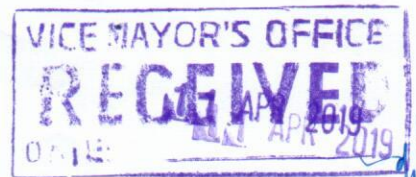


REPUBLIKA NG PILIPINAS  
SANGGUNIANG PANLUNGSOD  
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE  
FOURTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,  
ORMOC CITY HALL BUILDING  
ON APRIL 08, 2019



PRESENT:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Vincent L. Rama,	SP Member, Majority Floor Leader
Tomas R. Serafica,	SP Member, Asst. Majority Floor Leader
Benjamin S. Pongos, Jr.,	SP Member
Eusebio Gerardo S. Penserga,	SP Member
Gregorio G. Yrastorza III,	SP Member
Nolito M. Quilang,	SP Member
Esteban V. Laurente,	Ex-Officio SP Member, Chapter President, Liga ng mga Barangay ng Ormoc
Jasper C. Yerro,	Ex-Officio SP Member, Chapter President, Panlungsod Pederasyon ng mga Sangguniang Kabataan ng Ormoc

ON LEAVE:

Mario M. Rodriguez,	SP Member, Presiding Officer "Pro-Tempore"
John Eulalio Nepomuceno O. Aparis II,	SP Member
	Minority Floor Leader
Lea Doris C. Villar,	SP Member, Asst. Minority Floor Leader

**RESOLUTION NO. 2019-083**

**A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ OR THE ACTING CITY MAYOR, FOR AND ON BEHALF OF LOCAL GOVERNMENT UNIT OF ORMOC CITY (LGU-ORMOC) AS VENDEE, TO ENTER INTO AND SIGN THE CONTRACT TO SELL WITH THE HEIRS OF SPOUSES MAMERTO ESPINA AND FLOR PEÑARANDA AS VENDORS OVER A PORTION OF A PARCEL OF LAND DESCRIBED AS LOT NUMBER PSU-137086 COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NUMBER TH-246 EQUIVALENT TO FIFTY THOUSAND (50,000) SQUARE METERS, SITUATED AT BARANGAY LAKE DANAOS, ORMOC CITY, TO BE USED FOR VARIOUS PROJECTS ON HOUSING, EDUCATION AND OTHER PROGRAMS.**

WHEREAS, the City Mayor Richard I. Gomez through an Indorsement dated March 18, 2019 forwarded to this august Body a request for an issuance of a Resolution granting the City Mayor the authority to sign the attached Contract to Sell to be entered into by and between LGU-Ormoc as vendee, and the Heirs of Sps. Mamerto Espina and Flor Peñaranda as vendors, over a portion of a parcel of land located in Barangay Lake Danao, Ormoc City, further stating that the matter be treated as EXTREMELY URGENT, a copy of the said Contract to Sell is hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, Section 16 of the Republic Act No. 7160, otherwise known as the Local Government Code of 1991, states that every Local Government Unit (LGU) shall exercise the powers expressly granted, those necessary implied therefrom, as well as powers necessary, appropriate or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare;

WHEREAS, to recall, on or about four o'clock (4:00) in the afternoon of July 6, 2017, the City of Ormoc was struck by a 6.5 Magnitude Earthquake causing massive damage not only to its infrastructure but displacing families as well particularly in Brgys. Gaas, Cabintan, Lake Danao, Tongonan, Cabaon-an, Milagro and other parts of Ormoc City;

WHEREAS, in an assessment by the Philippine Institute of Volcanology and Seismology (PHIVOLCS) and the Mines and Geosciences Bureau (MGB) of the Department of Environment and Natural Resources (DENR), certain areas in the aforesaid Barangays are considered to be danger zones and not suitable for habitation;

WHEREAS, the victims that can no longer return to their respective residences must be relocated by the City of Ormoc;

WHEREAS, in an Opinion by City Legal Officer, Atty. Josephine Mejia-Romero, it is recommended that the Heirs of Sps. Espina, immediately comply with the submission of the required documents, and that the same be favorably acted by the Mayor and recommending that the same be endorsed to this Sanggunian for the authority of the Mayor to sign the same, a copy of said opinion is hereto attached as Annex "B" and made an integral part hereof;

WHEREAS, as cited in the attached Contract to Sell, the Vendors have offered to the Vendee to sell their land to be used by the latter for various projects on housing, education and other programs for the affected residents by the 6 July 2017 earthquake, and for other purposes as well at the price of Two Hundred Twenty Pesos (PHP220.00) per square meter net of capital gains tax, documentary stamp tax, transfer tax and registration fees, except for transfer costs on the tax declaration, and expenses and Real Property Tax due on the same;

WHEREAS, the said purchased properties shall be considered as forming part of City properties for public use pursuant to the applicable provisions of the Civil Code;

WHEREAS, in a Memorandum issued by the Appraisal Committee dated April 4, 2019, the recommended appraised value of parcel of land of the aforesaid lot should not be more than Two Hundred Forty Pesos (PHP 240.00) per Square Meter, a copy of said Memorandum is hereto attached as Annex "C" and made an integral part hereof;

WHEREAS, in a letter valuation issued by the Land Bank of the Philippines dated January 16, 2018, the appraised value of parcels of land located along Lake Danao are described as follows, a copy of said appraisal report is hereto attached as Annex "D" and made an integral part hereof:

**Classification**

**Value per Square Meter**

Residential

PHP 400.00/sqm – PHP 800.00/sqm.

WHEREAS, in a Certification issued by the Bureau of Internal Revenue (BIR) dated August 09, 2017, the zonal valuation of Brgy. Lake Danao are described as follows, a copy of said Certification is hereto attached as Annex "E" and made an integral part hereof;

**Classification**

**Initial Zonal Value per Square Meter**

Residential Land- All Lots

PHP 240.00

Interior

PHP 160.00

Commercial Land

PHP 100.00

Agricultural Land

PHP 20.00

WHEREAS, the BIR had issued Department Order 09-19 which has an effectivity date of March 28, 2019 setting a zonal value of all lots along the barangay road in Barangay Lake Danao that are classified as residential at Php 500.00 per square meter;

WHEREAS, in a Memorandum dated September 6, 2017 issued by the Mines and Geosciences Bureau (MGB) Regional Office No. VIII of the Department of Environment and Natural Resources (DENR) there is a finding that the subject property can be used as relocation site subject to certain workable recommendations, a copy of said Memorandum is hereto attached as Annex "F" and made an integral part hereof;

WHEREAS, upon a close examination of the three immediately succeeding paragraphs which provide for the bases for the determination of the fairness and reasonability of the price of the subject lands, the price indicated on the Contract to Sell is clearly shown to be within the stated appraisal range and is, therefore, determined to be just, fair and reasonable;

WHEREAS, the City General Services Office (CGSO) has forwarded a copy of the Sketch Plan of the aforementioned parcel of land which is the subject matter of such Contract to Sell located at Barangay Lake Danao, Ormoc City, a copy of the said Sketch Plan is hereto attached as Annex "G" and made an integral part hereof;

WHEREAS, the City Planning and Development Office (CPDO) had issued a Certification dated March 19, 2019 stating that the area is suitable for residential uses (housing purposes), a copy of said certification is hereto attached as Annex "H" and made an integral part hereof;

WHEREAS, this Sanggunian, after thorough examination of the aforementioned request by the City Mayor, in addition to finding the price on the Contract to Sell as just, fair and reasonable, additionally finds that: the same is not contrary to law, existing contract, public policy, customs and morals; is reasonable and in order; the same is entered into for the best interests of the City; and, finally, that the granting of the authority for the purchase of the aforementioned parcel of land, among other lawful purposes, facilitates for the provision to the City's earthquake displaced inhabitants of decent and safe shelters and much needed educational facilities, and henceforth, deserving of this august Body's prompt and favorable consideration;

WHEREFORE, on motion of SP Member Benjamin S. Pongos, Jr., Chairman, Committee on Laws and Ordinances, severally seconded by SP Members Tomas R. Serafica, Esteban V. Laurente and Jasper C. Yerro; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass a RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ OR THE ACTING CITY MAYOR, FOR AND ON BEHALF OF LOCAL GOVERNMENT UNIT OF ORMOC CITY (LGU-ORMOC) AS VENDEE, TO ENTER INTO AND SIGN THE CONTRACT TO SELL WITH THE HEIRS OF SPOUSES MAMERTO ESPINA AND FLOR PEÑARANDA AS VENDORS OVER A PORTION OF A PARCEL OF LAND DESCRIBED AS LOT NUMBER PSU-137086 COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NUMBER TH-246 EQUIVALENT TO FIFTY THOUSAND (50,000) SQUARE METERS, SITUATED AT BARANGAY LAKE DANA, ORMOC CITY, TO BE USED FOR VARIOUS PROJECTS ON HOUSING, EDUCATION AND OTHER PROGRAMS;

ADOPTED, April 08, 2019.

RESOLVED, FURTHER, that a copy of the final notarized Contract to Sell be submitted to this Sanggunian for its information and files;

RESOLVED, FINALLY, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez, the City Administrator, Mr. Vincent L. Ennas; the City Legal Officer, Atty. Josephine Mejia-Romero; the Register of Deeds, Ormoc City; the City Assessor; the Heirs of Sps. Mamerto Espina and Flor Peñaranda; the OIC-City Director, DILG; and other concerned offices for their information and guidance.


CARRIED UNANIMOUSLY.



I HEREBY CERTIFY to the correctness of the above resolution.

  
MARIA ANTONIETA G. CO HAT  
(OIC - SP Secretary)  
Supervising Administrative Officer

ATTESTED:

  
LEO CARMELO L. LOCSIN, JR.  
City Vice Mayor & Presiding Officer

DEMO COPY

(NEW)

**CONTRACT TO SELL****KNOW ALL MEN BY THESE PRESENTS:**

This contract is made and entered into by and among:

**THE HEIRS OF SPOUSES MAMERTO ESPINA AND FLOR PEÑARANDA**, namely: **LEYMINDA ESPINA MANNING, MUTYA LUZ ESPINA GLOVER, SEFAMAR P. ESPINA, MARTIN P. ESPINA, GRACE ORMA ESPINA-YPIL, MAMERTO ESPINA JR. and FLORA MAY P. ESPINA, HEREIN REPRESENTED BY WINSTON RIZCENTE P. ESPINA** (for himself and as their Attorney-in-Fact by virtue of a Special Power of Attorney, a copy of which is hereto attached and made part of this contract), Filipino, of legal age and resident of Cavity City, hereinafter referred to as the **VENDORS**;

**LGU-ORMOC CITY**, a juridical entity created and existing under and by virtue of the laws of the Philippines, represented by **RICHARD I. GOMEZ**, hereunder referred as the **VENDEE**;

Witnesseth, that:

**WHEREAS**, the City of Ormoc was struck by an earthquake on July 6, 2016 that caused the devastation and destruction of houses in Brgys. Gaas, Cabintan, Lake Danao, Tongonan, Cabaon-an, Milagro and other parts of Ormoc City;

**WHEREAS**, because of the destruction of houses, thousands of families were displaced and had to be evacuated;

**WHEREAS**, based on the assessment of the Philippine Institute of Volcanology and Seismology and the Mines and Geosciences Bureau of the Department of Environment and Natural Resources, there are areas in the aforesaid barangays that are considered danger zones and are therefore not suitable for human residence;

**WHEREAS**, the victims that can no longer return to their respective residences must be relocated by the City of Ormoc;

**WHEREAS**, the City of Ormoc is committed to assisting the Department of Education in the problems of shortage of classrooms and school facilities and intends to construct buildings that will guarantee the education and development of its youth;

**WHEREAS**, the City of Ormoc is also committed to efficiently providing basic services and build facilities that will aid in the implementation of its plans and programs;

**WHEREAS**, the **VENDORS** have offered to the **VENDEE** the sale of a portion parcel of land, to be used by the latter for its projects on housing, education and other programs, which offer has been accepted subject to the following terms and conditions:

1. The lot subject of the sale is hereunder identified as:  
LOT No.: PSU- 137086  
AREA: Fifty thousand (50,000) square meters  
TRANSFER CERTIFICATE OF TITLE No.: TH- 246 (Registry of Deeds of Ormoc City)  
LOCATION: Lake Danao, Ormoc City;
2. The Contract Price is TWO HUNDRED TWENTY PESOS (P220.00) per square meter net of capital gains tax, documentary stamp tax, transfer tax and registration fees, except for transfer costs on the tax declaration, and expenses and Real Property Tax due on the same, or a total of ELEVEN MILLION PESOS (Php 11,000,000.00);

3. Upon signing of this contract, the amount of **THREE MILLION FOUR HUNDRED SEVENTY THOUSAND FIVE HUNDRED THIRTY THREE PESOS and 98 centavos (Php 3,475,533.98)** shall be released in payment of real property taxes due on the property subject of this agreement;

The balance of **SEVEN MILLION FIVE HUNDRED TWENTY FOUR THOUSAND FOUR HUNDRED SIXTY SIX PESOS and 2 centavos (Php 7,524,466.02)** shall be paid in accordance with the following schedule:

a.1. FIFTY PERCENT (50%) shall be released, to wit:

a.1.a. The amount for the settlement of estate taxes due on the property shall be paid directly by the VENDEE to the Bureau of Internal Revenue (Ormoc City).

a.1.b. Upon production of proof of payment of the estate taxes, the remaining amount of the FIFTY PERCENT (50%) of the consideration shall be paid by the VENDEE to the VENDORS. VENDEE shall then be entitled to enter and take and possession of the property subject of this agreement.

a.1.c. VENDEE shall be charged with the processing and securing the necessary clearance on the estate tax due on the property.

b. That upon receipt of FIFTY PERCENT (50%) of the Contract Price, the VENDORS shall sign and execute a Deed of Absolute Sale over the property subject of this contract in favor of the VENDEE, and the acknowledgment receipt of total amount.

c. That the remaining fifty percent (50%) upon the release of title in the name of the VENDEE. workable

4. In accordance with the provision of related laws, the VENDEE shall pay for the account of the seller, the capitals gains tax as well as the documentary stamp tax, transfer tax and registration fees, without prejudice to securing an exemption from payment thereof from the BIR. Unpaid real property and transfer costs on the tax declaration shall be borne by the VENDORS.
5. Upon signing of this Contract, the VENDEE shall process the disbursement vouchers for the release of the amount due under this contract and shall be entitled to enter and take and possession of the property subject of this agreement;
6. The VENDORS shall transmit to the VENDEE the Certificate Authorizing Registration evidencing payment of the estate taxes due on the estates of the decedents Mamerto Espina and Flor Peñaranda;
7. The VENDORS shall likewise secure the necessary documents and comply with all the requirements for the transfer of title to the name of the VENDEE;
8. Upon receipt of the documents necessary to transfer title to its name, the VENDEE shall process the vouchers needed for the payment of taxes until payment of the remaining amount due to the VENDORS.
9. Both parties shall perform their obligations in good faith and in compliance with applicable laws and regulations;

**IN WITNESS WHEREOF**, we have hereunto set our hands this \_\_\_\_\_, 2019 at Ormoc City, Philippines.

HEIRS OF  
MAMERTO ESPINA AND FLOR PEÑARANDA  
Vendor

By:  
WINSTON RIZCENTE P. ESPINA

LGU-ORMOC CITY

Vendee

RICHARD I. GOMEZ

Representative

City Mayor

Signed in the presence of and Parties personally known to the witnesses:

\_\_\_\_\_

\_\_\_\_\_

### ACKNOWLEDGMENT

Republic of the Philippines)  
Ormoc City ) S.S.

Before me, this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_, Philippines,  
personally appeared the parties with competent evidence of identity:

PARTY	COMPETENT EVIDENCE OF IDENTITY
Winston Riscnte P. Espina	
Richard I. Gomez	

known to me to be the same persons who executed the foregoing Contract to Buy and Sell consisting of THREE (3) pages including the pages on which this Acknowledgment is written, and they acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, on the date and place above- written.

Doc. No. \_\_\_\_\_;  
Page No. \_\_\_\_\_;  
Book No. \_\_\_\_\_;  
Series of 2019.

Annex B

## OFFICE OF THE CITY LEGAL OFFICER

Ormoc City, Leyte

March 18, 2019

**MAYOR RICHARD I. GOMEZ**  
Ormoc City

OFFICE OF THE CITY MAYOR

**RECEIVED**

DATE: 3/18/19  
TIME: 8:30 AM  
SIGNATURE: [Signature]



**THRU: MA. VICTORIA LYRA P. DELA CERNA RRT, MBA-HA, MPA**  
City Govt. Asst. Dept Head I, City Mayor's Office

Re: Contract to Buy and Sell relative to the Heirs of Mamerto Espina and Flor Peñaranda

Dear Ms. Dela Cerna:

1. The property subject of the proposed sale is located in Barangay Lake Danao, Ormoc City, is identified as Lot No. PSU- 137086, and is covered by Transfer Certificate of Title No. TH- 246 issued by the Registry of Deeds of Ormoc City.
2. The property to be acquired covers an area to the extent of an area of Fifty thousand (50,000) square meters and is classified as industrial.
3. The property is registered in the names of Mamerto Espina and Flor Peñaranda who are said to have died on June 25, 1941 and on April 15, 1945.
4. The decedents are represented in this instance by the supposed heirs of the decedents, namely: LEYMINDA ESPINA MANNING, MUTYA LUZ ESPINA GLOVER, SEFAMAR P. ESPINA, MARTIN P. ESPINA, GRACE ORMA ESPINA-YPIL, MAMERTO ESPINA JR. and FLORA MAY P. ESPINA (Espinas for brevity).
5. The Heirs are in turn represented by WINSTON RIZCENTE P. ESPINA, through Special Powers of Attorney attached as Annexes "A" to "A-3".
6. The proposed purchase price is TWO HUNDRED TWENTY PESOS (P220.00) per square meter net of capital gains tax, documentary stamp tax, transfer tax and registration fees, except for transfer costs on the tax declaration, and expenses and Real Property Tax due on the same, or a total of ELEVEN MILLION PESOS (Php 11,000,000.00).

The Recommended Appraised Value is not more than TWO HUNDRED FORTY pesos (Php 240.00) per square meter, as per a Memorandum dated September 19 2017 appended as Annex "B".

In support of the Recommended Appraised Value rendered by the Appraisal Committee, the following documents are likewise attached:

New Ormoc City Hall, Aunubing St., Cogon, Ormoc City  
(053)255-7395 loc. 1010 ++ clo.ormoc@gmail.com

## OFFICE OF THE CITY LEGAL OFFICER

Ormoc City, Leyte

Certification issued by the Bureau of Internal Revenue dated August 9, 2017 (Annex "C");

Letter valuation of the Land Bank of the Philippines dated January 16, 2018 (Annex "C-1");

7. After a review of the Contract the Buy and Sell subject of this opinion, it is recommended that:

a. The Espinas be directed to submit the following documents which are deemed necessary to establish the interest of the Espinas over the property subject of the proposed sale:

a.1. Extrajudicial Partition on the estate of Mamerto Espina and Flor Peñaranda;

a.2. Death certificates of Mamerto Espina and Flor Peñaranda;

b. The Espinas be directed to submit the following documents which are deemed necessary for the reference of the LGU Ormoc:

b.1. Latest certified copy of Transfer Certificate of Title No. TH- 246;

b.2. Latest tax declaration;

b.3. TIN Numbers of all the VENDORS;

c. Heir Mutya Luz E. Glover be made to submit a Special Power of Attorney wherein she specifies that the authority to sell her shares pertains to the parcel of land covered by Transfer Certificate of Title No. TH- 246.

8. Subject to the complete submission of the foregoing, it is recommended that the Contract be referred to the Honorable Mayor for his consideration. Should the Contract be favorably acted on by the Mayor, it is further recommended that the same be endorsed to the SP for the authority of the Mayor to sign the same.

9. This opinion is rendered without prejudice to contrary opinion from competent authorities and/or ruling of proper court and/ or supervening event(s) or circumstances. This opinion is further rendered without prejudice to laws and sound accounting practices, including but not limited to availability of funds. Finally, this opinion does not treat the wisdom as the location/ area of the property to be purchased.

10. A copy of the Contract has been sent through electronic mail to [lguormoccmo@gmail.com](mailto:lguormoccmo@gmail.com) on March 15, 2019 (file: CTBS\_ ESPINA).

11. For appropriate action.

Most Respectfully,

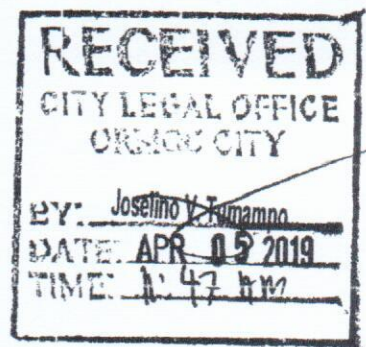
**ATTY. JOSEPHINE A. MEJIA-ROMERO**  
City Legal Officer

Copy Furnished:  
CMO

New Ormoc City Hall, Aunubing St., Cogon, Ormoc City  
(053)255-7395 loc. 1010 ++ [clo.ormoc@gmail.com](mailto:clo.ormoc@gmail.com)



REPUBLIC OF THE PHILIPPINES  
ORMOC CITY



**MEMORANDUM:**

Annex C =

FOR: **HON. RICHARD I. GOMEZ**  
City Mayor

FROM: **APPRAISAL COMMITTEE**  
Composed of City Assessor, City Engineer and City  
Planning and Development Officer

SUBJECT: **APPRAISAL REPORT**  
Portion of Psu-137086 of TCT TH-246 of Mamerto Espina, situated  
in Brgy. Lake Danao, Ormoc City.

DATE: April 4, 2019

**I. GENERAL**

The term **Fair Market Value** is defined as the estimated amount for which property should exchange on the date of valuation after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

In this definition it is assumed that any transaction shall be based on cash or its equivalent consideration. This price which the property would fetch if offered for sale in the open market would undoubtedly be affected, should the sale be on terms, whether favorable or unfavorable.

It is further assumed that the titles to the property are good, marketable and free from liens and encumbrances, and that fee simple ownership is transferable.

The rights appraised in this report are the property rights in fee simple, free and clear. Fee Simple is defined as the absolute fee without limitation to any particular class of heirs or restrictions but subject to the limitations of eminent domain, escheat, police power and taxation.

**II. SCOPE AND PURPOSE OF APPRAISAL**

This Appraisal Committee was constituted pursuant to Executive Order No. 56 dated December 10, 2018. It is tasked with the duty to determine the appraised value of a portion of a real property owned by the Heirs of Mamerto Espina and Flor Peñaranda sought to be used by the City for the implementation of a socialized housing project for the victims of the July 6, 2017 earthquake.

### III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

The above subject property has been surveyed and is identified as:

"A portion of FIFTY THOUSAND (50,000) SQUARE METERS of a parcel of registered land, bearing Lot No. Psu-137086, situated in Brgy. Lake Danao, Ormoc City, containing an area of One Hundred Ninety Seven Thousand Two Hundred Ninety Six (197,296) Square Meters and covered by TCT No. TH-246 of the Register of Deeds of Ormoc City.

It is registered in the name of Mamerto Espina who has already died and the land is now succeeded by his heirs.

### IV. CLASSIFICATION, IMPROVEMENTS, AND GENERAL CONDITION

The above subject property is classified as Industrial land and is accessible to land transportation as it is adjacent to a road. The property is bounded as follows:

E along line 1-2-3 by Simplicio Garciano  
SW along line 3-4 by Lot 9051, Ormoc Cadastre No. 256  
W along line 4-5-6 by Lot 10851, Ormoc Cadastre No. 256 and along by line 6-7-1 by Felipe Delgado

### V. NEIGHBOURHOOD DATA

The property is located in an area where land development is of mixed use, specifically, residential, industrial and agricultural.

Generally, the roads along the subject parcel of land is designed to accommodate light medium vehicular traffic loads. It is leading towards the upland mountain barangays such as Barangays Lake Danao, Cabintan, Gaas and Liberty.

### VI. COMMUNITY FACILITIES AND UTILITIES

Electric and water supply facilities are available within the vicinity of the site.

Public transportation connecting to the City Proper and upland barangays is available along the road beside the site. Foot and mobile patrols of the PNP are maintained by the city government.

### VII. GOVERNMENT/BANK ASSESSMENT

BIR Zonal Valuation of Real Properties within Barangay Lake Danao, Ormoc City as per Department Order No. 22-02, effective 28 December 2002, provides:

Street Name	Classification	Initial Z.V./ sq.m. (Effectivity Date: 12-20-2002)
Residential Land- All Lots	RR	Php 240.00
Interior		Php 160.00
Commercial/Industrial Land		Php 100.00
Agricultural		Php 20.00

Landbank Valuation of Residential Land at Barangay Lake Danao is at Php 400.00 per square meter.

Proposed Market Value of Residential Land at Barangay Lake Danao is at Php 200.00 per square meter.

#### **VIII. HIGHEST AND BEST USE**

Taking into consideration the location, size, actual use the land use of neighboring properties, the highest and the best use of the lot is for Residential purpose. (Please see attached pictures on site and attached Goggle Map).


#### **IX. RECOMMENDED APPRAISED VALUE**


Based on the valuations gathered by the appraisal committee, it is recommended that the appraised value of the aforesaid lot should not be more than Two Hundred Forty Pesos (Php 240.00) per square meter.

Prepared by:

#### **APPRAISAL COMMITTEE**

  
**ENGR. RAOUL E. CAM**  
City Planning and Development Officer

  
**ENGR. RANDED D. OLIVEROS**  
City Engineer

  
**ENGR. ARTHUR C. ARCUINO**  
City Assessor



**LAND BANK OF THE PHILIPPINES**  
**Property Valuation & Credit Information Department**  
 Leyte Field Team  
 Real St., Sagkahan Dist., Tacloban City, Leyte  
 Tel. no. (053) 832-0978

January 16, 2018

**MAYOR RICHARD I. GOMEZ, MBA**  
 City Mayor of Ormoc  
 Ormoc City, Leyte

**ATTENTION: ATTY. JASPER M. LUCERO**  
 City Legal Officer of Ormoc City

Dear Mayor Gomez;

This has reference to your Letter dated January 5, 2018, requesting for assistance for the Valuation and appraisal of the proposed relocation sites of Ormoc City, specifically along Brgy. Dolores, Valencia and Lake Danao.

Per our telephone conversation with Atty. Lucero, we can only provide you price ranges/opinion of values of the abovementioned properties. Please be informed that our valuation for agricultural lands is based on CARP valuation.

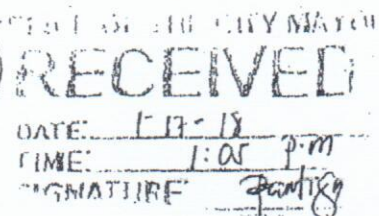
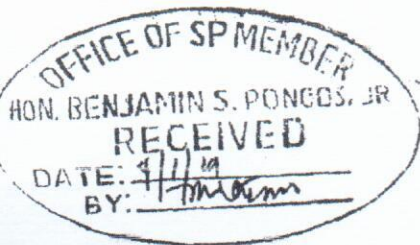
Herewith is our opinion of values for the abovementioned Barangays, to wit:

Barangay	Location	Classification	Appraised Value (Ranges)
Dolores	Interior Lot	Agri./Sugar	P180,000.00/ha- P220,000.00/ha
	Along the Road	Agri./Sugar	P220,000.00/ha-P240,000.00/ha
	Interior Lot	Residential	P1,000.00/sqm-P1,500.00/sqm
	Along the Road	Residential	P2,000.00/sqm-P2,500.00/sqm
Valencia	Interior Lot	Agri./Sugar	P180,000.00/ha-P220,000.00/ha
	Along the Road	Agri./Sugar	P220,000.00/ha-P240,000.00/ha
	Interior Lot	Residential	P1,000.00/sqm-P1,500.00/sqm
	Along the Road	Residential	P2,000.00/sqm-P2,500.00/sqm
Along Lake Danao		Residential	P400.00/sqm-P800.00/sqm

Thank you and hoping this will be of help to your proposed project in the said Barangays.

Very Truly yours,

ALEXANDER D. RABUYA



	CURRENT MARKET VALUE (2000) (per square meter)	SUB- CLASSI- FICATION (OLD)	PROPOSED MARKET VALUE (2018) (per square meter)	SUB- CLASSI- FICATION (Code/Symbol)
Concepcion	140.00	R-7	500.00	R-5a
Curva	140.00	R-7	500.00	R-5a
Danao Lake	60.00	R-9	200.00	R-5c
Danhug	140.00	R-7	700.00	R-4c
Dayhagan	140.00	R-7, I-7	700.00	R-4c, I-3a
District 29	410.00	R-3	4,000.00 6,000.00	R-3a C-4b
Dolores	140.00	R-7	1,000.00	R-4b, I-2C
Domonar	60.00	R-9	100.00	R-5d
Don Carlos Revilla (Formerly Boroc)	60.00	R-9, I-3	300.00	R-5b, I-3c
Don Felipe Larrazabal	450.00	R-2	3,000.00	R-3b
Don Potenciano Larrazabal	80.00	R-8	100.00	R-5d
Donghol	140.00	R-7	500.00	R-5a
Doña Feliza Z. Mejia	450.00	R-2	3,000.00	R-3b
Dr. Herminigildo S. Serafica (Formerly Bayog)	60.00	R-9	300.00	R-5b
Esperanza	30.00	R-10	100.00	R-5d
Gasas	30.00	R-10	100.00	R-5d
Green Valley	30.00	R-10	200.00	R-5c
Guintigui-an	80.00	R-8	100.00	R-5d
Hibunaon	60.00	R-9	100.00	R-5d
Hugpa	30.00	R-10	100.00	R-5d
Ipil	410.00	R-3; I-3	2,000.00	R-3c, I-2b
Juaton	140.00	R-7	500.00	R-5a
Kadaohan	80.00	R-8	300.00	R-5b

"Annex E"



Republic of the Philippines  
Department of Finance  
**BUREAU OF INTERNAL REVENUE**  
Office of the Revenue District Officer  
Revenue District No. 89  
Ormoc City

**CERTIFICATION**  
**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that as per record of this Office the following is the Zonal Valuation of **Brgy LAKE DANAOG (DANAOG LAKE), ORMOC CITY**, to wit:

<u>STREET/SUBDIVISION</u>	<u>CLASSIFICATION</u>	<u>INITIAL</u> <u>Z.V./SQ.M.</u>
<b>(Effectivity Date: 12-28-2002)</b>		
Residential Land-All Lots	RR	240.00
Interior		160.00
Commercial Land		100.00
Agricultural		20.00

This certification is issued upon request of Atty. Jasper M. Lucero, City Legal Officer of Ormoc City, for whatever legal purpose it may serve.

Issued this 9th day of August, 2017 at Ormoc City, Leyte.



*MA. TERESA NOEMI A. PIZON*  
**MA. TERESA NOEMI A. PIZON**  
Revenue District Officer

Cert. Fee : P100.00  
O.R.NO. : 2017-001616-004555  
Dated : 08-09-2017  
Place : Ormoc City

RD#89  
CMCLSS/ard



Republic of the Philippines  
Department of Environment and Natural Resources  
**MINES AND GEOSCIENCES BUREAU**  
Regional Office No. VIII

MacArthur Park, Candahug, Palo, Leyte 6501  
Tel. No. (+63 53) 832-4214; E-mail: [region8@mgb.gov.ph](mailto:region8@mgb.gov.ph) Website: [www.mgb8.ph](http://www.mgb8.ph)

✓ Annex F ✓

**MEMORANDUM**

DATE: September 6, 2017  
FOR: **RAUL A. LAPUT**  
OIC, Regional Director  
FROM: **CELESTINA U. CARRANZA**  
Geologist  
SUBJECT: **GEOHAZARD CERTIFICATION OF THE PROPOSED  
RELOCATION SITE IN SITIO CAMBANTOG, BRGY.  
LAKE DANAOS, CITY OF ORMOC, PROVINCE OF LEYTE**

This is in reference to the letter request of LGU - Ormoc dated August 14, 2017 addressed to Engr. Raul A. Laput, Officer in Charge of the Office of the Regional Director, Mines & Geosciences Bureau Region 8, requesting for the issuance of a Geohazard Certification for the Proposed Relocation Site at Sitio Cambantog, Brgy. Lake Danaos, Ormoc City, Province of Leyte. Geological inspection was undertaken of above site on September 5, 2017.

**FINDINGS/OBSERVATIONS**

The subject property is located at Sitio Cambantog, Barangay Lake Danaos, Ormoc City, Leyte with Lot No. 137086 of approximately 197,298 square meters owned by certain Espina, Mamerto and Flor Peñaranda centered by geographic coordinates of 11° 05' 36.8" North latitude and 124° 40' 41.6" East longitude (Luzon Philippines datum). It is bordered on the south by the provincial road and by PNOC access road in the east.

Geomorphologically, the site is situated in gently to moderately sloping terrain is made up of colluvium or overburden that consists of volcanic soft brown clay. It is inferred to overlay volcanic bedrock. The lowest portion of the proposed site serves as the catchment basin of waters coming from the surrounding higher grounds as evidenced by the presence of the intermittent creek that flows towards the NW direction. The vegetative cover is mostly grass, agricultural crops and few secondary growth trees.



## CONCLUSIONS

Based from the above findings, the property is situated on a gently to moderately rolling terrain and is classified as having **Moderate Susceptibility to Landslide** and **Low Susceptibility to Flooding**.

## RECOMMENDATIONS

The proposed site in Sitio Cambantog, Brgy. Danao can be considered by LGU-Ormoc City as relocation site subject to the following recommendations:

1. Gently to moderately sloping terrain portion of the proposed site is recommended for housing. The lower portion characterized by soft clay overburden traversed by intermittent creek should be excluded for site development or used as open space.
2. Removal of all organic material is recommended prior to construction.
3. A 5-meter open space must be maintained from the road.
4. There is a need for Soil Bearing Capacity Test because of clayey overburden and the result be used for building design.
5. Water accumulation may be a problem, there is a need to construct structure like riprap bordering the gently to moderately sloping site to minimize the possible effect of creek overflow.
6. At present, small culverts are the outlet of water that flows towards NW direction. Appropriate drainage system be installed to accommodate the largest historical volume of surface runoff.
7. Development of the site should be in accordance with the National Building and Structural Code of the Philippines.
8. Other concerns outside the function of this Office must be cleared with the concerned agencies.

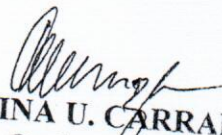


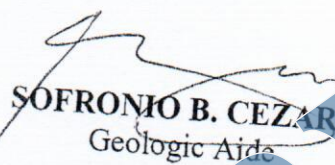
Republic of the Philippines  
Department of Environment and Natural Resources  
**MINES AND GEOSCIENCES BUREAU**  
Regional Office No. VIII  
MacArthur Park, Candahug, Palo, Leyte 6501  
Tel. No. (+63 53) 832-4214; **E-mail:** [region8@mgb.gov.ph](mailto:region8@mgb.gov.ph) **Website:** [www.mgb8.ph](http://www.mgb8.ph)

Any damage to be acquired due to non-implementation of the above recommendation is the sole responsibility of the proponent.

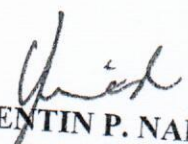
This serves as the required **certification**.

Prepared By:

  
**CELESTINA U. CARRANZA**  
Geologist

  
**SOFRONIO B. CEZAR**  
Geologic Aide

Conforme::

  
**VALENTIN P. NARIDO**  
Chief Geologist

Annex G

TECHNICAL DESCRIPTION		
LINE	BEARING	DISTANCE
PSU-137086		
TP	S 79° 52' E	1678.08 M.
1 - 2	N 1° 56' E	193.04 "
2 - 3	N 23° 47' E	436.55 "
3 - 4	S 64° 54' E	341.82 "
4 - 5	S 24° 55' W	158.55 "
5 - 6	S 24° 38' W	434.48 "
6 - 1	N 69° 56' W	260.90 "
PSU-137086 -PART		
TP	S 79° 55' E	1699.91 M.
1 - 2	N 59° 33' W	24.82 "
2 - 3	N 01° 56' E	96.14 "
3 - 4	N 18° 45' E	83.84 "
4 - 5	S 65° 22' E	309.68 "
5 - 6	S 24° 38' W	160.68 "
6 - 7	N 69° 56' W	195.14 "
7 - 1	N 63° 19' W	44.80 "
TIE LINE FROM BLLM #64 TO COR.		
"1", ORMOC CADASTRE # 256.		



OFFICIAL SEAL	Republic of the Philippines OFFICE OF THE CITY ENGINEER Ormoc City	Project Name & Location	Drawn by	Checked by	Approved by	SHEET NO.
	SCALE 1: 4000 M.	PSU-137086			Recommending for Approval	
		Brgy. Lake Danao, Ormoc City				
	SCALE 1: 4000 M.		Surveyor	Engineer		

Annex #



Republic of the Philippines  
**CITY PLANNING AND DEVELOPMENT OFFICE**  
Ormoc City

**CERTIFICATION**

**TO WHOM IT MAY CONCERN:**

**THIS IS TO CERTIFY** that a parcel of land Lot PSU-137086, situated in Brgy. Danao, Ormoc City, Island of Leyte, containing an area of **ONE HUNDRED NINETY SEVEN THOUSAND TWO HUNDRED AND NINETY SIX (197,296 Sq. M.) SQUARE METERS** more or less, with Tax Dec. No. 00022-00022 and Transfer Certificate of Title No. TH-246 in the name of **MAMERTO ESPINA and FLOR PEÑARANDA** as presented in this office, falls within the areas classified as **BARANGAY BUILT-UP AREA (BBA) Residential Uses** of Brgy. Danao, pursuant to the approved Master Development Plan and Comprehensive Land Use plan 2000, in compliance to EO 72/MC 54, ratified per **Housing and Land Use Regulatory Board (HLURB)** Res No. 710 s. 2001 dated 5<sup>th</sup> of December and as reflected on the approved General Land Use Map of the City, as amended.

**THIS FURTHER CERTIFIES** that the area is suitable for Residential Uses (Housing Purposes).

**THIS CERTIFICATION IS ISSUED** upon request of the Office of the City Legal Officer for whatever legal purpose it may serve.

**GIVEN THIS** 19<sup>th</sup> day of March, 2019 at Ormoc City, Leyte, Philippines.

**RAOUL E. CAM, CE, EnP, MPA**  
City Planning & Dev't. Coordinator

Cc: File  
per City Legal Office Request

