



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

2nd INDORSEMENT
September 4, 2026

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 2026-013 of the Sangguniang Bayan of Santa Fe, Leyte.

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

- Ordinance No. 2026-013: **"An Ordinance reclassifying Lot No. 2561 etc.."**

REVIEW/RECOMMENDATION/LEGAL OPINION:

This office is of the opinion that the subject Ordinance is generally in accordance with its power under Section 447(a)(2)(viii)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

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

Item No.: 17
Date: 22 2026 SEP

PROVINCE OF LEYTE
LEGAL OFFICE

RELEASED

By: [Signature] Time: 9:00
Date: Sangguniang Panlalawigan

RECEIVED

Date: SEP 21 2026
By: [Signature]

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

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST Indorsement
28 August 2026

PROVINCE OF LEYTE
LEGAL OFFICE

RECEIVED

By: 
Date: 19.1.26 Time: 9:20

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2026-013, series of 2026** of the **Municipality of Santa Fe, Leyte**, entitled: **An Ordinance reclassifying Lot No. 2561 from residential to commercial use located at Barangay Zone 1, Santa Fe, Leyte of this municipality.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian

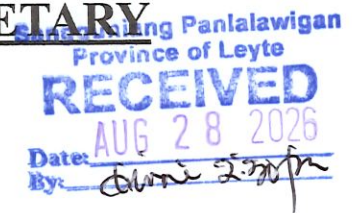


Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



SANGGUNIAN BAYAN SECRETARY

INDORSEMENT



RESPECTFULLY FORWARDED to the Sangguniang Panlalawigan of the Province of Leyte, Palo, Leyte: the herein attached **MUNICIPAL ORDINANCE No.2026-013(Series of 2026)** of the Sangguniang Bayan, this Municipality, entitled “**AN ORDINANCE RECLASSIFYING LOT NO. 2561 FROM RESIDENTIAL TO COMMERCIAL USE LOCATED AT BARANGAY ZONE 1, SANTA FE, LEYTE OF THIS MUNICIPALITY**”, duly approved by the said August Body on **July 06, 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



SANGGUNIAN BAYAN SECRETARY

Sangguniang Panlalawigan
Province of Leyte

RECEIVED

Date: AUG 28 2026
By: _____

CERTIFICATION OF POSTING

TO WHOM IT MAY CONCERN:

This is to certify that the copies of Municipal Ordinance of the herein attached **Municipal Ordinance No.2026-013(Series of 2026)** of the Sangguniang Bayan, this Municipality, entitled **“AN ORDINANCE RECLASSIFYING LOT NO. 2561 FROM RESIDENTIAL TO COMMERCIAL USE LOCATED AT BARANGAY ZONE 1, SANTA FE, LEYTE OF THIS MUNICIPALITY”**, duly approved and/or enacted by said August Body on **July 06, 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 26th day of August 2026, at Santa Fe, Leyte.


JULIUS XERXES M. OBENQUE
Secretary to the Sangguniang Bayan



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



OFFICE OF THE SANGGUNIANG BAYAN

MUNICIPAL ORDINANCE NO. 2026-013
Series of 2026

Sangguniang Pantalaawigan
Province of Leyte
RECEIVED
Date: AUG 28 2026
By: [Signature]

AN ORDINANCE RECLASSIFYING LOT NO. 2561 FROM RESIDENTIAL TO COMMERCIAL USE LOCATED AT BARANGAY ZONE 1, SANTA FE, LEYTE OF THIS MUNICIPALITY.

Author: HON. LARRY S. ARUTA

Chairperson- 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. GENY R. ESMERO
HON. LEAH T. SALCEDA
HON. ALDRIN D. PETILLA
HON. MARILOU L. MILITANTE
HON. KENT ELMER JACINTO

HON. EDUARDO N. TOREROS
Presiding Officer

Be it ordained by the Sangguniang Bayan of the Municipality of Santa Fe, Province of Leyte, in session assembled:

SECTION 1. TITLE - This Ordinance shall be known as the "**Ordinance Reclassifying Lot No. 2561 from Residential to Commercial, Located at Barangay Zone 1, Santa Fe, Leyte.**"

SECTION 2. PURPOSE – This Ordinance is enacted to promote the proper and beneficial use of land consistent with the Municipality's Comprehensive Land Use Plan (CLUP) and to address the growing need for residential areas within Barangay Zone 1, Santa Fe, Leyte.

SECTION 3. COVERAGE – This Ordinance covers Lot No. 2561, presently classified as Residential to Commercial, situated in Barangay Zone 1, Municipality of Santa Fe, Province of Leyte, with a total land area of **3,262 square meters**, and registered under the name of **Teodulo Armada**.

SECTION 4. RECLASSIFICATION – Lot No. 2561 is hereby reclassified from Residential to Commercial use, subject to existing laws, zoning ordinances, and approval of concerned national government agencies, including the Department of Agrarian Reform and other regulatory bodies, when applicable.



Republic of the Philippines
Province of Leyte
Municipality of Santa Fe



Continuation: Municipal Ordinance No. 2026 –013
Dated: July 06, 2026

SECTION 5. JUSTIFICATION – The reclassification is justified by the following:

- a) The area has shown increasing commercial activity and business potential;
- b) The location is suitable for commercial development due to accessibility and strategic positioning.
- c) The reclassification will generate employment opportunities and increase local revenue
- d) The change is consistent with the Municipality's development goals and use policies.

SECTION 6. COMPLIANCE WITH REGULATORY REQUIREMENTS – The property owner shall comply with all applicable requirements set by national and local government agencies, including but not limited to;

- a) Zoning Clearance and locational clearances;
- b) Environmental Compliance Certificate (ECC) if applicable;
- c) Building permits and other necessary approvals.

SECTION 7. IMPLEMENTATION – The Municipal Planning and Development Office (MPDO), in coordination with the Office of the Municipal Assessor and other concerned offices, shall implement and monitor compliance with this Ordinance.

SECTION 8. PENALTIES - Any violations of this Ordinance shall be penalized in accordance with existing laws and local ordinances.

SECTION 9. 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 10. REPEALING CLAUSE – Any ordinances, resolutions, and issuances inconsistent with this Ordinance are hereby repealed and modified accordingly.

SECTION 11. 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 this 6th day of July 2026 during the 27th 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 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 -013
Dated: July 06, 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. ALDRIN D. PETILLA
Sangguniang Bayan Member


HON. MARIOU L. MILITANTE
Liga President/SB Member


HON. KENT ELMER JACINTO
SK Federation President

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: 8-10-26