



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

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PROVINCIAL LEGAL OFFICE

2nd INDORSEMENT
September 4, 2026



Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 2026-005 of the Sangguniang Bayan of Santa Fe, Leyte.

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

- Ordinance No. 2026-005: **"An Ordinance reclassifying Lot No. 938 etc.."**

REVIEW/RECOMMENDATION/LEGAL OPINION:

This office is of the opinion that the subject Ordinance is generally in accordance with its power under Section 20¹ of the Local Government Code of 1991 (R.A 7160), subject to guidelines provided for by the same provision. 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

¹(Section 20. Reclassification of Lands. -

(a) 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: Provided, That such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance:

(1) For highly urbanized and independent component cities, fifteen percent (15%);

(2) For component cities and first to the third class municipalities, ten percent (10%); and

(3) For fourth to sixth class municipalities, five percent (5%): Provided, further, That agricultural lands distributed to agrarian reform beneficiaries pursuant to Republic Act Numbered Sixty-six hundred fifty-seven (R.A. No. 6657), otherwise known as "The Comprehensive Agrarian Reform Law", shall not be affected by the said reclassification and the conversion of such lands into other purposes shall be governed by Section 65 of said Act.

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

1ST Indorsement
28 August 2026

PROVINCE OF LEYTE
LEGAL OFFICE
RECEIVED
By: 
Date: 9.1.26 Time: 9:24

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2026-005, series of 2026** of the **Municipality of Santa Fe, Leyte**, entitled: **An Ordinance reclassifying Lot No. 938 from agro-industrial to residential use located at Barangay Pilit, Santa Fe, Leyte.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



SANGGUNIAN BAYAN SECRETARY

INDORSEMENT

Sangguniang Panlalawigan
Province of Leyte

RECEIVED

Date: 1 AUG 28 2026
By: Julius Xerxes M. Obenque

RESPECTFULLY FORWARDED to the Sangguniang Panlalawigan of the Province of Leyte, Palo, Leyte: the herein attached **Municipal Ordinance No.2026-005 (Series of 2026)** of the Sangguniang Bayan, this Municipality, entitled **“AN ORDINANCE RECLASSIFYING LOT NO. 938 AND LOT 939-C FROM AGRO-INDUSTRIAL TO RESIDENTIAL USE LOCATED AT BARANGAY PILIT, SANTA FE, LEYTE”**, duly approved by the said August Body on **April 27, 2026**, hereby recommending your appropriate favorable action.


JULIUS XERXES M. OBENQUE
Secretary to the Sangguniang Bayan

Copy Furnished:

- The Municipal Mayor
- The Municipal Assessor's Office
- The Municipal Engineering Office
- The Municipal Planning and Development Office



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



SANGGUNIANG BAYAN SECRETARY

CERTIFICATION OF POSTING

Sangguniang Panlalawigan
Province of Leyte

RECEIVED

Date: AUG 28 2026

By: _____

TO WHOM IT MAY CONCERN:

This is to certify that the copies of Municipal Ordinance of the herein attached **Municipal Ordinance No.2026-005(Series of 2026)** of the Sangguniang Bayan, this Municipality, entitled **“AN ORDINANCE RECLASSIFYING LOT NO. 938 AND LOT 939-C FROM AGRO-INDUSTRIAL TO RESIDENTIAL USE LOCATED AT BARANGAY PILIT, SANTA FE, LEYTE”**, duly approved and/or enacted by said August Body on **April 27, 2026**, has been posted in at least (3) conspicuous places in the municipality. One copy was posted at the bulletin board at the lobby of the municipal hall, one at the HRMO, and one at the Municipal Gymnasium.

Issued this 25th day of May 2026, at Santa Fe, Leyte.


JULIUS XERXES M. OBENQUE
Secretary to the Sangguniang Bayan

ORIGINAL



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



OFFICE OF THE SANGGUNIANG BAYAN

Sangguniang Panlalawigan
Province of Leyte

RECEIVED

MUNICIPAL ORDINANCE NO. 2026-005
Series of 2026

AUG 28 2026
Date: June 2, 2026
By: [Signature]

AN ORDINANCE RECLASSIFYING LOT NO. 938 AND LOT 939-C FROM AGRO-INDUSTRIAL TO RESIDENTIAL USE LOCATED AT BARANGAY PILIT, SANTA FE, LEYTE OF THIS MUNICIPALITY.

Author: HON. LARRY S. ARUTA

Chairman- Committee on Engineering, Infrastructure, and General Services

CO-AUTHORS:

HON. RODEL L. AJETO
HON. RICARDO D. FAJARDO
HON. BELEN C. CHUCA
HON. AMIEL P. ENAGE
HON. LEAH T. SALCEDA
HON. MARILOU L. MILITANTE
HON. KENT ELMER JACINTO

HON. EDUARDO N. TOREROS
Presiding Officer

WHEREAS, the Sangguniang Bayan is vested with the authority to reclassify lands within its territorial jurisdiction pursuant to Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991.

WHEREAS, Lot No. 938 and Lot No 939-C are situated at Barangay Pilit, Municipality of Santa Fe, Province of Leyte, and are presently classified as **Agro-Industrial**.

WHEREAS, the owner/applicant has formally applied for the reclassification of the subject parcels of land into **Residential Use**;

WHEREAS, the Municipal Planning and Development Office (MPDO) has evaluated the application and recommended approval, subject to compliance with applicable laws and regulations;

WHEREAS, the proposed reclassification is in harmony with the approved Comprehensive Land Use Plan (CLUP) and Zoning Ordinance of the Municipality of Santa Fe;

WHEREAS, the conversion of the subject property into residential use is deemed necessary to address the increasing demand for housing and to promote orderly and sustainable development within the municipality;



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



Continuation: Municipal Ordinance No. 2026 – 005
Dated: April 27, 2026

NOW THEREFORE, be it ordained by the Sangguniang Bayan of Santa Fe, Province of Leyte, in session assembled:

SECTION 1. Reclassification- Lot No 938 and Lot No. 939-C located at Barangay Pilit, Municipality of Santa Fe, Province of Leyte, are hereby reclassified from Agro- Industrial to Residential Use, subject to existing laws, rules, and Regulations.

SECTION 2. Scope and Limitations – This reclassification shall apply exclusively to the above-mentioned parcels of land and shall not automatically affect adjoining properties.

SECTION 3. Compliance with Regulatory Requirements – The owner/applicant shall secure all necessary clearances, permits, and certifications from concerned government agencies, including but not limited to;

- 1) Department of Agrarian Reform (DAR)
- 2) Department of Environment and Natural Resources (DENR)
- 3) Department of Human Settlements and Urban Development (DSHUD)

and other relevant agencies before development.

SECTION 4. Implementing Offices – The Municipal Planning and Development Office, Office of the Municipal Assessor, and Office of the Municipal Engineer will be responsible for the implementation and monitoring of this Ordinance.

SECTION 5. SEPARABILITY CLAUSE –If any provision of this Ordinance is declared invalid or unconstitutional, the remaining provisions shall continue to be in full force and effect.

SECTION 6. REPEALING CLAUSE – An Ordinance, resolutions, and issuances inconsistent with this Ordinance are hereby repealed and modified accordingly.

SECTION 7. EFFECTIVITY CLAUSE - This ordinance shall take effect after three (3) consecutive weeks by way of posting copies at the bulletin board of the municipal building and in at least three (3) conspicuous places within the municipality of Santa Fe, Leyte.

ENACTED AND APPROVED this 27th day of April 2026 during the 17th Regular Session of the Sangguniang Bayan at the Sangguniang Bayan Session Hall, Santa Fe, Leyte.

Let copies of the Ordinance be furnished to the Office of the Municipal Mayor, Hon. Amparo H. Monteza; to the Office of the Municipal, Municipal Planning and Development Office (MPDO), Municipal Assessor Office, and Municipal Engineering Office.



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



Continuation: Municipal Ordinance No. 2026 – 005
Dated: April 27, 2026

This ordinance is approved unanimously.


HON. RODEL L. AJETO
Sangguniang Bayan Member

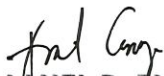

HON. GENY R. ESMERO
Sangguniang Bayan Member


HON. RICARDO D. FAJARDO
Sangguniang Bayan Member


HON. LARRY S. ARUTA
Sangguniang Bayan Member


HON. BELEN C. CHUCA
Sangguniang Bayan Member


HON. LEAH T. SALCEDA
Sangguniang Bayan Member


HON. AMIEL P. ENAGE
Sangguniang Bayan Member


HON. MARLOU L. MILITANTE
Liga President/SB Member


HON. KENT ELMER JACINTO
Pambayang Pederasyon ng Sangguniang Kabataan

I **HEREBY CERTIFY** the correctness of the foregoing quoted resolution and ordinance


JULIUS XERXES M. OBENQUE
SB Secretary

ATTESTED BY:


HON. EDUARDO N. TOREROS
Municipal Vice Mayor/Presiding Officer

APPROVED:


HON. AMPARO H. MONTEZA
Municipal Mayor
Date: MAY 11, 2026