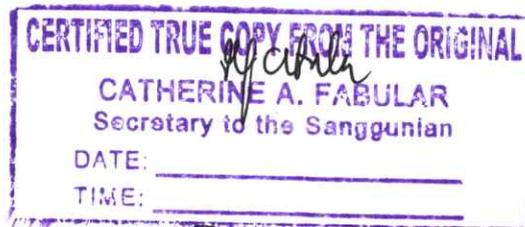
After that, Hon. Fulache concluded that, as far as the Committee is concerned, the requirements for the reclassification have been met. Therefore, it is the recommendation of the Committee that this be approved and reclassified from agricultural to residential, and that it be endorsed for **Second Reading** in the plenary.

With no other items left for deliberation, the committee meeting was adjourned at 10:11 in the morning.

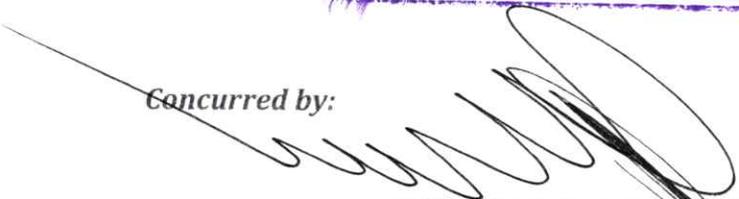
I hereby certify to the correctness of the foregoing minutes.

Prepared by:


DARRYL KRISTIE M. OBTIAR
 Secretariat



Concurred by:


HON. JOSEPH F. FULACHE
 SB Member/Chairperson, Committee on Housing,
 Land Use, Planning and Development



Republic of the Philippines
Province of Leyte
Municipality of Hilongos

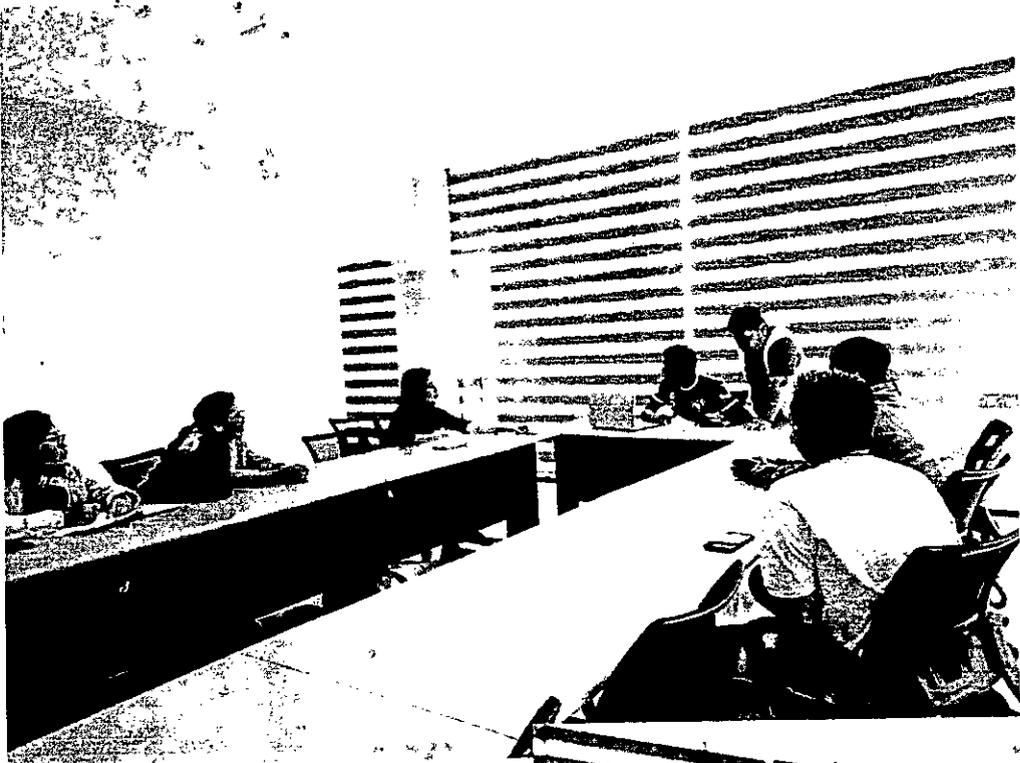


ATTENDANCE SHEET

COMMITTEE MEETING ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT ON FRIDAY, JANUARY 16, 2026 AT 9:30 IN THE MORNING, LORETO LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, HILONGOS, LEYTE

Name	Position	Sex		Office/ Agency	Signature
		Male	Female		
1. DIDSADA N. NIÑEZ	Land Owner		✓	BRGY. OWAK HOS. LEYTE	<i>[Signature]</i>
2. FLORENCIO R. NIÑEZ	Land Owner	✓		BRGY. OWAK HOS. LEYTE	<i>[Signature]</i>
3. UESTER N. NIÑEZ	BRGY. KAGANAD	✓		BRGY. OWAK HOS. LEYTE	<i>[Signature]</i>
4. ROSARIO B. GIBE	representative		✓	BRGY SAN JUAN	<i>[Signature]</i>
5. PAULITE P. LAGBAS	Acing-Mun. Agriculturist		✓	OMA	<i>[Signature]</i>
6. Joseph F. Fulaca	<i>[Signature]</i>	✓		SB	<i>[Signature]</i>
7. LEVI L. MENDROS JR.	mPDC	✓		MPPD	<i>[Signature]</i>
8. DARRYL KRISTIE M. DUTRA				SB	<i>[Signature]</i>
9.					

CERTIFIED TRUE COPY FROM THE ORIGINAL
CATHERINE A. FABULAR
 Secretary to the Sanggunian
 DATE: _____
 TIME: _____

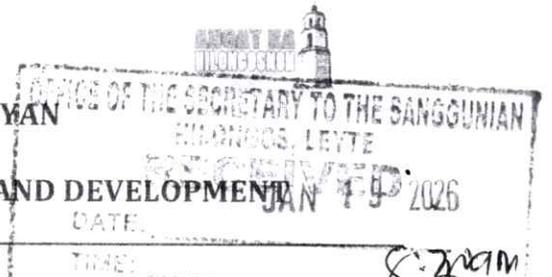




Republic of the Philippines
Province of Leyte
Municipality of Hilongos

OFFICE OF THE SANGGUNIANG BAYAN

COMMITTEE ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT



MINUTES OF THE COMMITTEE MEETING ON THE DISCUSSION AND EVALUATION OF TWO (2) APPLICATIONS FOR LAND CLASSIFICATION SUBMITTED TO THE SANGGUNIANG BAYAN ON FRIDAY, JANUARY 16, 2026 AT THE LORETO P. LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, HILONGOS, LEYTE.

In attendance:

- Hon. Joseph F. Fulache - SB Member/Chairperson, Committee on Housing, Land Use, Planning and Development
- Engr. Levi L. Mendros Jr. - Municipal Planning Development Coordinator, MPDO
- Ms. Paulitte P. Lagbas - OIC, Office of the Municipal Agriculturist
- Ms. Diosdada N. Niñez - Land Owner, Brgy. Owak, Hilongos, Leyte
- Mr. Florencio R. Niñez - Land Owner, Brgy. Owak, Hilongos, Leyte
- Hon. Lester N. Niñez - Barangay Kagawad, Brgy. Owak, Hilongos, Leyte
- Ms. Rosario B. Gibe - Representative of Ms. Corazon B. Manatad, Brgy. San Juan, Hilongos, Leyte

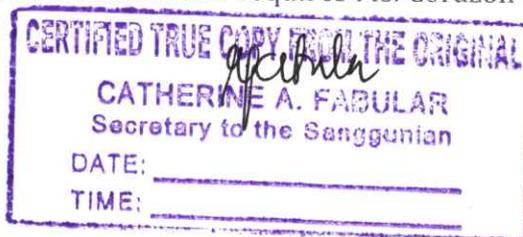
X-----X

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- The application was represented by **Ms. Rosario B. Gibe** of Barangay San Juan, Hilongos, Leyte, through a letter addressed to **Hon. Albert R. Villahermosa**, Presiding Officer of the Sangguniang Bayan. The following documents were submitted and evaluated:
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through her representative, Ms. Rosario B. Gibe, to submit the **BARC Certification** as the lacking document to the office by Monday before the session starts.

2) Spouses Florencio and Diosdada Niñez in Barangay Naval, Hilongos, Leyte

➤ The Committee also discussed the application filed through a letter addressed to **Hon. Albert R. Villahermosa**, through the SB Secretary to the Sanggunian, from **Diosdada N. Niñez**, with the following supporting documents:

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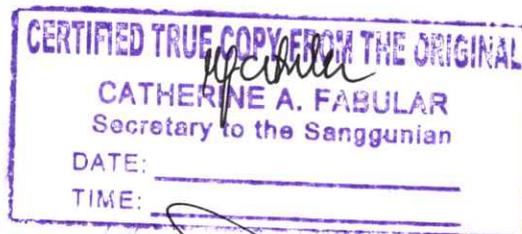
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Prepared by:


DARRYL KRISTIE M. OBTIAR
 Secretariat



Concurred by:


HON. JOSEPH F. FULACHE
 SB Member/Chairperson, Committee on Housing,
 Land Use, Planning and Development



Republic of the Philippines
Province of Leyte
Municipality of Hilongos



ATTENDANCE SHEET

COMMITTEE MEETING ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT ON FRIDAY, JANUARY 16, 2026 AT 9:30 IN THE MORNING, LORETO LORA'S HALL, GROUND FLOOR OF THE LEGISLATIVE BUILDING, HILONGOS, LEYTE

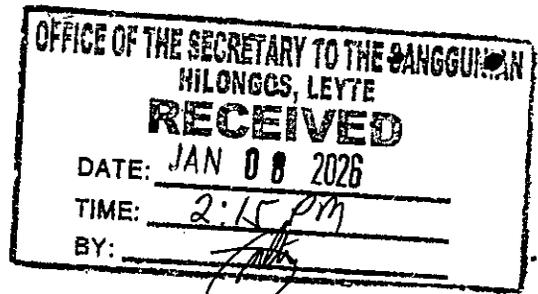
Name	Position	Sex		Office/ Agency	Signature
		Male	Female		
1. DIDSADA N. NIÑEZ	Land Owner		✓	BRCY. OWAK HOS. LEYTE	<i>[Signature]</i>
2. FLORENIO R. NIÑEZ	Land Owner	✓		BRCY. OWAK HOS. LEYTE	<i>[Signature]</i>
3. UESTER N. NIÑEZ	BRCY. KAGANAD	✓		BRCY. OWAK HOS. LEYTE	<i>[Signature]</i>
4. ROSARVO B. GIBE	representative		✓	BRCY SAN JUAN	<i>[Signature]</i>
5. PAULITE P. LAGBAS	Acing-Mun. Agriculturist		✓	OMA	<i>[Signature]</i>
6. Joseph F. Fulaca	<i>[Signature]</i>		✓	SB	<i>[Signature]</i>
7. LEVI L. MENDROS JR.	mPDC		✓	MPPU	<i>[Signature]</i>
8. DARREL KRISTIE M. DATIVE	<i>[Signature]</i>		✓	SB	<i>[Signature]</i>
9.					

CERTIFIED TRUE COPY FROM THE ORIGINAL
CATHERINE A. FABULAR
 Secretary to the Sanggunian
 DATE: _____
 TIME: _____



Jan. 8, 2026

HON. ALBERT R. VILLAHERMOSA
Municipal Mayor
Hilongos, Leyte



Thru: **MS. CATHERINE A. FABULAR**
Secretary to the Sanggunian

Sir:

Good day! I would like to humbly apply my lot for a re-classification from Agricultural Land to Residential Land for **Lot No. 14758** containing an area of **2,093 square meters** with **Tax Declaration No. TD 14028-00271-R13** under the name **FLORENCIO and DIOSDADA NIÑEZ** located at Barangay Naval Hilongos, Leyte, with **Original Certificate of Title No. P-88845**.

Attached please find the copies of the following:

1. Certification from the MPDC – Levy L. Mendros
2. Certification from the office of the Municipal Agriculturist signed by Ms. Elma P. Oja
3. Certification from DAR signed by Mr. Ruben A. Rabato
4. Original Certificate of Title No. P88845 (Photocopy)
5. Tax Declaration No. 14-02800271-R13
6. Sketch Map
7. Certification from BARC signed by Hi. Antonio A. Cavero
8. Certification from BARC Chairman signed by Sonia C. Rutor
9. Certification from Nia signed by Rogelio F. Ballesteros
10. Zoning Map 2024 - 2034

Thank you and hoping for favorable response.

Respectfully yours,

[Signature]
DIOSDADA N. NIÑEZ
Brgy, Owak Hilongos, Leyte

09663040876



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF HILONGOS



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

CERTIFICATION

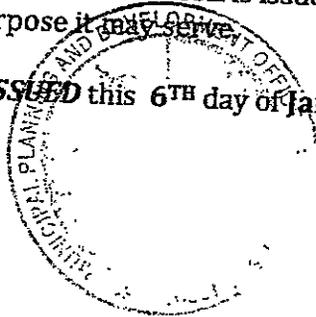
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the parcel of land described below is currently for reclassification from **Agricultural** to **Residential** as allowable use, as indicated in the Zoning Ordinance and aligned with the 2024-2034 Comprehensive Land Use Plan of the municipality of Hilongos, Leyte, per Municipal Ordinance No. 2024-28.

Name of Owner	:	SPOUSES: FLORENCIO and DIOSDADA NIÑEZ
Location	:	BRGY. NAVAL, HILONGOS, LEYTE
Lot Number	:	14758
Tax Declaration Number	:	14028-00271 - R13
Area	:	2,093 sq.m.
Zoning Classification	:	Agricultural (PDA-SZ)

This certification is issued upon the request of **Ms. Diosdada Niñez** for whatever legal purpose it may serve.

ISSUED this **6TH** day of **January, 2026**, Hilongos, Leyte, Philippines.



LEVI L. MENDROS, JR., CE. EnP.
Mun. Planning & Dev't. Coordinator

O.R. No : 1742553 C
Dated : January 6, 2026
Amount : ₱ 200.00
Hilongos, Leyte



BAGONG PILIPINAS

Republic of the Philippines
Province of Leyte
Municipality of Hilongos



OFFICE OF THE MUNICIPAL AGRICULTURIST

CERTIFICATION

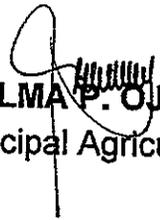
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a portion of land subject of this request is located at Brgy. Naval, Hilongos, Leyte, under Tax Declaration No. 14028-00271-R13, with an area of Two Thousand Ninety Three (2093) square meters, with declared owner; **SPOUSES: FLORENCIO and DIOSDADA N. NIÑEZ.**

As per validation and ocular inspection, the subject area though classified as Agricultural-Riceland Irrigated, is no longer feasible for rice production as evidenced by the absence of dikes and Irrigation Canals, and has not been utilized for any agricultural purposes for a quiet a period of time.

This Certification is issued upon the request. **SPOUSES: FLORENCIO and DIOSDADA N. NIÑEZ.**
for whatever purpose this may serve her best.

Issued this 23rd day of December, 2025 at Hilongos, Leyte
Philippines.


ELMA P. OJA
Municipal Agriculturist



CERTIFICATION

THIS IS TO CERTIFY that as per records on file in this office, Lot No. 14758 containing an area of 0.2093 hectare, covered by Tax Declaration No. 14028-00271 R-13, declared in the name of Spouses Florencio and Diosdada N. Niñez , under Title No. P-88845 situated at Brgy. Naval, Hilongos, Leyte has no issued Emancipation Patent (EP)/ Certificate of Land Ownership Award (CLOA) nor had been covered under PD27 / RA 6657, nor any agrarian reform program.

THIS CERTIFIES FURTHER that the subject landholding is NOT TENANTED, with no improvement thereon.

This Certification is being issued upon request of Diosdada N. Niñez for whatever legal purpose it may serve.

Given this 7th of January 2026 at DAR Municipal Office, Hilongos, Leyte.



RUBEN A. REBATO, EnP., J.D.
Municipal Agrarian Reform Program Officer

CONDITIONS:

- 1) This certification shall not be construed as exemption from CARP coverage.
- 2) This certification shall not be construed as a Certificate of Eligibility for Conversion.
- 3) This certification shall not be construed as an ownership by the applicant of the above listed parcel(s) of land.
- 4) This Certification should not be used for purposes of registration or transfer of ownership.
- 5) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

SN Blg. 1256482

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

Katibayan ng Orihinal na Titulo

P-88845
Blg.

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

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. VIII

KALOOB NA PATENTE BLG. 083719-35150

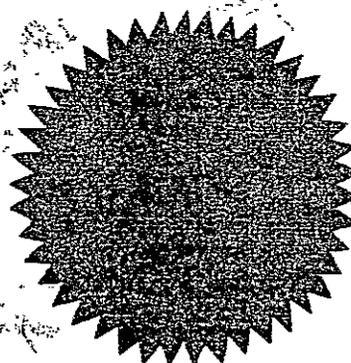
SA LAHAḂ NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SPOUSES FLORENCIO and DIOSDADA N. NINEZ

....., Filipino, may sapat na gulang, kasal kay N/A at nakatira sa Brgy. Owak, Hilongos, Leyte na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ipinagkakaloob sa pamamagitan ng Di-Patentieng ito ang lupaing nasa Brgy. Naval, Hilongos, Leyte na may kabuuang sukat na 2,093 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinman sa mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasa sa at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban at kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailangan sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI BENIGNO SIMEON C. AQUINO III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa **PAULO L...** ngayong ika- **06 SEP 2010** ng sa taon ng Ating Panginoon, labinsiyam na raan at



SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

ROBIN A. TUMOLVA
PENR Officer

Nakatata sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- ng

Two Thousand Eleven, Labinsiyam na raan at sa 1:00 P.M.

Hilongos, Leyte

(Tirahan ng May-ari)

..... VILLAROSA, JR.

Tagatala ng mga Kasulatan at Ari-arian

(Karugtong mula sa pahina -B)

(Karugtong sa Karagdagang Pahina Pahina Tagatala ng mga Kasulatan at Ari-arian)

TAX DECLARATION OF REAL PROPERTY

TD No. 14028-00271-R13 Property Identification No. 044-14-028-05-022

Owner: SPOUSES: FLORENCIO and DIOSDADA N. NIÑEZ TIN: _____

Address: HILONGOS, LEYTE Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property: NAVAL HILONGOS, LEYTE
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCTCLOA No. P-88845

Survey NO. LOT - 14758

CCT _____

Lot No. Equivalent to LOT 698-A, Csd-08-010152-D

Dated: _____

Blk. No. _____

Boundaries: _____

North: E - NATIONAL ROAD

South: W - ASS. LOT # 016 (702)

East: S - ASS. LOT # 011 (696)

West: N - ASS. LOT # 023 (14759, Equivalent to

LOT 698-B, Csd-08-010152-D)

KIND OF PROPERTY ASSESSED:

- LAND MACHINERY
 BUILDING Others:

Brief Description: AT: 9/18/2012

Specify: _____

No. of Storeys: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	.2093 Php	8,260.00	RICE LAND (IRRIG.)	40 % Php	3,300.00
TOTAL:	.2093 Php	8,260.00			3,300.00

Total Assessed Value THREE THOUSAND THREE HUNDRED PESOS ONLY
Amount in Words

Taxable Exempt

Effectivity of Assessment/Reassessment FOR AND BY THE AUTHORITY 2012
OF THE PROVINCIAL ASSESSOR Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

(SGD) BELSHAZAR C. RUIZ
Municipal Assessor

SGD. ELENA D. GO
TECHNICAL SUPERVISOR
ATTY. RAFAEL M. IRIARTE
Provincial Assessor Date _____

This declaration cancels TD No. 14028-00265-R13 Owner: SAME OWNER Previous A.V. Php 3,300.00

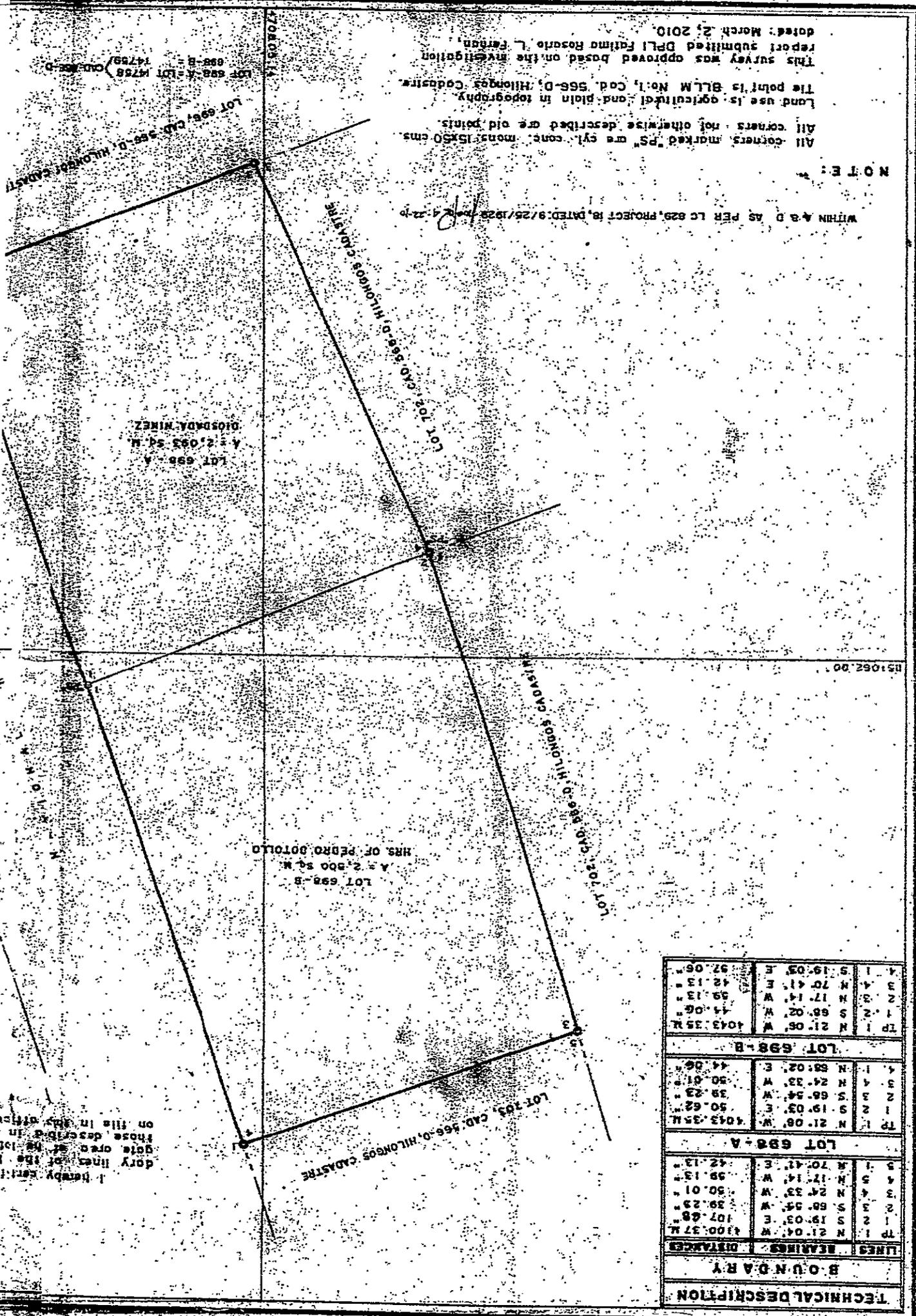
Memoranda **"NOT VALID W/O OUT SEAL"**



Notes: This declaration is for tax purposes only and the valuation indicated herein are based on the schedule of unit market values under Ordinance No. _____ an Ordinance by the Sangguniang _____ It does not and cannot by itself alone confer any ownership or legal title of the property.

NOTE:
 All corners marked "PS" are cyl. conc. morns. 15x50 cms.
 All corners not otherwise described are old points.
 Land use is agricultural and plain in topography.
 The point is BLM No. 1, Cad. 566-D, Hilongos Cadastre.
 This survey was approved based on the investigation
 report submitted DPL Fatima Rosario L. Ferran
 dated: March 2, 2010.

WITHIN A & D AS PER LC 629, PROJECT IS, DATED: 9/25/1928, BOOK: 4-22-10



TECHNICAL DESCRIPTION	
BOUNDARY	
LINE	BEARINGS & DISTANCES
LOT 698-A	
TP 1	N 21.04 W 100.37 M
1	S 19.03 E 107.68 M
2	S 60.35 W 39.23 M
3	N 24.33 W 50.01 M
4	N 17.14 W 59.13 M
5	N 70.41 E 42.13 M
LOT 698-B	
TP 1	N 21.08 W 104.35 M
1	S 19.03 E 107.68 M
2	S 60.35 W 39.23 M
3	N 24.33 W 50.01 M
4	N 17.14 W 59.13 M
5	N 70.41 E 42.13 M
LOT 698-C	
TP 1	N 21.05 W 104.35 M
1	S 60.35 W 39.23 M
2	S 17.14 W 59.13 M
3	N 70.41 E 42.13 M
4	S 19.03 E 107.68 M

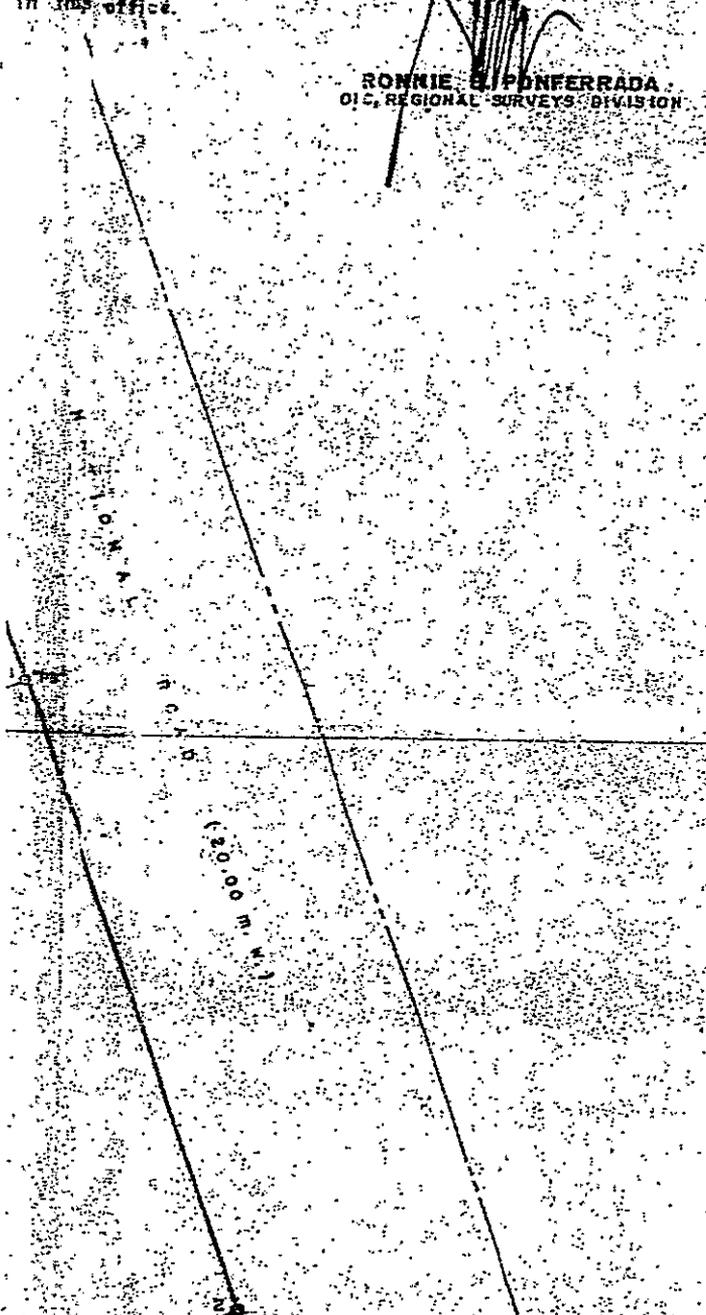
I hereby certify that the dory lines of the lots those described in this plan are in accordance with the data on file in my office.

C

CERTIFICATION

hereby certify that the bearings and distances of the boundaries of the land herein subdivided as well as the aggregate of the lots of this subdivision plan are identical to described in the approved cadastral survey as per record in this office.

RONNIE E. PONFERRADA
OIC, REGIONAL SURVEYS DIVISION



LONGOS CADASTRE

AD-866-D

With our conformity:

[Signature]
PABLO P. DOTOLLO
HRS. OF PEDRO DOTOLLO

[Signature]
DIOSDADA RENEZ
LAND OWNER
(FOR SIMPLE SUBDIVISION ONLY)

VERIFICATION FEE
Paid Under P 1700
O.R. No. 8838439
Date: 3/18/10
2 Lot/s 8 Corners

ORIGINAL SURVEY _____ Surveyed _____ Approved _____
Cod/PCS/885 566-D
Lot No. 898 Patent No. _____ Date _____
Decreed _____ 20 _____ (RC Rec. No. _____)
OCT No. _____ Dated _____ Issued to _____
TCT No. _____ Dated _____ Issued to _____

SUBDIVISION PLAN

OF LOT 898, CAD. 566-D
HILONGOS CADASTRE
AS SURVEYED FOR

DIOSDADA RENEZ, ET AL.

SITUATED IN THE

RURBAN CODE : 08-37-18
BARANGAY OF : H A V A L
MUN./CITY OF : H I L O N G O S
PROVINCE OF : L E Y T E
ISLAND OF : L E Y T E

CONTAINING AN AREA OF 4,593 SQ. M.

ZONE NO.
PPCS-PTM/PRS 92
BEARINGS : GRID/
SCALE 1: 400

0 1 2 3 4 5 10 15 20 30 40 m

I hereby certify that this is a correct plan of the survey made by me personally or under my direct supervision in conformity with the provisions of applicable laws of the Republic of the Philippines and the rules and regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicates the boundaries of the property as indicated to me on the ground by the survey claimant or his authorized representative and that I assume full responsibility for the technical correctness of the survey and the accuracy of the measurement entries.

MARCH 5, 2010
Date of Survey

[Signature]
PRESCILIANO A. CRISTANARES
Geotechnical Engineer

Reg. Cert. No. 004453 Date 03/19/96
Quoted No. 232802 Date 07/20/10

Republic of the Philippines
Department of Environment and Natural Resources
Lands Management Service
Region Office VIII
DENR-LAMP, 855, CANDA HUG, PALO, LEYTE

I hereby certify to the technical correctness of the survey plotted herein, the original field notes and computations of which are on file in this office; therefore, the same is hereby recommended for approval.

[Signature]
RONNIE E. PONFERRADA
OIC, REGIONAL SURVEYS DIVISION

APPROVED : 5-18-10

This approved plan, however, shall not be construed as title to the land.
For & by authority of the DENR Sec.:

[Signature]
RAMON S. URAY
OIC, REGIONAL TECHNICAL DIRECTOR FOR LANDS

3/17/10
Date Submitted

DATE RETURNED	REASON	RECEIVED BY

CM 10-24 N. 124-44 E, SEC. 1 Signature _____ Date _____
Position verified by _____
Plotted on P.M. _____ N _____ E _____
Field Notes checked by: *[Signature]*
Computation checked by: *[Signature]*
Astronomical / Traverse / Lot Data _____
Plotted / Inked by: SENORAN, NP. _____ 05092010
Traced by: _____
Checked & Verified by: *[Signature]* 5-2-10

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

Csd-08-010152-D

REPUBLIC OF THE PHILIPPINES
Province of Leyte
Municipality of Hilongos
Brgy. Naval
Office of the Barangay Agrarian Reform Council (BARC)

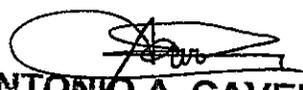
CERTIFICATION

To whom it may concern;

THIS IS TO FURTHER CERTIFY that Lot No. 14758 with Title No. P-88845 under Tax Declaration No. 14028-00271 R-13 declared under the name of spouses FLORENCIO and DIOSDADA N. NIÑEZ which is located in Brgy. Naval Hilongos, Leyte has no record of an adverse claimed and conflict.

This certificate is issued upon his/her request of DIOSDADA N. NIÑEZ in support of whatever legal purpose it may serve.

Given this 7th day of January 2026 in Brgy. Naval Hilongos, Leyte.


HON. ANTONIO A. CAVERO
Punong Barangay

REPUBLIC OF THE PHILIPPINES
Province of Leyte
Municipality of Hilongos
Brgy. Naval
Office of the Barangay Agrarian Reform Council (BARC)

CERTIFICATION

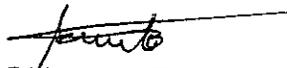
To whom it may concern;

This is to certify that a parcel of land described as **Lot No. 14758** containing an area of 2093 has situated in Brgy. Naval Hilongos, Leyte covered by **Tax Declaration No. 14028-00271 R-13** in the name of spouses **FLORENCIO and DIOSDADA N. NIÑEZ**.

This is to certify further that the same is hereby free from all claims of tenancy and other tenancy relationship issue.

Issued upon the request of the interested party for whatever legal purpose it may serve.

Given this 7th day of January 2025 in Brgy. Naval Hilongos, Leyte.


SONIA C. RUTOR
BARC Chairman



Republic of the Philippines
OFFICE OF THE PRESIDENT
NATIONAL IRRIGATION ADMINISTRATION
REGIONAL OFFICE NO. VIII (EASTERN VISAYAS)
BILIRAN-LEYTE DEL NORTE-LEYTE DEL SUR IMO
BHHD-BIG-DGM SATELLITE OFFICE



CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY the Lot No. 14758 with Tax Declaration No. 14028-00271-R13 located at Brgy. Naval, Hilongos, Leyte with the area of (.2093) square meters has not been served by irrigation for more than five (5) years and not included in our Masterlists and owned by **SPOUSES FLORENCIO and DIOSDADA N. NIÑEZ.**

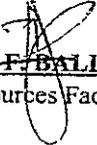
This certification is to comply with the requirements in relation to the issuance for Zoning.

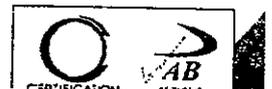
Given this 15th day of DECEMBER, 2025 at National Irrigation Administration (NIA), Hindang-Hilongos Irrigation System (HHIS), Hindang, Leyte, Philippines.

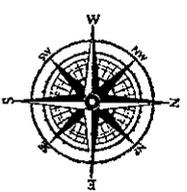
Prepared by:


CONCEPCION N. ALBARILLO
Clerk Processor B

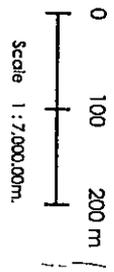
Checked by:


ROGELIO F. BALLESTEROS
Senior Water Resources Facilities Technician





ZONING MAP 2024-2034
BRGY. NAVAL

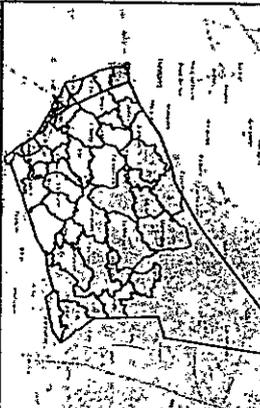


LEGEND:

- Barangay boundary
- Proposed Land Use
- General Residential Zone (GR-Z)
- General Institutional Zone (GI-Z)
- Parks and Recreation Zone (PR-Z)
- Utilities, Transportation and Services Zone (UTS-Z)
- Buffer / Greenbelt Zone (B/G-Z)
- Production Agricultural Sub-Zone (PDA-SZ)
- Protection Agricultural Sub-Zone (PIA-SZ)
- Aquaculture Sub-Zone (AQ-SZ)
- Forestland Land Sub-Zone (FL-SZ)
- Mangrove Sub-Zone (MR-SZ)
- Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
- River and Creek

Disclaimer:
Borough boundaries shown herein are based on the latest Official Gazette and are not Constitutive Actual Political Boundaries.

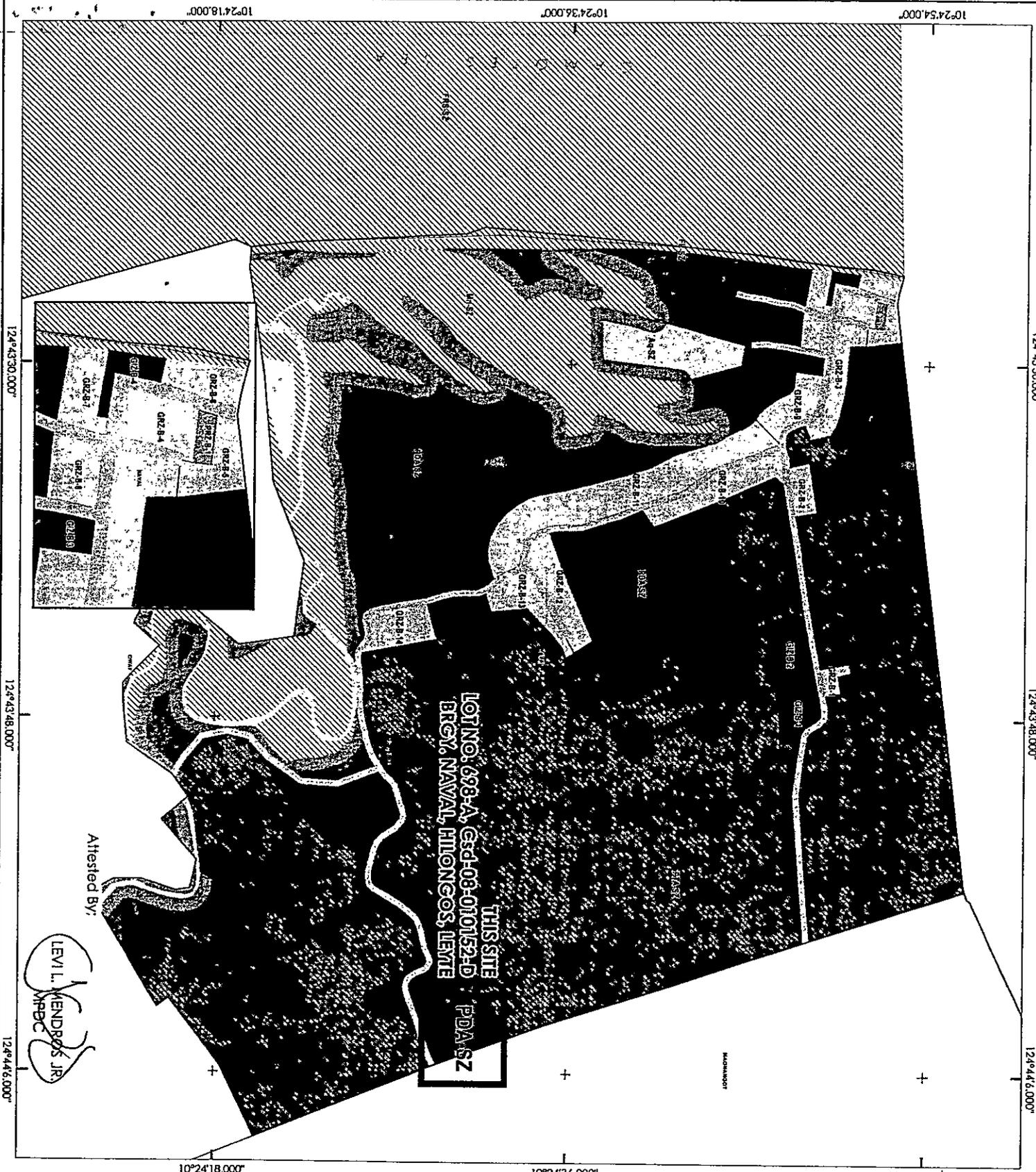
LOCATION



2010 sources:
 - Shoreline, River & Creeks digitized from Vector Data
 - Wind to the National Map and Google Earth
 - Cardinal Coordinates from conversion of Barangay
 - Aerial GPS field survey of Road Network and
 - Workouts by the Office of MPPC
Projection:
 - UTM
 - Universal Transverse Mercator (UTM)
 - Zone 51N



OR PROCESSING & MAP FINISHING:
OFFICE OF MUNICIPAL PLANNING AND DEVELOPMENT COORDINATOR
METROPOLITAN



Attested By:

LEVIL L. MENDROS JR.
 MPPC

Republic of the Philippines
Province of Leyte
Municipality of Hilongos
Barangay San Juan

BARANGAY AGRARIAN REFORM COUNCIL (BARC)
Office of the Chairman

-000-

CERTIFICATION

This is to certify that the parcel of land known as Lot No. 229 with an area of 2235 sq. meter, Tax Declaration No. 14036 00357 R 13, located at Barangay San Juan, Hilongos, Leyte declared for registration purposes in and owned by the heirs of Celodonio Villamor represented by Corazon B. Manatad, is not tenanted.

Given on this 27th day of October 2025, at Brgy. San Juan, Hilongos, Leyte, Philippines.


SOERONIO NERI
BARC Chairman



Republic of the Philippines
Province of Leyte
Municipality of Hilongos



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that a copy of **Municipal Ordinance No. 2026-02: "An Ordinance Reclassifying Lot No. 14758 Having An Area of 2,093 square meters from Agricultural Land To Residential Land Declared In the Name of Spouses Florencio and Diosdada Ninez in Barangay Naval, Hilongos, Leyte** was posted in three (3) conspicuous places within the Municipality of Hilongos pursuant to paragraph (a) of Article 114 of RA 7160 also known as the Local Government Code of 1991.

FURTHER, this certify that the undersigned has duly complied the said provision from January 22, 2026 up to February 3, 2026

ISSUED this 9th day of February, 2026 in Hilongos, Leyte, Philippines.

CATHERINE A. FABULAR, J.D.
Secretary to the Sanggunian