

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIRST SANGGUNIANG PANLUNGSOD NG ORMOC, HELD AT ITS
SESSION HALL ON DECEMBER 20 , 1977

PRESENT:

Hon. Iñaki A. Larrazabal, Mayor & Presiding Officer
Hon. Jesus B. Lladoc, Member
Hon. Cristobal S. Mendola, Member
Hon. Bruno T. Marquez, Jr., Member
Hon. Eduardo P. Tan, Member
Hon. Albino P. Porcadilla, Member
Hon. Cesar S. Samson, Member
Hon. Rafael M. Mejia, Member
Hon. Dionisio B. Torrevillas, Member
Hon. Leonardo B. Aberilla, Member
Hon. Anastacio D. Besabella, Member
Hon. Jesus F. Doyon, Member
Hon. Romeo M. Hermosilla, Member
Hon. Jose S. Kangleon, Member
Hon. Grace E. Mendola, Member
Hon. Dionisio S. Santiago, Member
Hon. Asela R. Villamor, Member

ABSENT:

Hon. Jose C. Aviles, Member
Hon. Placido C. Enecio, Member

RESOLUTION NO. 496

Presented for consideration is the resolution dated December 13, 1977, of the City Planning and Development Board recommending approval of their Revised Land Use Plan and, forthwith, amendment of the Zoning Ordinance, with additional revisions and modifications brought about during the Board's meeting with Mrs. Lilia Casanova, Regional Coordinator, National Coordinating Council, as follows:

1. Expansion of the medium industry area up to the beach
2. Expansion of the commercial area outside of the city proper
3. Housing projects outside the city proper
4. Bus terminals:
 - (a) Can-adieng for south and west bound transportation
 - (b) Ormoc-Merida Junction for north and east bound transportation
5. Memorial park of 10 hectares in Simañgan
6. Livestock market of five (5) hectares in Alegria-Batuan area
7. Sports complex of 20 hectares, with gymnasium, oval, etc., in Patag
8. Golf course, cottages, housing project, polo ground, etc., at Lake Imelda vicinity
9. Circumferential road connecting Barangays Libertad, Simañgan, Donghol, Patag, Sumanga, Panalian, Boroc and Ipil
10. Expansion of the pier (dredging)
11. Commercial area expansion, Residential I, Block 3
12. Housing project of 10 hectares in Patag, near the sports complex
13. Technical school and housing projects of 3 hectares each in Salvacion-Santo Niño area;

Kagawad Dionisio S. Santiago reported that a public hearing was conducted yesterday by his committee on zoning

beautification wherein quite a representative group of merchants, traders, machine shop operators and other business proprietors attended and, according to Kagawad Santiago, the revised land use plan was presented to, and approved by, the conferees;

NOW, THEREFORE, on motion of Kagawad Santiago, unanimously seconded; be it

RESOLVED, to approve the revised land use plan recommended by the City Planning and Development Board and do, as this Body hereby does, adopt:

ORDINANCE NO. 14

AN ORDINANCE AMENDING ORDINANCE NO. 9, OTHERWISE KNOWN AS THE ZONING ORDINANCE OF ORMOC CITY, PURSUANT TO THE REVISED LAND USE PLAN OF THE CITY PLANNING AND DEVELOPMENT BOARD

BE IT ENACTED, by the Sangguniang Panlungsod ng Ormoc, That:

SECTION 1. Amendment. - Ordinance No. 9, otherwise known as the Zoning Ordinance of Ormoc City, is hereby amended in conformity with the Revised Land Use Plan of the City Planning and Development Board.

SECTION 2. Effectivity. - This Ordinance shall take effect immediately upon its approval.

ENACTED, December 20, 1977.

RESOLVED, FURTHER, to furnish a copy of this resolution-ordinance each to Mr. Baldrich Ocañada, Officer-in-Charge, National Economic & Development Authority, and Mrs. Lilia Casanova, Regional Coordinator, National Coordinating Council, both of Region VIII, Tacloban City; the Chairman (Hon. Inaki A. Larrazabal) of the City Planning and Development Board, and the City Coordinator, both in Ormoc City; CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing resolution-ordinance.

Victoriano L. De Loyola
VICTORIANO L. DE LOYOLA
Secretary

APPROVED:

Inaki A. Larrazabal
INAKI A. LARRAZABAL
City Mayor
Presiding Officer

ATTESTED AS APPROVED:

Sotero M. Pepito
SOTERO M. PEPITO
Secretary to the City Mayor

ORDINANCE NO. 14

AN ORDINANCE AMENDING ORDINANCE NO. 9 OTHERWISE
KNOWN AS THE ZONING ORDINANCE OF ORMOC CITY,
PURSUANT TO THE REVISED LAND USE PLAN OF
THE CITY PLANNING

BE IT ORDAINED, by the Sangguniang Bayan of Ormoc
City, That:

ARTICLE I

TITLE AND SCOPE OF THE ORDINANCE

SEC. 1. TITLE OF THE ORDINANCE - This shall be
known as the Comprehensive Zoning Ordinance for the
City of Ormoc.

SEC. 2. SCOPE. From and after the date of adoption,
this ordinance shall govern all uses of lands and buildings
in the City of Ormoc intended for residential, commercial,
industrial, institutional and recreational purposes.

ARTICLE II

AUTHORITY AND PURPOSES

SEC. 1. AUTHORITY. - This ordinance is enacted
pursuant to Section 3 of Republic Act No. 2264, otherwise
known as the Local Autonomy Act, authorizing cities to
adopt zoning ordinances and regulations subject to the
approval of the City Mayor and pursuant to Memorandum
Circular No. 74-20 of the Secretary of the Department of
Local Government and Community Development dated March 11,
1974, authorizing the then City Councils/Municipal Boards
to create and organize their respective City Planning and
Development Boards.

SEC. 2. PURPOSES. - This Ordinance is designed and
enacted to:

1. Promote and protect the health, safety, peace,
morale, comfort, conveniences, and general welfare of
the inhabitants;

2. Guide, control and regulate future growth and
development in accordance with the development plan
of the City;

3. Protect the character and stability of resi-
dential, commercial, industrial, institutional, agri-
cultural, and open space areas within the City and
promote the orderly and beneficial development of
the same;

4. Provide adequate light, air, privacy, and
convenience of access to property;

5. Prevent undue congestion of population;
and

6. Regulate the location of buildings, and the use of buildings and lands adjacent to streets and thoroughfares in such manner as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movements on such streets and thoroughfares.

SEC. 3. DECLARED ZONING PRINCIPLE. - Zoning is the division of the City into districts according to the present and potential use of properties for the purpose of controlling and directing the use and development of these properties. Zoning is a tool to implement the development plan.

SEC. 4. DEVELOPMENT PLAN - This Comprehensive Zoning Ordinance is based on the development plan prepared by the City Planning and Development Board.

ARTICLE III DEFINITION OF TERMS

SEC. 1. DEFINITIONS. - As used in this Ordinance, the following words or phrases shall have their respective meaning and definitions:

1. ACCESSORY OF ROW HOUSE - A house of not more than two storeys composed of a row dwelling units entirely separated from one another by party walls and with an independent entrance for each dwelling unit.

2. ACCESSORY USE - A use incidental and subordinate to the principal use of the building and/or land.

3. ADDITIONS, ALTERATIONS, REPAIRS - Changes in an existing building involving interior or exterior work and/or increase or decrease of the area of the building.

4. APARTMENT - A row of independent units designed and intended for, or occupied by, a family on a more or less permanent basis.

5. APARTMENT HOTEL - Any building containing several independent and furnished apartment units, regularly leased on a more or less permanent basis, and offering basic services to its tenants (e.g., dining services).

6. APARTMENT HOUSE - A building containing several independent residential suites, usually having facilities such as elevators, aircondition, etc. furnished in common.

7. BOARD - The Zoning Board of Appeals.

8. BOARDING HOUSE - A house which admits a small number of persons for compensation and where meals may or may not be served to them only.

9. BUILDABLE AREA - The remaining space in a lot after deducting the required minimum open spaces.

10. BOTANICAL GARDEN - A tract of land used for the culture and study of plants, collected and grown for scientific and display purposes.

11. BUILDABLE HEIGHT - The vertical distance from the established grade elevation to the average ceiling of the building. In case of sloping ground, the average level shall be considered its established grade elevation.

12. BUILDABLE LINE - The line formed by the intersection of the outer surface of the enclosing wall of the building and the surface of the ground.

13. BUILDING - A constructed edifices, designed to stand more or less permanently, covering a space of land, usually covered by a roof and more or less enclosed by walls and supported by columns, and serving as a dwelling, store, factory, shelter for animals, etc.

14. BUILDING, ACCESSORY - A building, subordinated to the main building and located on the same lot, the use of which is necessary or incidental to the use and enjoyment of the main building, such as servants' quarters, garage, etc.

15. BUILDING, MAIN - One in which the principal use of the land on which it is situated is conducted.

16. BUS TERMINAL - A private station where public utility buses regularly discharge and receive passengers and/or where such vehicles are repaired and maintained.

17. COTTAGE INDUSTRY - Establishment or firm which conforms to the standards set forth by the National Cottage Industry Development Authority.

18. DISTRICT - Any area of land which may comprise a portion of a block.

19. DORMITORY - A building where many persons are provided with board and lodging facilities in common halls for a compensation.

20. DWELLING - A building or structure used for lawful residence.

21. DWELLING, ONE FAMILY, DETACHED - A one-family house having one party wall and two side yard.

22. DWELLING, ONE FAMILY, SEMI-DETACHED - A one-family house having one party wall and one side yard.

23. DWELLING, TWO-FAMILY, DETACHED - A house or structure divided into separate and independent living quarters by a wall extending from the floor to the ceiling, and provided with two side yards. Each portion provides complete living facilities for the households.

24. DWELLING, TWO-FAMILY, SEMI-DETACHED - A two-family house as above defined except that it is provided with one side yard.

25. DWELLING, MULTI-FAMILY - A building used as a house or residence of three or more families living independently from one another each occupying one or more rooms as a single housekeeping unit.

26. EASEMENT - An encumbrance imposed on an immovable for the benefit of another immovable belonging to a different owner.

27. FAMILY - A group of individuals living under one roof and considered as part of a single housekeeping unit.

28. FILLING STATION - a retail station, servicing automobiles and other motor vehicles with gasoline and oil only.

29. GARAGE - A building or structure where cars and other motor vehicles are housed and maintained.

✓ 30. GARAGE, COMMERCIAL - A garage where motor vehicles are housed maintained, equipped, repaired, or kept for remuneration or sale.

31. GARAGE, PRIVATE - A building or structure where cars and other vehicles used by the members of the family residing within the dwelling are housed and maintained.

32. GUARD HOUSE - An accessory building or structure used by a security guard while on duty.

33. HOME OCCUPATION - An occupation or business conducted within the dwelling unit.

34. HOSPITAL - An institution providing health services, primarily for in-patient, and medical or physical care of the sick or injured, including, as an integral part of the institution, such related facilities as laboratories, out-patient department, training facilities, and staff offices.

35. HOTEL - A building and its premises where persons may regularly be received, lodged or harbored, as transients or guests, and provided with accomodation service and/or meals for a fee.

36. LODGING HOUSE - A building containing not more than fifteen (15) sleeping rooms where lodging is provided for a fixed compensation in accordance with previous agreement.

37. LOT - A parcel of land on which a principal building and its accessories are situated or may be situated, together with the required open spaces.

38. LOT, CORNER - A lot situated at the junction of two or more streets, forming an angle of not more than one hundred thirty-five (135) degrees.

39. LOT DEPTH - The mean horizontal distance between the front line and the rear lot line of a lot measured within the lot boundary.

40. LOT, INSIDE - Any lot other than a corner lot.

41. LOT WIDTH - The average horizontal distance between the side lot lines.

42. LOT THROUGH - An inside lot with frontage on two (2) streets.

43. MANUFACTURING INDUSTRY - An industry which involves the chemical or mechanical transformation of inorganic or organic products, whether the transformation is done by a power-driven machine or by hand, or whether it is done in a factory or in the worker's house.

44. MOTEL - Any structure with several units, primarily, located along the highway or close to a highway, where motorists may obtain lodging with parking space and, in some instances, meals.

45. MUSEUM - A non-profit, non-commercial establishment operated as a repository, or a collection of nature, scientific, or literary curiosity or objects of interest such as works of art. This does not include the regular sale or distribution of the objects collected.

46. NON-CONFIRMING USE - A legal use of a structure or tract of land in existence at the date of adoption of this Ordinance, which does not conform to the use regulations of this Ordinance, or such use in existence at the date of adoption of amendments of the ordinance which does not conform to the use regulations of the ordinance as amended.

47. NURSERY/DAY CARE CENTER - A place where children are temporarily cared for and trained in the parents' absence.

48. PARK - A pleasure ground set apart for recreation of the public, to promote its health and enjoyment.

49. PRIVATE PET HOUSE - A building or structure for the keeping of domestic pets, for the enjoyment and/or protection of the members of the family residing within the dwelling.

50. PROFESSIONAL OFFICE - The office of a person engaged in any occupation, vocation or calling not purely commercial, mechanical, or agricultural, in which a professed knowledge or skill in some department of science or learning is used by its practical application to the affairs of others, either advising or guiding them in serving their interest or welfare through the practice of an act founded therein.

51. RECREATIONAL CENTER - A place, compound or building or a portion thereof, open to the public for recreational and entertainment purposes.

52. RESIDENTIAL CONDOMINIUM - A building containing at least five or more apartment units with common area and facilities, each apartment owner having exclusive ownership and possession of his apartment.

53. RESTAURANT/OTHER EATERIES - A retail establishment primarily engaged in the sale of prepared food and drinks for consumption on the premises.

54. SERVANTS' QUARTERS - A room within the dwelling or in an accessory building where servants, maids, or helpers of the family are housed.

55. SERVICE STATION - A building and its premises where gasoline, oil, grease, batteries, tires and car accessories may be supplied and dispensed at retail and where, in addition, the following services may be rendered and sales made and no other:

a) Sale and servicing of spark plugs, batteries and distributor parts;

b) Tire servicing and repair, but not recapping or regrooving;

c) Replacement of mufflers and tail pipes, water hose, fan belts, brake fluids, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel, bearing, mirrors, and the like;

d) Radiator cleaning and flushing;

e) Washing and polishing, and sale of automotive washing and polishing materials;

f) Greasing and lubrication;

g) Emergency wiring repairs;

h) Minor repairs of carburetors;

- i) Adjusting and repairing brakes;
- j) Minor motor adjustments not involving removal of the head crankcase, or raising the motor;
- k) Sales of soft drinks, packaged foods, tobacco and similar convenient goods for service station customers as accessory and incidental to the principal operations;
- l) Provision of road maps and other informational material to customers; and
- m) Provision of rest room facilities.

Uses permissible at a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating conditions, or other works involving noise, glare, fumes, smoke of other characteristics to any extent greater than normally found in service stations. A service station in neither a repair garage or a body shop.

56. SHOPPING CENTER - A group of not less than fifteen (15) continuous retail stores, originally planned and developed as a single unit with immediate adjoining off-street parking facilities.

57. STABLE - Any structure designed and intended for the enclosure shelter or protection of any large cattle.

58. STABLE, COMMERCIAL - A stable wherein the animals kept are for business or racing purposes.

59. STORE - A building or structure devoted exclusively to the retail sale of a commodity or commodities.

60. THEATER - A structure used for dramatic, operatic, motion picture and other performances for admission to which entrance money is received, and no audience participation and meal service are allowed.

61. TOURIST INN OR PENSION HOUSE - Any building or structure regularly catering to tourists and travellers, containing several independent rooms and kitchen, and where a combination of board and lodging may be provided.

62. WAREHOUSE - Any building, the primary purposes of which is the storage of goods, wares, merchandise, utilities and/or another personal belongings.

63. YARD - An open space at grade between a building and the adjoining lot line, unoccupied and unobstructed by any portion of a structure from the ground upward.

- 8 -

64. YARD, FRONT - The yard lying between the side lot lines and between the front line of the lot and the nearest building line.

65. YARD, REAR - The yard lying between the side lot lines and between the rear line of the lot and the nearest building line.

66. YARD, SIDE - The yard lying between the side line of the lot and the nearest building line between the front yard and the rear yard lines, or between the front and rear lot lines in the absence of the front and the rear yards.

ARTICLE IV ZONING DISTRICTS

SEC. 1. DIVISION INTO DISTRICTS - To effectively carry out the provisions of this Ordinance, the City of Ormoc is hereby divided into the following districts:

RESIDENTIAL DISTRICT I - for low density residential areas

RESIDENTIAL DISTRICT II - for medium density residential areas

RESIDENTIAL DISTRICT III - for high density residential areas

COMMERCIAL DISTRICT I - for purely commercial uses

COMMERCIAL DISTRICT II - for commercial and compatible industrial uses

COMMERCIAL DISTRICT III - for heavy commercial development uses

INDUSTRIAL DISTRICT I - for non-pollutive industrial uses

INDUSTRIAL DISTRICT II - for pollutive industrial uses

INDUSTRIAL DISTRICT III - for highly pollutive industrial uses

INSTITUTIONAL DISTRICT I - for government buildings and institutions of higher learnings.

INSTITUTIONAL DISTRICT II - for special public and private institutions

PARKS AND OPEN SPACES DISTRICT

AGRICULTURAL DISTRICT

UNZONED AREA

SEC. 2. OFFICIAL ZONING MAP - the designation, location and boundaries of the districts herein established is shown in the Official Zoning Map of the City as prepared by the City Planning and Development Board and hereby adopted as an integral part hereof.

The Official Zoning Map shall be signed by the Mayor, attested by the Secretary to the Sangguniang Bayan and shall bear the seal of the City.

In the event that the Official Zoning Map is damaged, destroyed, lost or difficult to interpret because of the nature of the number of changes and additions, the Sangguniang Bayan may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map.

Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserve, together with all available records pertaining to its adoption or amendment.

SEC. 3. DISTRICT BOUNDARIES - TECHNICAL DESCRIPTION - For purposes of this Ordinance, the specific boundaries of each district are hereby described as follows:

TECHNICAL DESCRIPTION
(Residential I Block I)

A parcel of land known as (Residential I Block I) situated in the Barangay Patag, Ormoc Cadastre No. 256, Ormoc City. Bounded on N, along lines, 1-2, 2-3, 3-4, 4-5, 5-6, by Residential II, open space, Institutional, Residential I, Residential II, and open space, on the NE; along lines 6-7, 7-8, by Residential I, on the SE; along line 8-9, by Residential I, on the SW; along lines, 9-10, 10-11, 11-12, by Restricted area and open space, Institutional, Residential I, on the NW, along lines 12-1; by open space. Beginning from the center of crossing, Carlos Tan Extension & Barangay Patag Streets, near BBM No. 6 marked on plan as point (1);

thence following Patag-Mahayag Barangay Road more or less 710 meters NE marked on plan as point (2); thence following Abocado Street marked on plan as point (3); thence following Acacia Street marked on plan as point (4); thence following Atis Street marked on plan as point (5); thence following Molave Street to center of Apitong Street marked on plan as point (6); thence following Apitong Street to centerline of Patag-Mahayag and Apitong Street and road marked on plan as point (7); thence following Apitong Street on centerline of Apitong and Ormoc-Summangga Street and road marked on plan as point (8); thence following Ormoc-Summangga Road more or

less 820 meters south marked on plan as point (9); thence following Agoho Street more or less 85 m. west marked on plan as point (10); thence following Agoho Street to corner Agoho and Bangkal streets more or less 220 m. west, marked on plan as point (11); thence following Bangkal Street more or less 180 m. South on corner Bangkal and Bayabas Street on plan as point (12); thence following Bayabas Street West to point of the beginning, containing an area of NINETY-TWO (92) hectares.

AREA OF ROAD NETWORK = 14 hectares

TECHNICAL DESCRIPTION
(Residential I Block II)

A parcel of land known as Residential I Block II situated in the Barangay of Patag, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE, along line 1-2 by Residential I Block II; on the south along line 2-3 by a river; on the SW, along line 3-4, by Institutional lot; on the NW along line 4-1 by Malbasag River. Beginning at the intersection point of Apitong Street and a line from B.B.M No. 4-BLLM No. 37 more or less 600 m. north marked as point (1) on plan;

Thence following Apitong Street more or less 670 m. south, marked as point (2) on plan; thence following a river NW, more or less 340 m. NW marked as point (3) on plan; thence following Abocado St., more or less 260 m. NW marked as point (4) on plan; thence following Abocado St. more or less 650 m. north to point of beginning, containing an area of TWENTY-TWO (22) HECTARES more or less.

AREA OF ROAD NETWORK = 5 has.

TECHNICAL DESCRIPTION
(Residential I Block III)

A parcel of land known as (Residential I Block III) situated in the Barangay Donghol, Ormoc Cadastre No. 1256, Ormoc City. Bounded on the N; along line 4-5, by Commercial II-Block II, on the E; along lines 5-6, 6-1, by Industrial I - Block II, Park, Institutional on the S; along line 1-2 by Residential II - Block V; on the west along lines 2-3, 304, by restricted area. Beginning from BBM No. 3 at the Corner of Ormoc-Lake Imelda National Road and Banaba st marked on plan as point (1)

Thence following banaba st. due west more or less 400 m. as point (2); thence following Banaba st. along Anilao River on corner Banaba and Bagahnga st. due west more or less 450 m. north marked on plan as point (3); thence following Banaba st., more or less 210 m., North on Centerline of Banaba and Rambotan sts., marked on plan as point (4); thence following Rambotan st, more or less 375 m. E, marked on plan as point (5); thence following Ormoc - Lake Imelda National Road more or less 400 m. South marked on plan as point (6); thence following Ormoc-Lake Imelda National Road of the old route to point of the beginning containing an area of TWENTY FOUR POINT FOUR (24.4) HECTARES more or less.

TECHNICAL DESCRIPTION
(Residential I Block IV)

A parcel of land known as (Residential I Block IV) situated in the Barangay of Cogon abd Bilibay, Ormoc Cadastre No 256, Ormoc City, Bounded on the North, along line 2-3 by Residential I Block IV, on the E, along line 3-4, 405, 5-6, by Institutional, Open Space and restricted area, on the S; along line 6-7, by Commercial II Block I, on the W; along lines 7-8, 8-9, 9-10, 10-1, 1-2 by Commercial II-Block I, Commercial II-Block III, Residential II-Block II, Residential I - Block V; Beginning from Corner (2) of Commercial II - Block III marked on Plan as point (1).

Thence following Ormoc-Palo-Carigara national road more or less 550 m. N. on Center of Apitong St. marked on plan as point (2); thence following Apitong st., more or less 320 m., E marked on plan as point (3); thence following Bangkal st. more or less 680 m. S. marked on plan as point (4); thence following Balimbin st. more or less 130 m. E, marked on plan as point (5); thence following Bunga st. more or less 750 m. S, marked on plan as point (6); thence following Bunga St. more or less 70m. W. marked on plan as point (7); thence following Bacham St. more or less 210 m. north marked on plan as point (8); thence following Bacham St. more or less 250 N, marked on plan as point (9); thence following Bacham St. more or less 510 m. N, marked on plan as point(10); thence following Baga st. more or less 70m. W; on Center of Ormoc-Palo-Carigara National Road marked on plan as point of the beginning containing an area of THIRTY NINE POINT FIVE (39.5) HECTARES more or less

AREA OF ROAD NETWORK = 9 Has.

TECHNICAL DESCRIPTION
(Residential I Block V).

A parcel of land known as (Residential I Block V) situated in the Barangay San Isidro (Owak) Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 6-1 by NHA Ormoc City Housing Project on the E; along line 2-3 by Residential II, on the S; along line 3-4, 4-5 by Residential II and Residential I, on the W; along line 5-6 by open space. Beginning from Corner Apitong and Ormoc-Palo-Carigara National Road, which is corner (2) of Residential I - Block IV marked as point (1) on plan;

thence following the Ormoc-Palo-Carigara National Road more or less 290m. South marked on plan as point (2); thence following Bo-ongan Street more or less 550m. West marked on plan as point (3); thence following Baliti street more or less 120m south marked on plan as point (4); thence following Bago street more or less 110m. West marked on plan as point (5); thence following the Bagti street more or less 220m. North at the centerline of Apitong and Bagti streets marked as point (6); thence following Apitong Street more or less 670m. East, to point of the beginning containing an area of SEVENTEEN (17) HECTARES more or less

AREA OF ROAD NETWORK = 4 has.

TECHNICAL DESCRIPTION
(Residential I Block VI)

A parcel of land known as (Residential I Block VI) situated in the Barangay of Donghol, Ormoc Cadastre No. 256 Ormoc City. Bounded on the N & NE along lines 4-5, 5-6, 6-7, 7-1, by open space and Residential I Block VI, on the S; along line 1-2, by Commercial II-Block II, on the NW & SW along lines 2-3, 3-4, by restricted area marked on plan. Beginning from center-line of Ormoc - Lake Imelda National Road, marked on plan as point (1);

thence following canonay st. more or less 385 m. west, on Center of Banaba st. marked on plan as point (2) thence following Banaba st. more or less 250 m. north on center of Bago st. marked on plan as point (3); thence following on Banaba st. more or less 330 m., north marked on plan as point (4); thence following Anislag, more or less 200 m., N.E., in curve line, marked on plan as point (5); thence following Apitong st., NE more or less 180 m. in curve line marked on plan as point (6); thence following Apitong st, more or less 480 m. N.E. at the Junction of Apitong st and Ormoc Lake Imelda National Road marked on plan as point (1); thence following Ormoc-Lake Imelda National Road more or less 170 m. South, marked on plan as point of the beginning, containing an area of TWENTY SEVEN (27) HECTARES more or less

AREA OF ROAD NETWORK = 5.5 Has.

TECHNICAL DESCRIPTION
(Residential II Block I)

A parcel of land known as (Residential II Block I) situated in the Barangays: Linao, Cogon and San Isidro (Owak) Ormoc Cadastre No. 256, Ormoc City. Bounded on the N & NE; along lines 8-9, 9-10, 10-11, 11-1, by Commercial I, Industrial, Institutional, Commercial I, on the S & SW; along lines 1-2, 2-3, 3-4, 4-5, 5-6, 6-7, by Institutional, Institutional and Open Space, open space, Industrial I, open space and Industrial I, on the W along line 7-8, by Industrial. Beginning 95m., along Freedom Village Road from the junction of National Road on Lot No. 2220 (Maribao's Lot) marked as point (1);

thence following Freedom Village Road more or less 335 m. South on centerline of Freedom Village and Don Felipe Larrazabal - Punta Roads, marked on plan as point (2); thence following Don Felipe Larrazabal-Punta Road more or less 330 m. West, marked on plan as point (3); thence following Caimito Street more or less 272m. West on centerline between Caimito and Calamansi Streets marked on plan as point (4); thence following Calamansi Street more or less 592 m. NE, between Corner Calamansi and Baliti Streets marked on plan as point (5); the following Baliti Street more or less 140m. West on centerline of Baliti and Antipolo Streets marked on plan as point (6); thence following Antipolo Street more or less 380m. West, marked on plan as point (7); thence following Chicos Street more or less 490m. North on Corner Chicos Street and Ormoc-Merida National Road marked on plan as point (8); thence following Ormoc-Merida National Road more or less 962 m. NE marked on plan as point (9); thence following Don Felipe Larrazabal-Punta Road more or less 320 m. SE marked on plan as point (10); thence following Bagalnga Street more or less 200 m. East marked on plan as point (11); thence following Bangkal Street more or less 730 m. NE to point of the beginning, containing an area of ONE HUNDRED SEVEN (107) HECTARES

AREA OF ROAD NETWORK = 25 Has.

TECHNICAL DESCRIPTION
(Residential II Block II)

A parcel of land known as (Residential II Block II) situated in the Barangay San Isidro (Owak) Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2-3, by Residential I Block V, on the E, along line 3-4, by Residential I Block IV, on the S; along line 4-1 by Commercial I, on the West; along line 1-2, by Residential I Block V. Beginning from corner Baliti and Bago Streets as corner 4 of Residential I Block V marked on plan as point (1);

thence following Baliti street as corner (3) of Residential I Block V marked on plan as point (2); thence following Bo-ongon Street as point (2) of Residential I Block V marked on plan as point (3); thence following Ormoc-Palo-Carigara National Road more or less 265 south Marked on plan as point (4) thence following Bogo Street to point of the beginning, containing an area of THIRTEEN (13) HECTARES.

AREA OF ROAD NETWORK = 2 Has.

TECHNICAL DESCRIPTION
(Residential II Block III)

A parcel of land known as (Residential II Block III) situated in Barangay San Isidro (Owak) Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 3-4 Residential II Block III, on the E; along 4-5 by Residential II Block III, on the S; along lines 5-1 and 1-2, by Residential I Block V and Open Space, on the W; along line 2-3, by Residential II Block III. Beginning at Corner Apitong and Bagti Streets as corner 6 of Residential I Block V, marked on plan as point (1);

thence following Apitong Street more or less 170m. West marked on plan as point (2); thence following Da-at Street more or less 215 m. North marked on plan as point (3); thence following Da-at Street more or less 890m. East marked on plan as point (4); thence following Ormoc-Palo-Carigara National Road as Corner (2) of Residential I Block IV, marked on plan as Corner (5); thence following Apitong Street to point of the beginning, containing an area of FIFTEEN 915) HECTARES.

AREA OF ROAD NETWORK = 4 Has.

TECHNICAL DESCRIPTION
(Residential II Block IV)

A parcel of land known as (Residential II Block IV) situated in the Parangay Patag, Ormoc Cadastre No. 256, Ormoc City. Bounded on NW and SW; along lines 1-2, 2-3, by Malbasag River and the restricted area on the NE and SE; along lines 3-4, 4-5, 5-1, by Residential I Block I, Open Space, and Residential I Block I. Beginning of corner (1) of Residential I Block I marked on plan as point (1);

thence following the restricted area along Malbasag River to center of Da-o Street, more or less 170 m. North marked on plan as point (2); thence following Da-o Street more or less 310 m. north on the center of Atis Street marked on plan as point (3); thence following Atis Street to point (4) of Residential I Block I marked on plan as point (4); thence following Atis Street, more or less 287 m. South marked on plan as point (5), thence following Ormoc-Patag Road as point of the beginning, containing an area of TWELVE (12) HECTARES.

AREA OF ROAD NETWORK = 2 Has.

TECHNICAL DESCRIPTION
(Residential II Block V)

A parcel of land known as (Residential II Block V) situated in the Barangays Cogon and Donghol, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along line 1-2, by Hima-agos Creek, on the SW AND NW; along line 2-3; 3-4 by Anilao River, on the N; along line 4-1, by Residential I Block III. Beginning from BBN No. 3, marked on plan as point (1);

thence following the Hima-agos creek more or less 400 m. South, marked on plan as point (2); thence following the Hima-agos creek more or less 30 m. west marked on plan as point (3); thence following Anilao River at the center of Banaba Street more or less 450 m. NW, which is common point of corner (2) of Residential I Block III marked on plan as point (4); thence following Banaba Street at point of the beginning, containing an area of THREE (3) HECTARES.

TECHNICAL DESCRIPTION
(Residential III Block I)

A parcel of land known as (Residential III Block I) situated in the Barangay of Punta, Ormoc, Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along line 2-3 by Open Space, Residential III, thence on the SW; along line 3-1; by Ormoc Bay on the N; along line 1-2, by Restricted Area and Industrial I. Beginning from the center line between Don Felipe Larrazabal-Punta Road and Ormoc Naugan Road, marked on plan as point (1);

thence following Don Felipe Larrazabal-Punta Road at the back of 2nd Leyte Engineering District building more or less 400 m. North marked on plan as point (2); thence following Cacao Street at the Center line of Ormoc-Naugan Road more or less 750 m. South, marked on plan as point (3); thence following-Ormoc-Naugan Road as point of the beginning, containing an area of NINETEEN (19) HECTARES.

AREA OF ROAD NETWORK = 5 Has.

TECHNICAL DESCRIPTION
(Residential III Block II)

A parcel of land known as (Residential III Block II) situated in the Barangays Don Felipe Larrazabal and Alegria, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 3-4 by Institutional, on the E; along line 4-1 Anilao River and restricted area, on the S, along line 1-2, by Residential II Block II, on the W; along line 2-3, by Residential I Block VI. Beginning on the centerline of Ormoc-Naugan Road on the approach of the bridge near BBM No. 1 marked on plan as point (1);

thence following Ormoc-Naugan Road more or less 320m, West marked on plan as point (2); thence following Cacao Street more or less 280 m. North on Center of corner Cacao and Tu-og Streets marked on plan as point (3); thence following Tu-og Street more or less 310 m. East marked on plan as point (4); thence following restricted area along Anilao River, marked on plan as point of the beginning, containing an area of NINE (9) HECTARES.

AREA OF ROAD NETWORK = 2 Has.

TECHNICAL DESCRIPTION
(Residential III Block III)

A parcel of land known as (Residential III Block III) situated in the Barangay of Can-adiang, Ormoc Cadastre No. 256, Ormoc City. Bounded on NE and SE; along lines 4-5, 5-6, 6-1 and 1-2 by Institutional lot, Restricted Areas, Residential III Block III, on the SW and NW; along lines 2-3, 3-4, by Ormoc shoreline and restricted area. Beginning from corner Santiago and Ormoc-Patag-Mahayag Road marked on plan as point (1);

thence following Santiago Street more or less 60m. SW; marked on plan as point (2); thence to corner of del Carmen and Sta. Cruz Streets marked on plan as point (3); thence following Sta. Cruz street more or less 185 m. NE; on the center of Carlos Tan extension marked on plan as point (4); thence following Carlos Tan Extension at the crossing of Carlos Tan Extension and OSPA Hospital Road more or less 170m. East marked on plan as point (5); thence following Carlos Tan Extension Street at the center of Concepcion Street marked on plan as point (6); thence following Concepcion Street to center-line of Santiago Street marked as point of the beginning, containing an area of THREE (3) HECTARES.

AREA OF ROAD NETWORK = 1 Ha.

TECHNICAL DESCRIPTION
(Residential III Block IV)

A parcel of land known as (Residential III Block IV) situated in the District of Can-alo, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along line 4-1 by restricted area along Malbasag River, on the SW and NW, along lines 1-2, 2-3, 3-4, by commercial II lots and restricted area. Beginning from corner Aviles and Agua Dulce Street marked on plan as point (1);

thence following Agua Dulce Street to corner of Agua Dulce and San Pablo Streets, marked as point (2); thence following San Pablo Street to corner of San Pablo and Carlos Tan Streets marked on plan as point (3); thence following Ormoc-Patag Road more or less 20m. East marked on plan as point (4); thence to point of the beginning, containing an area of ONE (1) HECTARE.

TECHNICAL DESCRIPTION
(Residential III Block V)

A parcel of land known as (Residential III Block V) situated in the Barangay Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along line 3-4, by restricted area along Anilao River, on the SW and NW; along line 4-1, 1-2, 2-3, by Residential III Block V, Commercial II, lots. Beginning from the corner of Freedom Village and Ormoc-Palo -Carigara National Road marked on plan as point (1);

thence following Ormoc-Palo-Carigara National Road (Lilia Avenue) more or less 230 m. North marked on plan as point (2); thence turning 90 degrees to Anilao River more or less 40m. East marked on plan as point (3); thence following the restricted area along Anilao River to center of Ormoc-Palo-Carigara National Road (Lilia Avenue) on bridge approach marked on plan as point (4); thence following Ormoc-Palo-Carigara National Road (Lilia Avenue) marked on plan as point of the beginning, containing an area of TWO (2) HECTARES.

TECHNICAL DESCRIPTION
(Residential III Block VI)

A parcel of land known as (Residential III Block VI) situated in the Barangay Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by Residential III Block VI; on the East, along line 2-3, by restricted area along Anilao River, on the S; along line 3-4, by Residential III Block VI, on the W; along line 4-1, by Institutional lot. Beginning from corner of Osmeña Extension and Government Center Circumferential Road marked on plan as point (1);

thence turning NINETY degrees more or less 50m. East marked on plan as point (2); thence following restricted area along Anilao River more or less 190m, south, marked on plan as point (3); thence turning 90 degrees more or less 25 m. West on center of Osmeña Street marked on plan as point (4); thence following Osmeña Street to point of the beginning, containing as area of ONE HALF ($\frac{1}{2}$) HECTARE.

TECHNICAL DESCRIPTION
(Commercial I)

A parcel of land known as (Commercial I) situated in the Barangays Cogon and San Isidro (Owak), Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along lines 3-4, 4-5, 5-6, by Open Space Residential I - Block V, Residential II - Block II, on the E; along lines 6-7; 7-8, 8-9, 9-1 by bus terminal north bound on the S; along line 1-2 by Residential II - Block I, on the W; along line 2-3 by Chico's street. Beginning on center line on Mahogany St. and Ormoc-Merida National Road marked on plan as point (1);

thence following Ormoc Merida National Road more or less 715 m. W; marked on plan as point (2); thence following Chico's St. more or less 470 m. N to Corner Chico's and Bago Sts. marked on plan as point (3); thence following Bago st. more or less 267 m. E, on corner Buri st. marked on plan as point (4); thence following Bago st. at corner Balite and Bago sts. more or less 105 m. E marked on plan as point (5); thence following Bago st. at corner Bago and Talisay sts. more or less 500 m. E marked on plan as point (6); thence following Talisay st. more or less 200 m. S, on center of Balimbin st. marked on plan as point (7); thence following Talisay St. more or less 275m. S, marked on plan as point (8); thence following Talisay st. more or less 100 m. W, on center of Mahogany Street marked on plan as point (9); thence following Mahogany Street more or less 120 m. S, on center of Ormoc-Merida National Road marked on plan as point of the beginning containing an area of FORTY-THREE (43) HECTARES

AREA OF ROAD NETWORK = 5 Has.

TECHNICAL DESCRIPTION
(Commercial II Block I)

A parcel of land known as (Commercial II - Block I) situated in the Barangay Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along lines 3-4, 4-5, 5-6 by a Rotonda (Open Space) Open Space and Residential I Block IV, on the East; along lines 6-7, 7-8, 9-10, 10-11, 11-12, by Residential I Block IV, Lots, restricted area along Malbasag River, Residential III-Block V, Residential III-Block V, on the S; along line 12-1, by Terminal, on the W; along lines 1-2, 2-3, by Residential II, and Institutional area. Beginning from corner Freedom Village and Government Center Circumferential Road, as point (1) of Residential II-Block I, marked on plan as point (1);

thence following Bangkal Street to corner Bangkal and Bagalinga Streets a common point of Residential II-Block I point (11) marked on plan as point (2); thence running north more or less 200m. at corner Ormoc-Merida National Road and the Rotonda near General Hospital lot, marked on plan as point (3); thence following Ormoc-Merida National Road NE to junction marked on plan as point (4); thence following Ormoc-Palo-Carigara National Road, to corner Bagong Street more or less 130m. North marked on plan as point (5); thence following Bagong Street at corner Bakhaw and Bagong Streets, marked on plan as point (6); thence following Bakhaw Street to corner of Bagalinga and Bakhaw streets, marked on plans as point (7); following Bakhaw Street South, to corner Bakhaw and Bungga Streets, marked on plan as point (8); thence following Bungga Street more or less 60m. East, marked on plan as point (9); thence following the restricted area along Anilao River more or less 340m. South at the center of Dita street marked on plan as point (10); thence following Dita street west to corner Dita and Ormoc Palo-Carigara National Road (Lilia Avenue) marked on plan as point (11); thence following Ormoc-Palo-Carigara National Road East to corner Freedom Village Road, marked on plan as point (12); thence following Freedom Village Road S. to point of the beginning, containing as area of FIFTEEN (15) HECTARES.

AREA OF ROAD NETWORK = 3 Has.

TECHNICAL DESCRIPTION
(Commercial II Block II)

A parcel of land known as (Commercial II Block II) situated in the Barangay Donghol, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 4-1, by Residential I Block VI; on the E, along line 1-2, by Industrial I-Block II, on the S; along line 2-3, by Residential I Block III, on the W; along line 3-4 by restricted area. Beginning from Centerline of Ormoc - Lake Imelda National Road common to point (1) of Residential I - Block VI marked on plan as point (1);

thence following Ormoc-Lake Imelda National head more or less 310 m. South marked on plan as point (2); thence following Rambotan st. due West 370 m. more or less marked on plan as point (3); thence following Banaba st. more or less 315 m. North marked on plan as point (4); thence following Cananay st. more or less 385 m. due West marked on plan as point of the beginning containing an area of ELEVEN POINT SIX HECTARES (11.6) more or less.

AREA OF ROAD NETWORK = 2 Has.

TECHNICAL DESCRIPTION
(Commercial II Block III)

A parcel of land known as (Commercial II Block III) situated in the Barangay Cogon Combadó, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2-3, by Residential I Block IV, on the E; along line 304, by Residential I Block IV on the S; along line 4-1, by Commercial II Block I, on the W; along line 1-2, by a Rotonda and Bus Terminal North Bound. Beginning from corner (5) of commercial II Block I marked on plan as point (1);

thence following Bago st. more or less 70m. East on Center of Bakhaw st. marked on plan as point (2); thence following Bakhaw st. more or less 510 m. South on Center of Bayong st. marked on plan as point (3); thence following Bayong st. more or less 70m. West, on Center of Ormoc-Palo-Carigara National Road more or less 500m. N marked on plan as point of the beginning containing an area of THREE POINT FIVE (3.5) HECTARES

AREA OF ROAD NETWORK = 5 Has.

TECHNICAL DESCRIPTION
(Commercial II Block IV)

A parcel of land known as (Commercial II-Block IV) situated in the Barangay Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2 by residential III Block V, on the E; along line 2-3, by Restricted Area, on the S, along line 3-4, by residential III Block VI on the W; along line 4-5, by Institutional I. Beginning from point (12) of Commercial II Block I and point (1) of Residential III-Block V marked on plan as point (1);

thence following Ormoc-Palo-Carigara National Road to foot of the bridge of Anilao River marked on plan as point (2); thence following the Restricted Area along Anilao River, more or less 210 m. South marked on plan as point (3); thence following Kangleon st. extension more or less 70 m. W; marked on plan as point (4); thence following Government Center Circumferential head to corner Bangkal and Freedom Village sts. marked on plan as point (5) thence following Freedom Village st. N to corner Ormoc-Palo-Carigara National Road (Lilia Avenue) and Don Felipe Larrazabal - Punta Road marked on plan as point of the beginning, containing an area of THREE (3) HECTARES.

TECHNICAL DESCRIPTION
(Commercial III Block I)

A parcel of land known as (Commercial II - Block I) situated in the poblacion, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along lines 26-1, 1-2, 2-3, 3-4, 4-5, 5-6, 6-7, 7-8, 8-9, 9-10, 10-11, 11-12, 12-13, 13-14, 14-15, 15-16, 16-17, 17-18, 18-19, 19-20, 20-21, 21-22, by open space, Residential III-Block I, Institutional lots, restricted area along Malbasag River, Residential III-Block IV lots, Malbasag River, Open space, Institutional lots, open spaces lots, on the NW and SW; along lines 22-23, 23-24, 24-25, 25-26, by Ormoc Bay, Anilao River, and Restricted Areas. Beginning from the corner of Rizal and Hermosilla Drive marked on the plan as point (1);

thence following Hermosilla Drive to corner Hermosilla and Bonifacio Streets, marked on plan as point (2); thence following Bonifacio Street South to corner of Carlos Tan, marked on plan as point (3); thence following Carlos Tan Street East to corner of San Pedro Street marked on plan as point (4); thence following San Pedro Street North to corner Hermosilla Drive, marked on plan as point (5); thence following Hermosilla Drive SE to corner of Carlos Tan and San Pablo Streets, marked on plan as point (6); thence following Agua Dulce Street to corner Aviles Street, marked on plan as point (8); thence following Aviles Street more or less 15m. East near the approach of the bridge of Pardon marked on plan as point (9); thence following Malbasag River to center of San Pablo Street at the foot of the dike, marked on plan as point (10); thence following Obrero Street to corner Obrero and San Pedro Streets marked on plan as point (11); thence following San Pedro Street to corner San Pedro and Lopez Jaena Streets marked on plan as point (12); thence following Lopez Jaena Street to corner Arradaza Street marked on plan as point (13); thence following Arradaza Street South to corner Ismael Cata-ag Street marked on plan as point (14); thence following Ismael Cata-ag Street West corner Navarro Street marked on plan as point (15); thence following Navarro Street to Corner Aviles Street marked on plan as point (16); thence following Aviles Street more or less 30m. West parallel of Bonifacio Street to center of Burgos Street marked on plan as point (18); thence running parallel of Bonifacio Street again to more or less 30 m. South marked on plan as point (19); thence running parallel of Bonifacio Street to center of Obrero Street East to corner of Navarro Street marked on plan as point (21); thence following Navarro Street more or less 95m, South, marked on plan as point (22); thence running parallel line of Obrero Street more or less 400m. West on Dike, marked on plan as point (23); thence following the Dike North to the Center of Aviles Street marked in plan as point (24); thence following the restricted area along Malbasag river to corner of Osmeña

(Commercial III Block I).....cont'd

Extension, due north marked on plan as point (25); thence following the restricted area along Malbasag River to corner of Real and Hermosilla Drive marked as point (26); thence following Hermosilla Drive to corner Rizal and Hermosilla Drive marked as point of the beginning, containing an area of FORTY-FOUR (44) HECTARES

AREA OF ROAD NETWORK = 13 Has.

TECHNICAL DESCRIPTION
(Commercial III-Block II)

A parcel of land known as (Commercial III-Block II) situated in the Barangay Cantubo, Ormoc Cadastre No. 256, Ormoc City. Bounded on N; along line 2-3 by Institutional on the E; along line 3-4 by Restricted Area, on the S; along lines 4-5, 5-6 by Institutional and Commercial III. Beginning from corner Hermisilla Drive and Rizal Extension, marked on the plan as point (1);

thence following Ormoc-Lake Imelda National Road more or less 200m. North marked on plan as point (2); thence following Babatngon Street more or less 240 m. East, marked on the plan as point (3); thence following Babatngon Street more or less 350m. on the center of Hermosilla Driver marked on plan as point (4); thence following the Hermosilla Drive more or less 200m. marked on plan as point (5); thence following Hermosilla Driver to point of the beginning, containing an area of SEVEN (7) HECTARES.

AREA OF ROAD NETWORK = 1 Ha,

TECHNICAL DESCRIPTION
(Industrial I Block I)

A parcel of land known as (Industrial I Block I) situated in the Barangays Linao and Naungan, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along lines 6-7, 7-8, 8-9, 9-10, 10-11, by Institutional lot, Residential II-Block I, open space, Residential II-Block I, open space, and Residential I-Block VI, on the NW and SW; along lines 1-2, 2-3, 3-4, 4-5, 5-6, by restricted area, open space, Industrial I, Restricted Area, and Industrial II. Beginning 50 meters from corner Ormoc-Naungan and Don Felipe Larrazabal-Punta Roads North on Center, marked on plan as point (1);

thence 50m. running in parallel line of Ormoc-Naungan Road along restricted area more or less 930 m. SW on center of Dalingdingan street marked on plan as point (2); thence following Dalingdingan street to corner Baliti Street marked on plan as point (3); thence following Baliti Street West to corner Buri Street marked on plan as point (4); thence 50m. running in parallel line of Ormoc-Naungan Road along restricted area more or less 330 m. west on center to To-og Street marked on plan as point (5); thence following To-og street North on corner To-og and Antipolo streets more or less 1030m. marked on plan as point (6); thence following Antipolo street to corner chicos street East marked on plan as point (7); thence following Antipolo street more or less 150m. East at the junction of Calamansi street marked on plan as point (8); thence following Calamansi street to corner Baliti street East marked as point (9); thence following Calamansi Street more or less 600m. SE at the junction of Camito Street marked on plan as point (10); thence following Calamansi Street SE on the corner of Don Felipe Larrazabal Extension Road South more or less 330. marked on plan as point of the beginning, containing an area or SEVENTY-SEVEN (77) HECTARES.

AREA OF ROAD NETWORK = 11 Has.

TECHNICAL DESCRIPTION
(Industrial I Block II)

A parcel of land known as (Industrial I Block II) situated in the Barangay Donghol, Ormoc Cadastre No. 256 Ormoc City. Bounded on the N & NE along lines 1-2, 2-3 by Apitong st., Malbasag River and Creek, on the S, along line 3-4, by open space III, on the W, along lines 4-5, 5-1 by Residential I - Block III, Commercial II-Block II and Residential I - Block Block VI. Beginning from Residential I - Block VI on Ormoc - Lake Imelda National Road and Apitong St. marked on plan as point (1):

thence following Apitong st. more or less 470 m. NE; marked on plan as point (2); thence following Malbasag River and a Creek more or less 350 m. South, on center of Lansones st, marked on plan as point (3); thence following Ipil-Ipil st, more or less 165m. West, marked on plan as point (4); thence following Ormoc-Lake Imelda National Road more or less 210 m. North, marked on plan as point (5); thence following Ormoc - Lake Imelda National Road, more or less 460 m. north marked on plan as point of the beginning containing an area of SEVENTEEN (17) HECTARES

AREA OF ROAD NETWORK = 1.5 Has.

TECHNICAL DESCRIPTION
(Industrial II)

A parcel of land known as (Industrial II) situated in the Barangays Naungan, Linao, San Isidro (Owak), Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 4-1, by Low Land Crops, and Agricultural Lands on the E; along line 1-2, by Industrial I, on the S; along line 2-3, by open space, on the W; along line 3-4, by Low Land Crops. Beginning on corner (9) of Industrial I, and point (4) of Institutional Lot, marked on plan as point (1):

thence following To-og street to point (5) of Industrial I more or less 1005m. South marked on plan as point (2); thence to 500m. from BBM No. 22 to BBM No. 10 more or less 1900m. West marked on plan as point (3); thence 1500m. North 500m. from Barangay Libertad marked on plan as point (4); thence 2,200m. to point of the beginning, containing an area of TWO HUNDRED (200) HECTARES.

TECHNICAL DESCRIPTION
(Industrial III)

A parcel of land known as (Industrial III) situated in the Barangays Bantique, Ipil, Can-untog, and Boroc, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 6-7, by Agricultural Land, on the E; along lines 7-1, 1-2, 2-3, 3-4, by Agricultural Lands, on the S; along line 4-5, by Agricultural Lands, on the W; along lines 5-6, by open space. Beginning 550m. from BBM No. 57 to BBM No. 60 marked on plan as point (1);

thence 900. south, marked on plan as point (2); thence 650m. from BBM No. 68 to BBM. No. 57 marked on plan as point (3); thence 950m. South, 150m. from the San Antonio-Can-untog Barangay Road, marked on plan as point (4); thence 500m. from Ormoc-Baybay National Road NE; marked on plan as point (5); thence following in parallel line of Ormoc-Baybay National Road NW, more or less 3,550m. (400m from BB 3) marked on plan as point (6); thence 1600. NE marked on plan as point (7); thence 800m. South to point of the beginning, containing an area of FIVE HUNDRED FIFTY-ONE (551) HECTARES.

AREA OF ROAD NETWORK = 41 Has.

TECHNICAL DESCRIPTION
(Institutional District I)

A parcel of land known as (Institutional District I) situated in the Barangay Cogon, (Government Center) Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along lines 7-8, 8-1, 1-2, 3-4, by Residential II-Block I lots, Terminal, Residential II-Block VI, restricted area, on the SW and NW; along lines 4-5, 5-6, 6-7, by Residential II-Block II, Residential I-Block VI and open space. Beginning from corner Bangkal and Freedom Village Street and Road, a common point of commercial I, Residential II-Block I corners (1) marked on the plan as point (1);

thence following Government Center Circumferential Road more or less 345m. South on corner on Osmeña Extension, marked on plan as point (2); thence following Osmeña Extension Road more or less 85m. South in front of the bridge, marked on plan as point (4); thence following To-og Street more or less 300m. West or corner Cacao Street marked on plan as point (5); thence following Cacao Street to corner Don Felipe Larrazabal Extension Road, marked on plan as point (6); thence following Tugas Street to corner Don Felipe Larrazabal-Punta Road, NE, marked on plan as point (7); thence following the Don Felipe Larrazabal-Punta Road to corner Freedom Village Road, marked on plan as point (8), thence following Freedom Village Road, North to point of the beginning, containing an area of TWENTY SIX (26) HECTARES.

AREA OF ROAD NETWORK = 2 Has.

TECHNICAL DESCRIPTION
(Institutional II Block I)

A parcel of land known as (Institutional II-Block I) situated in the Poblacion, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along lines 1-2, 2-3, by Residential II-Block I and restricted area, on the East, along line 3-4, by Commercial III, on the S; along line 4-5 by Commercial III, on the W; along line 5-1, by Commercial III. Beginning from corner Hermosilla Drive and Bonifacio street marked on plan as point (1);

thence following Hermosilla Drive more or less 200m; marked on plan as point (2); thence following Hermosilla Drive to corner San Pedro Street marked on plan as point (3); thence following San Pedro Street to corner San Pedro and Carlos Tan Streets, marked on plan as point (4); thence following Carlos Tan Street to corner Carlos Tan and Bonifacio Streets, marked on plan as point (5); thence following Bonifacio Street going N, marked on plan as point of the beginning, containing an area of SEVEN (7) HECTARES.

TECHNICAL DESCRIPTION
(Institutional II-Block II)

A parcel of land known as (Institutional II-Block II) situated in the poblacion, Ormoc Cadastre, No. 256, Ormoc City. Bounded on the N; along line 1-2, by Commercial III, on the East along line 2-3, by commercial III, on the S; along line 3-4, by open space, on the W; along line 4-1, by open space and Commercial III. Beginning from the corner Arradaza and Lopez Jaena Streets marked on plan as point (1);

thence following Lopez Jaena street to corner San Pedro and Lopez Jaena Streets, marked on plan as point (2); thence following San Pedro Street on corner Aviles and San Pedro Streets marked on plan as point (3); thence following Aviles Street between corner Aviles and Arradaza streets marked on plan as point (4); thence following Arradaza Street to corner Lopez Jaena and Arradaza Streets marked on plan as point of the beginning, containing an area of TWO (2) HECTARES.

AREA OF ROAD NETWORK = 1,100 Sq. m.

TECHNICAL DESCRIPTION
(Institutional II-Block III)

A parcel of land known as (Institutional II-Block III) situated in the Poblacion, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along lines 2-3, by Model Farm, on the E; along lines 3-4, 4-5 by Malbasag River and Restricted Area, on the S; along line 5-1, by Residential III-Block I, on the W; along line 1-2 by Recreational Area. Beginning from corner Ormoc-Lake Imelda and Babatnong Streets marked on plan as point (1);

thence following Ormoc-Lake Imelda National Road to corner (8) of Model Farm Lot more or less 108m. North marked on plan as point (2); on plan thence following the boundary line of Model Farm more or less 230m. East, a common point to corner (7) of Model Farm marked on plan as point (3); thence following Malbasag River more or less 105m. South, marked on plan as point (4); thence following Babatnong Street more or less 45m. West marked on plan as point (5); thence following Babatnong Street more or less 240m. West to point of the beginning, containing an area of THREE (3) HECTARES.

TECHNICAL DESCRIPTION
(Institutional II Block IV)

A parcel of land known as (Institutional II-Block IV) situated in the Barangay Can-adiang, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by residential I-Block I, on the E; along line 2-3, by Residential I-Block I, on the S; along line 2-3, by open space and Residential Area, on the W; along line 4-1, by Residential III-Block III. Beginning from corner Bayabas and Bangkal Streets a corner point of Residential III point (4) marked on plan as point (1);

thence following Bangkal Street more or less 190m. SE, on corner Agoho Street, marked on plan as point (2); thence following Agoho Street more or less 210m. south, marked on plan as point (3); thence running SW; on corner of Carlos Tan Extension and OSPA Roads, marked on plan point (4); thence following Bayabas Street, more or less 170m. N, marked on plan as point of the beginning, containing and area of FOUR (4) HECTARES.

TECHNICAL DESCRIPTION
(Institutional II Block V)

A parcel of land known as (Institutional II Block V) situated in Barangay Patag, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2-3, by Residential I-Block I, on the E; along line 3-4, by Residential I-Block I, on the S; along line 4-1, by Residential I-Block I, on the W; along line 1-2, by open space. Beginning from corner Lawa-an and Ormoc-Patag Barangay Road marked on plan as point (1);

thence following Lawa-an Street more or less 280m. North on Corner Acasia and Lawa-an Streets marked on plan as point (2); thence following Acacia Street more or less 150m. NE, on corner Abocado and Acacia Streets marked on plan as point (3); thence following Abocado Street more or less 277m. South on corner of Ormoc-Patag Barangay Road marked on plan as point (4); thence following Ormoc-Patag Barangay Road SW to point of the beginning, containing an area of FOUR (4) HECTARES.

AREA OF ROAD NETWORK = 0.5 Has.

TECHNICAL DESCRIPTION
(Institutional II-Block VI)

A parcel of land known as (Institutional II Block VI) situated in the Barangay Patag, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SW; along line 4-1, 1-2, by Residential I-Block II, and the restricted area, on the SW and NW along lines 2-3, 3-4, 4-1, by Residential I-Block II. Beginning from corner Abocado and Tangile, streets marked on plan as point (1);

thence following Tangile Street more or less 265. SW; marked on plan as point (2); thence following Tangile Street more or less 35m. NE; marked on plan as point (3); thence following Tangile Street along the Restricted Area more or less 300m. NE; marked on plan as point (4); thence following Abocado Street more or less 220m. SE; marked on plan as point of the beginning, containing an area of FOUR (4) HECTARES.

AREA OF ROAD NETWORK = 1 Ha.

TECHNICAL DESCRIPTION
(Institutional II-Block VII)

A parcel of land known as (INstitutional II Block VII) situated in the sitio Nadungholan, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by Botanical Park on the E; along lines 2-3, 3-4; by Model Farm and Residential I-Block III on the SW and NW; along line 4-1, by Residential I-Block III marked on plan as point (1);

thence turning 90 degrees NE, more or less 163m. on center of Lansones Street marked on plan as point, (2); thence following Lansones Street, more or less 150m. South marked on plan as point (3); thence turning in a curve line more or less 30m. NW; marked on plan as point (4); thence following Ormoc-Lake Imelda National Road, more or less 240m. North marked on plan as point of the beginning, containing an area of TWO (2) HECTARES.

TECHNICAL DESCRIPTION
(Institutional II Block VIII)

A parcel of land known as (Institutional II-Block VIII) situated in the Barangay San Isidro (Owak), Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by a Rotonda, on the E; along line 2-3, by Commercial I, on the S; along line 3-4, by Residential II-Block I, on the W, along line 4-1 by Residential II-Block I. Beginning from corner (9); of Residential II-Block I on corner Ormoc-Merida National Road and Don Felipe Larrazabal-Punta Road, marked on plan as point (1);

thence following Ormoc-Merida National more or less 140m. NE marked on plan as point (2); thence to corner Bagalnga and Bangkal Streets marked on plan as point (3); thence following Bagalnga Street in a curve line more or less 250m. NW on corner Don Felipe Larrazabal-Punta Road marked on plan as point (4); thence following Don Felipe Larrazabal-Punta Road more or less 260m. North marked on plan as point of the bignning, containing an area of FOUR (4) HECTARES.

TECHNICAL DESCRIPTION
(Institutional II Block IX)

A parcel of land known as (Institutional II-Block IX) situated in the Barangay Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the NE and SE; along lines 1-2, 2-3, by Apitong Street and Restricted Area, on the S; along line 3-4, by Open Space, on the W; along line 4-1, by Residential I-Block IV. Beginning from corner (3) of Residential I-Block IV on corner Apitong and Bangkal Streets, marked on plan as point (1);

thence following Apitong Street more or less 40m. East, marked on plan as point (2); thence following the restricted area long Malbasag River more or less 470m. South on center between Bago and Bungga Streets marked on plan as point (3); thence following Bago Street more or less 170m. West on corner of Bangkal Street marked on plan as point (4); thence following Bangkal Street more or less 470m. North marked on plan as point of the beginning, containing an area of FIVE (5) HECTARES.

AREA OF ROAD NETWORK = 1 ha.

TECHNICAL DESCRIPTION
(Institutional II Block XI)

A parcel of land known as (Institutional II-Block XI) situated in the Barangay San Isidro (Owak) Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by Ormoc-Merida National Road, on the E; along line 2-3, by Residential II Block I, on the W; along line 4-1, by Open Space. Beginning from 1.3 kilometer from Junction Ormoc-Merida National Road near Jaobon Creek marked on plan as point (1);

thence following Ormoc-Merida National Road more or less 140. East, marked on plan as point (2); thence following Chicos Street more or less 500m. South on corner Antipolo and Apitong Streets marked on plan as point (3); thence following Antipolo Street more or less 165m. West marked on plan as point (4); thence following To-og Street more or less 485m. North marked on plan as point of the beginning, containing an area of EIGHT (8) HECTARES.

AREA OF ROAD NETWORK = 1 Has.

TECHNICAL DESCRIPTION
(Open Space Block I)

A parcel of land known as (Open Space Block I) situated in the Poblacion Ormoc Cadastre No. 256 Ormoc City. Bounded on the N; along lines 11-12, 12-13, 13-1, by Commercial III, Institutional II-Block II, Institutional II-Block II; along lines 1-2, 2-3, 3-4, by Commercial III, Lots, Ormoc Bay on the South, along line 4-5, by Ormoc Bay, on the W; along lines 5-6, 6-7, 7-8, 8-9, 9-10, 10-11, by Ormoc Bay, Commercial II lots. Beginning from corner San Pedro and Aviles Streets marked on plan as point (1);

thence following San Pedro Street to corner Obrero and San Pedro Streets South, marked on plan as point (2); thence following Obrero Street more or less 95m. East, marked on plan as point (3); thence following San Pablo St. more or less 100m. South, marked on plan as point (4); thence following Imelda Boulevard more or less 265m. West marked on plan as point (5); thence following Navarro Street more or less 92m. North marked on plan as point (6); thence following Obrero Street more or less 45m. West marked on plan as point (7); thence direct to mid-portion of Burgos Street North marked on plan as point (8); thence to mid-portion of Aviles Street North marked on plan as point (9) thence following Aviles Street more or less 35m. East at the corner of Aviles and Navarro Street marked on plan as point (10); thence following Navarro Street more or less 70m. North at the corner of Ismael Cata-ag and Navarro Streets marked on plan as point (11); thence following Ismael Cata-ag at the corner of Arradaza Street marked on plan as point (12); thence following Arradaza Street to corner Aviles Street marked on plan as point (13); thence following Aviles Street to corner San Pedro and Aviles Streets marked on plan as point of the beginning, containing an area of FOUR (4) HECTARES.

AREA OF ROAD NETWORK = 0.7 Ha.

TECHNICAL DESCRIPTION
(Open Space Block II)

A parcel of land known as (Open Space Block II) situated in the Barangay Patag, Ormoc Cadastre No. 256 Ormoc City. Bounded on the N; along line 2-3, by Residential I-Block I on the E; along line 3-4, by Institutional Block V, on the south, along line 4-1, by Residential I-Block I, on the W; along line 1-2, by Residential II Block IV. Beginning from corner Atis and Ormoc-Patag Streets and Road marked on Plan as Point (1);

thence following Atis street more or less 285m. NW on corner Acacia Street marked on plan as point (2); thence following Acacia Street more or less 170m. NE on corner Abocado and Acacia Streets marked on plan as point (3); thence following Lawa-an Street more or less 270m. S; on corner Ormoc-Patag Road marked on plan as point (4); thence following Ormoc-Patag Road to corner Aviles street marked on plan as point of the beginning, containing an area of FOUR (4) HECTARES.

AREA OF ROAD NETWORK = 0.2 Ha.

TECHNICAL DESCRIPTION
(Open Space III)

A parcel of land known as (Open Space III) situated in the Barangay Donghol, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2-3, by Industrial I Block II, on the E; along line 3-4, by Model Farm on the S; along line 4-1, by Institutional II-Block VII. Beginning from corner (6) of Residential I Block III marked on plan as point (1);

thence following Ormoc-Lake Imelda National Road more or less 190m. N; marked on plan as point (2); thence following Ipil-Ipil St. more or less 165. East, marked on plan as point (3); thence following Lansones St., more or less 200 m. South, marked on plan as point (4); thence more or less 165m West, marked on plan as point of the beginning containing an area of THREE POINT ONE (3.1) HECTARES

TECHNICAL DESCRIPTION
(Open Space Block IV)

A parcel of land known as (Open Space Block IV) situated in the Barangay Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by Institutional Lot, on the E; along line 2-3, by Restricted Area, on the S; along line 3-4 by Residential I-Block IV, on the West; along line 4-1, by Residential I-Block IV. Beginning from corner (4) of Institutional lot marked on plan as point (1);

thence following Bago Street more or less 170m. East marked on plan as point (2); thence following Bungga Street more or less 220m. South, marked on plan as point (3); thence following Balimbin Street more or less 130m. West; marked on plan as point (4); thence following Bangkal Street to the point of the beginning, containing an area of THREE (3) HECTARES.

AREA OF ROAD NETWORK = 0.5 Ha.

TECHNICAL DESCRIPTION
(Open Space Block V)

Residential I Block IV
(Open Space Block IV)
A parcel of land known as (Open Space Block V) situated in the Barangays Linao and Cogon, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2-3, by Residential II, on the SE, along line 3-1, by Institutional I, on the SW; along line 1-2, by Industrial I. Beginning from point (11) of Industrial I, marked on plan as point (1);

thence following Calamansi Street more or less 365m. West, marked on plan as point (2); thence following Caimito and Don Felipe Larrazabal-Punta Road more or less 505m. East marked on plan as point (3); thence following Tugas Street more or less 260m. West marked on plan as point of the beginning, containing an area of SIX (6) HECTARES.

AREA OF ROAD NETWORK = 0.7 Ha.

TECHNICAL DESCRIPTION
(Open Space Block VI)

A parcel of land known as (Open Space Block VI) situated in the Barangay Linao, Ormoc Cadastre No. 256 Ormoc City. Bounded on the N; along line 2-3, 3-2, by Industrial I, on the S, along line 1-2, by Ormoc-Naungan Road. Beginning from the corner (2) of Industrial I marked on plan as point (1);

thence following Ormoc-Naungan Road more or less 350m. West, marked on plan as point (2); thence following Baliti Street more or less 260m. East marked on plan as point (3); thence following Dalingdingan street more or less 210m. South marked on plan as point of the beginning, containing an area of THREE (3) HECTARES.

TECHNICAL DESCRIPTION
(Open Space Block VII)

A parcel of land known as (Open Space Block VII) situated in the Barangay San Isidro (Owak), Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2 by Residential II, on the E; along line 2-3, by Residential II, on the S; along line 3-1, by Industrial I. Beginning from corner (8) of Industrial I, marked on the plan as point (1);

thence following Antipolo Street more or less 230m. East, marked on plan as point (2); thence following Baliti Street more or less 130m. South, marked on plan as point (3); thence following Calamansi Street to the point of the beginning, containing an area of ONE and ONE-HALF (1½) HECTARE.

TECHNICAL DESCRIPTION
(Open Space Block VIII)

A parcel of land known as (Open Space Block VIII) situated in the Barangay San Isidro (Owak), Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 2-3, by Apitong Street, on the East; along line 3-1, by Residential I-Block V; on the S; along line 1-2, by Commercial I. Beginning from corner (4) of Commercial I marked on plan as point (1);

thence following Bago street more or less 250m. West marked on plan as point (2); thence following Apitong Street more or less 300m. NE, marked on plan as point (3); thence following Buri Street more or less 200m. South, marked on plan as point of the beginning, containing an area of THREE (3) HECTARES.

TECHNICAL DESCRIPTION
(Open Space Block IX)

A parcel of land known as (Open Space Block IX) situated in the Barangay Biliboy, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along 4-1, by Apitong Street on the NE and SE; along lines 1-2, 2-3, by Residential I-Block III, on the West along line 3-4, by Residential Area along Anilao River. Beginning from corner (5) of Residential I-Block III of BBM No. 17, Ormoc Cadastre marked on plan as point (1);

thence following Anislag Street in a curve line more or less 210 m. W; on center of Banaba Street marked on plan as point (2); thence with same direction west more or less 55m. marked on plan as point (3); thence following Anilao River more or less 110m. North, marked on plan as point (4); thence following Apitong Street more or less 310m. East to point of the beginning, containing an area of TWO (2) HECTARES.

TECHNICAL DESCRIPTION
(Open Space -Cemetery)

Please refer to the Register of Deeds for the Technical Description.

Containing an area of 10 has.

TECHNICAL DESCRIPTION
(Recreational Area)

A parcel of land known as (Recreational Area) situated in the Poblacion, Ormoc Cadastre No. 256 Ormoc City. Bounded on the NE and SE; along lines 1-2, 2-3, by Model Farm, Institutional Lot, Residential III-Block I, Commercial III, on the NW and SW; along lines 3-4, 405, 5-1, by Anilao River, Residential II-Block I, Hima-agos Creek, Beginning from BBM No. 3, marked on plan as point (1);

thence following Ormoc-Lake Imedla National Road on corner Rizal and Hermosilla Drive Streets marked on plan as point (2); thence following Hermosilla Drive on Corner Real and Hermosilla Drive marked on plan as point (3); thence following Anilao River more or less 420m. N; marked on plan as point (4); thence turning 80° NE more or less 40m. on Hima-agos creek waterline marked on plan as point (5); thence following Hima-agos Creek to B.B.M. No. 3, marked on plan as point of the beginning, containing an area of SEVEN (7) HECTARES.

TECHNICAL DESCRIPTION
(Model Farm)

A parcel of land known as (Model Farm Classified as Open Space) situated in the Barangay Patag, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 3-4, by Industrial I-Block II; on the E; along line 4-5, by Malbasag River, on the S; along line 5-6, by Institutional II-Block III on the W; along lines 6-1, 1-2, 2-3, by Recreational Area, Institutional II-Block VII, and open space block III. Beginning from BBM No. 3 marked on plan as point (1);

thence following Ormoc-Lake Imelda National Road and Lansones St. More or less 250 m. NW marked on plan as point (2); thence following Lansones St. - more or less 200m. NW on corner Ipil-ipil St. marked on plan as point (3); thence following a creek more or less 100m. N, marked on plan as point (4); thence following Malbasag River more or less 810m. S, marked on plan as point (5); thence 230 m. due W; marked on plan as point (6); thence following Ormoc-Lake Imelda National Road more or less 230m. North marked on plan as point of the beginning containing an area of TWELVE (12) HECTARES more or less.

TECHNICAL DESCRIPTION
(Bus Terminal South Bound)

A parcel of land known as (Bus Terminal South Bound) situated in the Barangay of Can-adjing, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 1-2, by Harrison St. on the E; along lines 2-3, 3-4, by Residential III-Block III on the E; along line 4-5, by Public Land, on the South; along line 5-6 by Ormoc Bay on the W; along line 6-1 by Malbasag River. Beginning from Bridge of Pardon marked on point (1);

thence following Harrison St. more or less 20m marked on plan as point (2); thence following st. Cross more or less 85m. S marked on plan as point (3); thence following Del Carmen St. more or less 90m. E, marked on plan as point (4); thence more or less 75m. S marked on plan as point (5); thence more or less 160m. marked on plan as point (6); thence following the Malbasag River more or less 190m. N, marked on plan as point of the beginning, containing an area of TWO POINT TWO (2.2) HECTARES.

AREA OF ROAD NETWORK = 2,000 sq. m.

A parcel of land known as (Bus Terminal North Bound situated in the Barangay of Cogon Combado, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N; along line 5-6 by Residential-II-Block II on the E and SE; along lines 6-7, 7-8 by Commercial II Block III and a Rotonda on the S; along line 8-11 by a Residential II Block I on the W; along line 1-2 by Commercial I, on the NW & SW along lines 2-3, 3-4, 4-5, by Commercial I. Beginning on corner I of Commercial I marked on plan as point (1);

Thence following Mahogany St. more or less 120m. N on center of Talisay and Mahogany St. marked on plan as point (2); thence following Mahogany St. more or less 100 m. E on point 8 of Commercial I, marked on plan as point (3); thence following Talisay St. more or less 270 m. N on point 7 of Commercial I of Balimbin St. marked on plan as point (4); thence following Talisay St., more or less 200m. N on center of Bago St. marked on plan as point (5); thence following Bago St. more or less 100m. E on center Ormoc-Palo-Carigara National Road marked on plan as point (6); thence following Ormoc-Palo-Carigara National Road more or less 250m. S marked on plan as point (7); thence following a Rotonda Road more or less 400m. S.W on center line on Ormoc-Merida National Road marked on plan as point (8); thence following Ormoc-Merida National Road more or less 110m. W on center of Mahogany St. marked on plan as point of the beginning containing an area of EIGHT (8) HECTARES

AREA OF ROAD NETWORK = 1.4 Has.

TECHNICAL DESCRIPTION
(Livestock Market)

A parcel of land known as (LIVESTOCK MARKET) situated at Bo. Alegria, Ormoc Cadastre No. 256, Ormoc City. Bounded on the N, along line 4-1, by Residential II; on the NE; along line 1-2, by Anilao River, on the S; along line 2-3 by Ormoc Bay, on the W; along line 3-4 by Public Land. Beginning from centerline of Ormoc-Naungan Road across the Anilao North end of Spillway marked on plan as point (1);

thence following Anilao River due South more or less 150 m; marked on plan as point (2); thence 270m. more or less due west, marked on plan as point (3); thence 160m. more or less North as common point of corner (2) of Res. III-Block II; marked on plan as point (4); thence following Ormoc-Naungan Road to point of the beginning, containing an area of FOUR POINT SIX (4.6) HECTARES.

SEC. 4. INTERPRETATION OF BOUNDARIES - Where uncertainty exists with respect to the boundaries of any of the aforesaid rules shall apply:

a) Where district boundaries are so indicated that they approximately follow the center of streets or highways, streetlines, or highway right-of-way lines, such center lines, street-lines or highway right-of-way lines shall be constructed to be the boundaries.

b) Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.

c) Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.

d) Where the boundary of a district follow a railroad line, such line (boundary) shall be located in the middle of the main tracks of said railroad line.

(e) Where the boundary of a district follows a stream, lake or other bodies of water, said boundary shall be deemed to be at the limit of the political jurisdiction of the community, unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines. Boundaries indicated as parallel to, or extension of, indicated features not specifically indicated on the zoning map shall be determined by the scale of the map.

(f) Where a boundary line divides a lot or crosses un-subdivided property, the location of such boundary shall be indicated upon the zoning map using the scale appearing on such map.

(g) Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a district boundary line, the lot shall be construed to be within district where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the district where the principal uses fall.

(h) Where a district boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one-lot deep zoning district if the remaining portion has an area less than fifty percent of the total area of the entire lot.

(i) Where a zoning district boundary line is indicated in the zoning map, one block deep or a fraction thereof, such boundary line shall be scaled or determined by the Zoning Administrator.

ARTICLE V DISTRICT REGULATIONS

GENERAL PROVISION. - Notwithstanding the listing of allowable use enumerated herein per district, the zoning Administrator may allow similar compatible land use using as basis the physical and performance standards prescribed for that district.

SEC. 1. USE REGULATION IN RESIDENTIAL DISTRICT I -
This district shall be for exclusive residential purposes to maintain the peace and quiet of the area. The following shall be allowable uses, subject to all the conditions herein enumerated:

1. One detached family dwelling
2. One semi-detached family dwelling
3. Two detached family dwelling
4. Two semi-detached family dwelling
5. Customary accessory uses like:

- a) Servants quarters
- b) Private garage
- c) Guard house
- d) Private pot house

6. Home occupations like the practice of one's profession, dressmaking, tailoring, baking, sari-sari store and the like, provided that:

a. No person other than members of the family residing within the premises shall be engaged in such home occupation;

b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupant;

c. As much as possible there shall be no change in the outside appearance of the building or premises;

d. No home occupation shall be conducted in any accessory building;

e. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard;

f) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence or outside the dwelling unit if conducted in a place other than a single-family resident. In the case of electrical interference, no equipment or process shall be used in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

7. Recreational facilities for the exclusive use of the members of the family residing within the premises, like:

- a. Swimming Pool
- b. Mini-golf course
- c. Pelota court

SEC. 2. USE REGULATION IN RESIDENTIAL DISTRICT II. - This district shall be for medium density residential area and other compatible uses as follows:

1. All uses allowed in Residential District I
2. Multi-family dwellings with not more than five (5) families residing.
3. Apartment of not more than five (5) doors
4. Boarding houses with not more than (5) boarders
5. Nurseries and day care centers
6. Elementary Schools
7. Branch libraries and museums
8. Chapels, churches and other places of worship
9. Small clinics, hospitals, nursing and convalescing homes with not more than five-bed capacity
10. Drugstore
11. Filling Stations
12. Service Stations
13. Home Occupation as provided for in Residential District I except that not more than (2) two outside or hired helpers, assistants, or employees may be employed.
14. Parks and playground for the community
15. Backyard gardens and raising of pigs, poultry and other animals and fowls provided that:
 - a. They are only for family consumption
 - b. No undue noise shall be created
 - c. No fowl smell shall be emitted
 - d. Other sanitary requirements enforced in the city must be complied with.

SEC. 3. USE REGULATION IN RESIDENTIAL DISTRICT III. - This district shall be for high density residential area and other compatible uses as follows:

1. All uses allowed in Residential Districts I and II
2. Multi-family dwelling

3. Residential Condominiums
4. Hotels
5. Motels
6. Pension House
7. Hometel
8. Hotel apartments or apatels
9. Apartments
10. Boarding House
11. Dormitory
12. High school and vocational school
13. Branch libraries and musuems
14. Clinics, hospitals, nursing or convalescing homes with not more than fifty (5) bed capacity
15. Drugstore
16. Home occupation as provided for in Residential I except that not more than than five (5) outside or hired helpers, assistants or employees may be employed.
17. Club houses and lodges
18. Backyard raising of animals and fowls as provided for in Residential District II
19. Parks and playgrounds
20. Parking lots
21. Parking buildings
22. Filling Stations
23. Service stations

SEC. 4. USE REGULATION IN COMMERCIAL DISTRICT I. -
This district shall be for purely commercial uses as follows:

1. Offices like:
 - a. office buildings
 - b. office condominiums
2. Stores and shops like:
 - a. department stores
 - b. bookstores and office supply shops
 - c. home appliances store
 - d. car shops
 - e. photo shops
 - f. shopping centers

3. Food markets and shop like:

- a. markets
- b. bakeries and bake shop
- c. wine stores
- d. groceries
- e. supermarket

4. Recreational centers like:

- a. movie houses and theatres
- b. pelota courts
- c. swimming pools
- d. day and night clubs

5. Personal service shops like:

- a. beauty parlor
- b. barber shops
- c. sauna bath and massage clinic
- d. dressmaking and tailoring shops

6. Restaurants and other eateries

7. Short term special education like:

- a. dancing school
- b. school for self-defense
- c. driving schools
- d. speech clinic

8. Storerooms and warehouses, but only as may be necessary for the efficient conduct of the business.

SEC. 5. USE REGULATION IN COMMERCIAL DISTRICT II. -
This district shall be for commercial and compatible industrial uses as follows:

1. All uses allowed in commercial District I

2. Repair shop like:

- a. Home appliances repair shop
- b. Motor vehicles and accessory repair shop.

3. Funeral homes

4. Flower shop

5. Embalming establishments

6. Cottage industries

7. Manufacturing industries certified as non-pollutive and non-hazardous by the Human Settlements Commission

8. Stockyard and slaughterhouse

9. Cold storage and warehouses

10. Bus Terminals and car barns

SEC. 6. USE REGULATION IN COMMERCIAL DISTRICT III. - Tertiary Commercial Zone - Characterized by heavy commercial developments usually trade service, entertainment on a metropolitan scale of operations.

SEC. 7. USE REGULATION IN INDUSTRIAL DISTRICT I. - This District shall be mainly for manufacturing industries as non-pollutive and non-hazardous (NP/NH), non-pollutive and hazardous (NP/H) and non-pollutive and extremely hazardous (NP/EX) by the Human Settlement Commission as follows:

1. Non-pollutive and non-hazardous (NP/NH) like:
 - a. Manufacture of bakery products
 - b. costume tailoring and dressmaking shops
 - c. commercial and job printing
 - d. manufacture of musical instruments
2. Non-Pollutive and Hazardous (NP/H) like:
 - a. garment factories
 - b. manufacture of pulp stationery, envelopes and related articles
 - c. manufacture of wooden shoes, shoe lace and similar products
 - d. manufacture of bamboo, rattan and other cane baskets and wares.
3. Non-pollutive and extremely hazardous (NP/EH) like manufacture of compressed and liquified gases.
4. Cottage industries.

SEC. 8. USE REGULATION IN INDUSTRIAL DISTRICT II. - This district shall be mainly for manufacturing industries classified as pollutive and non-hazardous (P/NH) and highly-pollutive and non-hazardous (HP/NH) by the Human Settlement Commission as follows:

1. Pollutive and non-hazardous (P/NH) like:
 - a. Chocolate and cacao factory
 - b. Manufacture of furniture and fixtures primarily of metal
 - c. Manufacture of electrical appliances and housewares
 - d. Manufacture of motorcycles and bicycles
2. Highly pollutive and non-hazardous (HP/NH) like:
 - a. ice cream factory
 - b. preserving and canning of fruits and vegetables
 - c. manufacture of soft drinks and carbonated water
 - d. manufacture of dessicated coconut

SEC. 11. USE REGULATION IN INSTITUTIONAL DISTRICT II. - This District shall be for special and private institutions like:

1. City hospitals
2. big private hospitals
3. special hospitals like:
 - a. hospital for the insane
 - b. hospital for heart patients
 - c. hospital for lepers
4. orphanages
5. home for the aged and other welfare homes
6. rehabilitation centers like:
 - a. rehabilitation center for unwed mother
 - b. rehabilitation center for drug addicts
 - c. rehabilitation center for alcoholics

SEC. 12. USE REGULATION FOR PARKS AND OPEN SPACE DISTRICT. - This District shall be mainly for parks and open spaces to provide ecological balance within the community and at the same time provide inexpensive recreation places for the inhabitants.

The following shall be allowable uses:

1. parks and playgrounds
2. zoo
3. botanical gardens
4. city plaza
5. memorial parks
6. other similar uses

SEC. 13. USE REGULATION FOR AGRICULTURAL DISTRICT. - This District shall be for the commercial production of farm products like:

1. rice and corn
2. mango, coconut, coffee and other fruits
3. vegetables
4. poultry, piggery and the raising of other animals and fowls
5. copra making
6. fishpond
7. saltbeds

SEC. 14. NUISANCE AND POLLUTION. - For all allowed uses in the Agricultural District, effective measures against pollution of the air and all waterways must be undertaken and the necessary safeguards must be instituted to prevent it from becoming a nuisance.

ARTICLE VI
SUPPLEMENTARY REGULATIONS

SEC. 1. APPLICATION OF DISTRICT REGULATIONS. - The regulations set by this Ordinance within each district, unless otherwise provided, shall apply uniformly to each class or kind of structure or land as follows:

a. No building, structure or land shall hereafter be used, or occupied and no building or structure or part thereof shall hereafter be erected, constructed or reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the district in which it is located;

b. No building or other structure shall hereafter be erected or altered:

- 1) to exceed the prescribed height or bulk
- 2) to accomodate or house a greater number of families
- 3) to occupy a greater percentage of lot area
- 4) to have narrower or smaller yard requirement or nay other manner contrary to the provisions of this Ordinance;

c. No part of a yard, off-street parking, loading space, or other open space required of any building, shall for the purpose of complying with this Ordinance, be included as part of a yard, open space, off-street parking loading space similarly required for any other building;

d. No yard or lot existing at the time of the passage of this Ordinance shall be reduced in dimension of area below the minimum requirements set forth herein.

SEC. 2. SPECIAL PERMIT USES. - The following shall require a special permit from the Zoning Administrator, in accordance with the criteria below prescribed:

1. Dumping sites:

- a. Adequate fencing shall be put up to prevent undue wastes.
- b. poisoning of rats and spraying of flies and the general maintenance of the dumping site shall be the sole responsibility of the applicant.

- c. The dumping site shall not be located outside of the applicant's premises if private, and shall be located within a reasonable distance from residential zones, if public.
- d. Other sanitary requirements of the City shall be complied with.

2. Incinerator plants:

- a. They shall not as far as practicable be located within residential zones.
- b. A site inspection shall be required to determine that the proposed plant does not constitute safety hazards to the adjacent land uses and to the community in general.
- c. Their sound maintenance shall be the sole responsibilities of the applicant and/or the persons running them.

3. Cemeteries:

- a. They shall be located outside of or within reasonable distance from residential zones
- b. Their sound maintenance shall be the exclusive duty of the applicant or persons running them.

4. Radio Transmitting Stations:

- a. They shall be located within commercial zones.
- b. Their sound maintenance shall be the exclusive responsibility of the applicant and/or persons running them.
- c. Where public welfare demands, however, they may not be denied location in same residential zones provided the preceding condition is complied with.

5. Private landing strip, runways, helicopters, helipads:

- a. They shall not be located within residential zones.
- b. They must be at least 200 or 300 feet from the nearest residential zone or residence.
- c. A written authority to operate shall be obtained from the CAA Administrator by the applicant at least 90 days before the intended date of operation, and a notice shall be posted or published in at least one of the daily newspapers to determine public opposition to the proposed landing site.

- d. Sworn statements of the owner of the adjoining lands signifying their conformity or non-conformity to the proposed landing site shall be obtained by the applicant at least 30 days before the intended date of operation.

6. Filling Stations:

- a. They shall be located within reasonable distance from schools, churches, hospitals, and other similar buildings.
- b. They shall not constitute safety hazards in a community developed entirely into residential purposes.

7. Open Storage:

- a. They shall be located within reasonable distance from schools, churches, hospitals, and other similar buildings, preferably 61-91 meters away or more.
- b. Their sound maintenance shall be the sole responsibility of the applicant.

SEC. 3. TRAFFIC GENERATORS. - All traffic generating buildings and structures allowed in any of the district must provide for adequate parking spaces for their employees, clients, and visitors.

SEC. 4. POLLUTION CONTROL. - For effective pollution control, all manufacturing industries must apply for locational clearance from the Human Settlements Commission.

SEC. 5. ADVERTISING AND BUSINESS SIGNS. - Advertising and business signs to be displayed or put up for public view in any of the districts herein enumerated must comply with the rules and regulations on the matter.

SEC. 6. EXISTING NON-CONFORMING USES AND BUILDING. - The lawful use of any buildings, structures or land at the time of the adoption of this Ordinance may be continued, though such use does not conform with the provisions of this Ordinance, PROVIDED:

1. That no such non-conforming use shall be enlarged or increased or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance, or be moved in whole or in part to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.

2. That no such non-conforming use which has ceased for more than one (1) year or has been changed to a use permitted in the district in which it is located be again revived as non-conforming use.
3. That any non-conforming structure, or one or more of the group of non-conforming structures related to one use and under one ownerships, which have been damaged by fire, flood, explosion, earthquake, war, riot, or other such force majeure may be reconstructed and used as before provided that such reconstruction is not more than seventy-five (75%) of the assessed value of the structure or structures.
4. That the total structural repair and alteration that may be made in a non-conforming structure shall not, during the remaining lifetime, that is, subsequent to the adoption of this Ordinance exceed twenty-five percent (25%) of its assessed value.
5. That such non-conforming use may be enlarged or extended only if the entire building is thereafter devoted to conforming use.
6. That such non-conforming use may not be extended, enlarged, increased or moved to displace any conforming use.
7. That no such non-conforming use shall be changed to another non-conforming use.
8. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
9. Should such non-conformity structure or non-conforming portion of structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
10. Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is moved.

SEC. 7. VISIBILITY AT INTERACTING RESIDENTIAL DISTRICT. -
a corner lot in any residential district, nothing shall be erected, placed or planted or allowed to grow in such a manner as to materially impede vision between a height of point seventy-six (0.76) meter above the centerline grade of intersecting streets in the area bounded by the street line of such corner lots and line joining points said street lines fifteen point twenty five (15.25) meters from the point of interaction.

SEC. 8. BUILDING PERMITS ISSUED PRIOR TO THE APPROVAL THIS ORDINANCE. - Nothing herein contained shall require change in the plans, construction, size or designated of any building, structure or part thereof for which building permit has been duly granted prior to the adoption of this Ordinance, provided the construction of such building, structure or part thereof shall have been started within six months from the date of the issuance of such permits. If construction is started after the six-month period, no construction shall be allowed unless a new building permit for the construction of the building in accordance with this Ordinance shall have been used.

SEC. 9. EASEMENTS, STREETS AND OTHER PUBLIC LANDS NOT INCLUDED IN ANY DISTRICT. - Should a land, or any portion thereof revert to private ownership and the said public road or street does not appear on the zoning map as included in any district, the regulations provided for in this Ordinance which are applicable to the most restricted district immediately adjacent to the land under consideration shall be applied to such land or portion thereof.

SEC. 10. DWELLING ON REAR LOTS. - No building used or designated to be used as a residence shall be allowed in a rear lot unless such lot has an exclusive right-of-way easement over a path of at least four (4) meters leading to each easement. Two or more buildings, however, may be on a corner path if the right-of-way easement is at least six (6) meters wide.

SEC. 11. ACCESSORY BUILDING. - No accessory building shall be erected in any required yard and no separate accessory building shall be erected within five (5) feet of any other building.

SEC. 12. ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE. - In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of this Ordinance shall be met for each structure as though it were erected on an individual lot.

SEC. 13. STRUCTURE TO HAVE ACCESS. - Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structure shall be so located on lots as to provide safe and convenient access for servicing, fire protection and shall have the required off-street parking.

SEC. 14. YARD REQUIREMENTS ALONG A DISTRICT BOUNDARY LINE. - Lots abutting on a district boundary line shall conform to the yard requirements of the more restrictive district bounded by the line.

SEC. 15. DWELLING GROUP. - When it is impracticable to apply the requirements of this Ordinance to individual building unit in a residential compound consisting of two (2) or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conforms to the following conditions:

1. That the buildings are to be used only for residential purposes and such accessory uses are permitted in the district where the compound is located.

2. That the average lot area per family or dwelling unit in the compound, exclusive of the area used, or to be used for streets or driveways, is not less than the lot area per family required in the district.

3. That there is provided, within the tract on which the residential compound is to be located, an open space for playground purposes within an area equivalent to at least an aggregate area of five percent (5%) of the required lot area per family, but in no case less than one hundred (100) square meters provided that where the residential compound is intended for less than ten (10) families, the setting aside of such area for playground purposes may be dispensed with, and provided, further, that when an open space for playground purposes is set aside, this open space may be used part of the yard requirements for the compound.

4. That there is provided, within the track on which the residential compound is to be erected or immediately adjacent thereto, an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors.

5. That the physical and performance standards shall be enforced to regulate the height and area of buildings (Refer to attached Physical and Performance Standards).

SEC. 16. CERTIFICATE OF NON-CONFORMANCE. - A certificate of non-conformance for all non-conforming uses shall be applied for by the owner or agents of the property involved within twelve (12) months from the approval of this Ordinance, otherwise, the non-conforming use may be condemned and removed at the owner's expense. The certificate of non-conformance shall be renewable every year for which the applicant shall submit at least three (3) pictures of the property involved before certificate renewal.

ARTICLE VII ENFORCEMENT AND ADMINISTRATION

SEC. 1. ENFORCEMENT. - This Ordinance shall be enforced and administered by the City Planning and Development Staff Coordinator, who will act as the zoning administrator who directly under the City Mayor and shall be appointed by the City Mayor.

SEC. 2. POWERS AND DUTIES. - The zoning administrator shall administer and enforce the provisions of this Ordinance, specifically:

1. To grant or deny, with or without conditions, applicants for the granting of exceptions in accordance with the following criteria:

- a. That the exception is essential to maintain the functional design and architectural integrity of the development;
- b. That the exception shall not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- c. That the exception will not alter the essential character of the district where the property for which exception is sought is located;
- d. That the exception will not weaken the general purposes of the regulation herein established for the specific district;
- e. That the exception will be in harmony with the spirit and purpose of this Ordinance;
- f. That the exception will not adversely affect the public health, safety or welfare.

2. To grant or deny, with or without conditions, applications for the granting of a variance in accordance with the following criteria:

- a. That the property be unique and different from other property nearby;
- b. that because of uniqueness, the owners cannot obtain a reasonable return on the property;
- c. That the hardships is not self-created;
- d. That the proposed variance is the minimum variance necessary to permit a reasonable return on the property;
- e. That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- f. That the variance will not alter the essential character of the district where the property, for which variance is sought, is located;

g. That the variance will not weaken the general purpose of this Ordinance or the regulations herein established for the specific district;

h. That the variance will not adversely affect the public health, safety or welfare;

3. To issue certificate of zoning compliance as herein provided.

4. To serve notice requiring the removal of any use in violation of this Ordinance upon the owner, agent, or tenant of the building or land, or upon the architect, engineer, building, contractor, or other persons who commit or assist in any such violation.

5. To call upon the City Fiscal to Institute any necessary legal proceeding to enforce the provision of this Ordinance. The City Fiscal is hereby authorized to institute the appropriate action to this end.

6. To call upon the Chief of Police and his authorized agents to assist in the enforcement of this Ordinance.

7. To report to the City Planning and Development Board and the Sangguniang Bayan all the exceptions and variances granted so that the zoning map can be correspondingly updated and also a report on the progress and problems encountered in the administration and enforcement of this Ordinance, making the necessary recommendation therefor.

8. To take any other action authorized by this Ordinance to ensure compliance with or prevent violation of its provisions.

SEC. 3. CERTIFICATE OF ZONING COMPLIANCE. - No building permit shall be issued unless a certificate of zoning compliance has been obtained from the Zoning Administrator. Such certificate shall show, among other things, that the building or part thereof and the proposed use of the same are in conformity with the provisions of this Ordinance. The Zoning Administrator shall maintain a record of all certificate of zoning compliance.

SEC. 4. EXPIRATION OF BUILDING PERMIT. - If the work described in any building permit has not begun within one (1) year from the date of the issuance thereof, said permit shall be cancelled by the Zoning Administrator and a written notice thereof shall be given to the persons affected.

If the work described in a building permit has not been substantially completed within two years from the date of issuance, said permit shall be cancelled by the Zoning Administrator and a written notice thereof shall be given to the persons affected, together with a notice that further work as described in the cancelled permit shall not continue unless and until a new building permit has been obtained.

SEC. 5. ZONING BOARD OF APPEALS. - An administrative board known as the Zoning Board of Appeals is hereby created which shall consist of five (5) Members to be appointed by the City Mayor, confirmed by the Sangguniang Bayan, and the members to select from the different sectors of the community: one from each of the agricultural, industrial, labor, commercial business and civic and professional groups. The members shall serve for a term of three (3) years unless sooner removed from office for just cause after written charges had been filed and public hearing held for the purpose. Vacancies shall be filled up only for the unexpired terms of the members affected. The concurring vote of four members shall be necessary to reserve any order, decision or determination of the Zoning Administrator.

SEC. 6. PROCEDURE IN THE ZONING BOARD OF APPEALS. - The Board shall adopt rules necessary for the conduct of its affairs. Meetings shall be held at the call of the chairman and at such other times as the Board may determine. The Chairman, or in his absence, the acting chairman, may administer oath and compel the attendance of witnesses. All meetings shall be open to the public.

The Board shall keep a minute of its proceedings showing the vote of each member upon each question raised and shall keep a record of its official actions, of all which shall constitute a public record.

SEC. 7. APPEALS. - Any person aggrieved by the decision of the Zoning Administrator regarding the interpretation, administration or enforcement of this ordinance may appeal to the Board of Zoning Appeals. Such appeals shall be taken up within a reasonable time but not exceeding sixty (60) days from the receipt of the notice of the decision of, or action taken by, the Zoning Administrator, by filing with the zoning Administrator and with the Board a notice of appeal specifying the grounds therefor. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record which the action was taken. The Board of Appeals shall fix the time and place for the hearing of the appeal, give due notice to the parties and decide the same within a reasonable time.

SEC. 8. POWERS. - The Zoning Board of Appeals shall have the powers to:

- a. Hear and decide appealed cases where it is alleged that there is a substantial error in any decision, order or determination made by the Zoning Administrator in the enforcement of this Ordinance.

- b. Grant variances and exceptions as provided for in this Ordinance.

SEC. 9. PROCEDURE. - The procedure for the granting of an exception and variance is as follows:

- a. A written application for an exception or variance is filled with the Zoning Administrator indicating thereon the section of this Ordinance under which the same is sought and stating the ground therefor.
- b. The Zoning Administrator shall fix the time, place for the hearing.
- c. A written notice of the public hearing shall be served on the applicant and the owners of the properties adjacent to the property which is the subject of the application at least fifteen (15) days prior to the scheduled public hearing. Notice of such hearing shall be posted on the property for which the exception is sought, at the City hall, and in another public hearing.
- d. At the public hearing, any party may appear in person or by an agent or attorney.

SEC. 10. LIMITATIONS ON THE POWER AND AUTHORITY OF THE BOARD. - The Zoning Board of Appeals is a quasijudicial body. As such, it shall have no power and authority to amend, alter, repeal or legislate a zoning ordinance. The territorial jurisdiction of the Board shall be limited to City of Ormoc only.

SEC. 11. VIOLATION AND PENALTY. - Any person who violates any of the provisions of this Ordinance shall, upon conviction, be punished by a fine of not more than TWENTY THOUSAND PESOS (20,000.00) or by imprisonment of not more than TWO (2) Years, or both such fine and imprisonment at the direction of the court. In case of violation by a corporation partnership or association, the penalty shall be imposed upon the erring officers.

SEC. 12. AMENDMENT. - The City Sangguniang Bayan may, every five years, on its own motion or upon recommendation of the Zoning Administrator amend, alter, supplement or repeal any provision of this Ordinance, in every five years.

All proposed amendments shall be referred to the City Planning and Development Board for report and recommendation.

If the recommendation is favorable, the proposed amendment shall become effective upon resolution by a majority vote of all the members of the City Sangguniang Bayan. However, if the recommendation is unfavorable, it shall become effective only upon a resolution by three-fourths vote of the same.

SEC. 13. SEPARABILITY. - Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or null and void, such declaration shall not in any way affect the validity of this Ordinance as a whole or any part hereof other than the part so declared to be unconstitutional or null and void.

SEC. 14. REPEAL. - All other ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed: Provided, however, that vested rights on the effectivity of this Ordinance shall not be impaired.

SEC. 15. EFFECTIVITY. - This ordinance shall take effect immediately upon its approval.

PHYSICAL STANDARDS

DEFINITION

Criteria established to regulate the distance between buildings, height and bulk of buildings in relation to the land area, and the ratio of the usable floor area to parking spaces.

HEIGHT REGULATIONS

R-1 District (low density residential areas) - No building or structure for human occupancy whether public or private, shall exceed nine and one-half (9.5) meters in height and shall not contain more than two storeys. There shall be no limitations for other structures such as church spires, belfries, cupolas, domes, chimneys, water tanks, bulkheads and the likes.

R-2 District (medium density residential areas). - No building or structure intended for human occupancy whether public or private shall exceed thirteen and one-half meters (13.5) in height and shall not contain more than three storeys.

R-3 District (high density residential areas). - No building or structure intended for human occupancy, whether public or private, except public housing and similar buildings or structures, shall exceed fifteen meters in height and shall not contain more than four storeys; however, no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. Buildings may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is set back from every street and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved, the height limitations for the wide street shall govern for a distance of forty meters along the narrower intersecting street.

C-1 District (refer to R-3 District)

C-2 District (commercial and compatible industrial uses). - There shall be no limitations except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abut. A building may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is set back from every street and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner govern for a distance of forty meters along the narrower intersecting street.

C-3 District (same as C-2 District)

I-1 District (non-pollutive industrial uses) - There shall be no limitations except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. A building may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is set back from every street and lot line one meter for each six meters or less in excess of one and one half times the width of the street. Where a corner lot is involved, the height limitation for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

In areas that may be declared by the CAA as along air traffic routes, the building heights shall be governed by CAA regulation..

I-2 District (pollutive industrial uses) - There shall be no limitations except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. Building may exceed the above height provided that the portion of the building higher than the one and one-half times the width of the street is set back from every street and lot lines, one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved, the height limitation for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

Height limitations of building on certain zone areas such as airplane flight path, areas of historical significance shall be impsed. These shall be based on set standards.

I-3 District (same as I-2 District)

AREA REGULATION

R-1 District - The lot area shall not be less than two hundred square meters for a single-family; three hundred square meters for a two-family dwelling, with a lot width of not less than sixteen meters. The principal building and the accessory building shall not cover more than 70% of the total areas of the lot.

R-2 District. - The lot shall not be less than one hundred eighty square meters for a single-family dwelling; two hundred forty sqaure meters for a two-family dwelling, with a lot of not less than ten to twelve meters. The principal building and the accessory building, shall not be less than one hundred square meters for a single-family dwelling; one hundred sixty square meters for two-family dwelling, with a lot width of not less than eight meters. All other dwelling types shall be provided with not less than twenty four square meters of lot area per family.

All buildings, including accessory buildings, shall cover not more than sixty percent of the total area of the lot.

R-3 District. - The lot area shall not be less than one hundred square meters for a single family-dwelling; one hundred sixty square meters for a two-family dwelling, with a lot width of not less than eight meters. All other dwelling types shall be provided with not less than twenty four square meters of lot area per family.

All buildings, including necessary buildings, shall cover not more than sixty percent of the total area of the lot.

C-1 District. - When a building is designed or intended to be used or is used for purely residential purposes, it shall have a lot area of not less than one hundred square meters for a single-family dwelling and not less than one hundred sixty square meters for two-family dwelling. Business buildings in corner lots shall cover not more than ninety percent of the total area of the lot and not more than eighty five per cent (85%) if they are on inner lots.

C-2 District. - When a building is designed or intended to be used or is used for purely residential purposes, it shall have a lot area of not less than one hundred square meters for a single-family dwelling and not less than one hundred sixty square meters for a two-family dwelling. Business buildings on corner lots shall cover not more than 90 percent of the total area of the lot and not more than 85 percent if they are on inner lots.

C-3 District (same as C-2 District)

I-1 District. - When a building is designed or intended to be used or is used for purely residential purposes, it shall provide a lot area of not less than 100 square meters for a single-family dwelling and not less than 160 square meters for a two-family dwelling. Business buildings in corner lots shall cover not more than 90 percent of the total area of the lot and more than 85 percent if they are on inner lots.

All buildings including accessory building shall cover not more than 20 percent of the entire area of the lot.

I-2 District. - When a building is designed or intended to be used or is used for purely residential purposes, it shall have a lot area of not less than one hundred square meters for a single-family and not less than 160 square meters for a two-family dwelling. Business buildings in corner lots shall cover not more than 90 percent of the total area of the lot, and not more than 35 percent if they are on inner lots.

All buildings, including accessory buildings, shall cover not more than 70 percent of the total area of the lot.

I-3 District (same as I-2 District)

True Extract Xerox copy from the
Ormoc City Comprehensive
Development Plan - 1978-2000

e.b. matuguina
9-24-92

CPDB - FILE

PERFORMANCE STANDARDS

DEFINITION

Criteria established to control noise, odor, smoke, toxic, or noxious matter, vibration, fire and explosive hazards, the glare or heat generated by or inherent in the use of land or buildings.

NOISE AND VIBRATIONS

All noise, and vibration-producing machinery shall be enclosed by a building and shall be provided with effective noise-absorbing materials, noise, silencers and mufflers, an open yard of a distance of not less than twenty (20) meters from the street or adjoining property lines and property planted to dense trees as buffers. To minimize vibration, a machinery should be mounted on shock-absorbing mountings, such as cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned to reduce all noise and vibration to a reasonable minimum. Noise which is enjectionable due to intermittance, beat frequency or high pitch shall not be allowed unless enclosed in a sound-proof building as tested and approved by the city officials concerned.

SMOKE

Any smoke emitted from any source for a period aggregating seven (7) minutes in any thirty minutes particularly when starting a new fire, shall have a density not greater than No. 2 of the Ringelmann Chart.

DUST, DIRT, AND FLY ASH

The emission of dust, dirt, fly ash from any sources or activity which shall pollute the air and render it unclean, destructive, unhealthful or hazardous, or cause visibility to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt, or fly ash be allowed to exceed 0.68 grams per cubic meter of flue gas at stack temperature of 60 centigrade nor to create a haze with opacity equivalent to or greater than No. 1 of the Ringelmann Chart.

ODORS AND GASES

The omission of foul odors and gases deleterious to public health, safety and peneral welfare shall not be permitted. Buildings and activity emitting foul odors and obnoxious gases shall be enclosed by air tight buildings provided with air conditioning system, filters, deodorizing and other air cleaning equipment.

GLARE AND HEAT

Glare and heat from any operation or activity shall not be allowed to be radiated, seen or felt from any point beyond the limits of the property.

INDUSTRIAL ESTATES

Industrial plant wastes shall be disposed of only in a manner which will not create any nuisance or danger to adjoining properties or to the community in general.

SEWAGE DISPOSAL

No sewage dangerous to the public health, safety, and general welfare shall be discharged into any public sewer system, natural waterway or drainage channel. In addition to the following requirements, all sewage shall comply with pertinent requirements, of the National Pollution Control Commission.

Acidity and alkalinity shall be neutralized to a PH of between 6.4 and 8.5 as a daily average on a volumetric basis with a temporary variations of 5.0 to PH 10.0.

Wastewater shall not contain substance at levels considered toxic to whatever organism are considered benefited by the receiving waters which may be man, fishes, or other organism.

Wastewater shall not contain oil and grease in excess of 300 PPM or excess a daily average of 10 PPM.

True copy
from the Comprehensive
Development Plan (1978-2000)
Ormoc City: CPDO-FILE

/ebm - 9-24, 1992