



'SAFETY FIRST'

ICPO to public: Avoid use of illegal firecrackers

By MARY JOY CAVANAS

TO ensure a safe holiday season, the Iloilo City Police Office (ICPO) through its head, Police Colonel (PCol.) Kim Legada, has warned the public against the use of illegal and banned firecrackers during Christmas and New Year celebrations.

Legada issued the warning, following the release of the list of prohibited firecrackers and pyrotechnic devices under the Executive

Order (EO) No. 28 and Republic Act (RA) No. 7183 or Firecrackers Law, aiming to monitor and regulate the manufacturing, selling, distribution, and use of firecrackers, and to avoid or minimize injuries caused by them.

The list of prohibited and banned firecrackers composed of Watusi, Piccolo, Poppop, Five Star (Big), Pla-Pla, Lolo Thunder, Giant Bawang, Giant Whistle Bomb, Special, Atomic Bomb, Atomic Triangle, Large Size Judas Belt, Goodbye Delima, Hello Columbia, Goodbye Napoles, Super Yolanda, Mother Rockets,

SAFETY FIRST / page 2



Guv gives gifts to PDLs; breaks ground P8-M gym at IDJ

By MARY JOY CAVANAS

TO celebrate the tradition of giving this Christmas Season, the Iloilo Provincial Government distributed gifts to persons deprived of liberty (PDLs) at Iloilo District Jail in Brgy. Nanga, Pototan on December 20, 2025.

The traditional gift-giving celebration was led by Governor Arthur "Toto" Defensor Jr., joined by the Bureau of Jail Management and Penology (BJMP) VI Regional Director Senior Superintendent Jhon Montero, Jail Administrator Atty. Jairus Anthony Dogelio, and Jail Warden Chief Inspector Mark Malhabour.

About 2000 beneficiaries received gift packs worth P350 each composed of food and essential items.

This initiative, in collaboration Iloilo Provincial Employees and Community Multi-purpose Cooperative (IPECMPC) started during the administration of Gov. Toto's

GUV GIVES / page 2



Mayor Raisa cites achievements, eyes family first agenda in 2026

By MARY JOY CAVANAS

ILOILO CITY Mayor Raisa Treñas has outlined the city's achievements during the several months of her current administration

through her RISE-to-Action framework with three pillars, including: Rising Health and Social Services, Rising Economy, and Rising Livability.

MAYOR RAISA / page 2

Ilonggo filmmaker TM Malones earned another accolade after winning Best Cinematography for the movie ABENIDA at the 21st Gawad TANGLAW para sa Sining at Kultura organized by the Mandaluyong College of Science and Technology on December 17, 2025. Produced by BG Productions, ABENIDA also triumphed as Best Film, while Louie Ignacio received the Best Director Award and Allen Dizon was honored as Best Actor.

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Governor Arthur Defensor, Jr. led the distribution of gifts to persons deprived of liberty (PDLs) at Iloilo District Jail in Brgy. Nanga, Pototan on December 20, 2025. (Photo from: Balita Halin sa Kapitolyo)

SAFETY FIRST... (from page 1)

King Kong, Kwiton, Super Lolo, Goodbye Bading, Goodbye Philippines, Bin Laden, Coke-in-Can, Pillbox, Kabasi, Tuna, Goodbye Chismosa, Dart Bomb, GPH Nuclear and Boga.

As PNP campaigns against the use of illegal fireworks to avoid harm and prevent injuries, Legada stressed that those who will break RA 7183 shall be penalized, with fines of P20,000 to P30,000 and/or serve a jail time of up to one year.

Station commanders have also been ordered to strictly monitor, and make sure that only the firecrackers that come from licensed makers, registered dealers, and retailers are sold in markets.

"We need everyone's cooperation to ensure safety. Let us celebrate the holidays safely and securely by using alternative noise-makers to avoid injuries and threats to personal lives and public safety," Legada said.

Legada also urged the public to buy and use fireworks and firecrackers that are Philippine-standard certified to avoid harmful incidents during the holiday season.

Likewise, he encouraged the adoption of alternative ways to celebrate the New Year—such as watching fireworks displays, creating festive sounds through audio systems, or honking car horns, among others.

MAYOR RAISA... (from page 1)

During her first 100 days as a city mayor, a total of 42 programs had been implemented.

"What is happening right now is proof that we are in the right direction. This is just the beginning," Treñas said.

Iloilo City has thrived through various programs made for the benefit of Ilonggos and boosting the city's economic growth. The city's milestone includes:

* Health & Social Services – Uswag Atipan Center (8,000+ have received assistance), Iloilo City Pharmacies (free medicine across nine health centers), and RISEable Center for children with special needs

* Housing & Livability – PASILONG Program with 2,000+ housing units in Molo, Mandurriao, and Jaro

* Livelihood & Employment – SIGE Asenso (1,564 vendors, 240 MSMEs; P375,000 assistance), RISE Ilonggo Skills Training (170+ trainees), PESO (30,819 job placements, 92.59%), DOLE Emergency Employment (9,833 beneficiaries), and TLC ni Inday which provides P10,000 seed capital for sa micro-entrepreneurs

* Education & Youth – USWAG Scholarship Program (30,000+ scholars) and Iloilo City Community College (ICCC) expansion in Veterans Village

Additionally, the city government has also finished the redevelopment of Central and Terminal Markets through the

Public-Private Partnership (PPP), and also the redeveloped Arevalo, Jaro Big and La Paz Markets, which are now clean, climate-smart, and organized.

Iloilo City as a local government unit (LGU), has also received various recognitions throughout the year, including the 2025 Mobility Awards – Katipunan Award, Gold Bike-Friendly City, Silver Pedestrian-Friendly City, Most Business-Friendly LGU awarded by the Philippine Chamber of Commerce and Industry (PCCI), UNESCO City of Gastronomy Book – World Winner, and other notable awards.

In addition, Mayor Raisa Treñas also aims to push for programs through her 2026 People First Agenda.

Through this initiative, the city will be focusing on health, social services, disaster-resilient infrastructure, livelihood and protection of vulnerable sectors.

Moreover, Treñas cited that the 2026 General Fund amounting P4.5 billion has been approved, along with the P83.9 allocated fund for the Local Economic Enterprise Office (LEEO).

"This is the program I am leading for us. I need your support," Treñas said.

Treñas describes her administration that stands for continuity, action, and people over politics, emphasizing that progress should be felt, seen, and experienced by every Ilonggo family in the city of love.

Antique prov'l board urges timely release of financial aid

SAN JOSE DE BUENAVISTA, Antique – Antique Provincial Board Member Joseph Eugene Alojipan is urging the timely release of the aid to individuals in crisis situations (AICS) provided by the province.

Alojipan, in his privilege speech during

their regular session on Monday, said the AICS should be given on time since it is requested by indigents for their medical care, food and burial expenses.

"I respectfully call on the concerned offices and the new administration to immediately explain the cause of delays,

streamline the procedures, and ensure the timely, transparent and humane release of AICS," he said.

Alojipan said that currently, the release of AICS could take more than a month even after the indigent has already complied with

ANTIQUE / page 7

GUV GIVES... (from page 1)

father, former Governor Arthur "Art" Defensor Sr.

Under his administration, Gov. Toto pushes programs for the jail facility's improvement, with plans to transform the jail into a skills training center for the reintegration of PDLs.

He also committed to addressing the facility's needs such as water and other basic utilities.

Following the gift-giving activity, Gov. Toto also spearheaded the groundbreaking of the P8-million multi-purpose gym for the Iloilo District Jail Male Dormitory, funded by the provincial government. He was joined by Provincial Engineer Romeo Andig and other BJMP officials.

The multi-purpose gym is designed for PDLs as their place for physical wellness activities, sports events, and other recreational programs.

"We want the Iloilo District Jail to be the most beautiful jail across the whole country," said Defensor.

In return, a diorama made by PDLs was given to Defensor as a sign of their gratitude for the provincial government's initiative and efforts to ensure the welfare of people inside the Iloilo District Jail.



Gov. Arthur Defensor, Jr. with Vice Governor Nathalie Ann Debuque, Mayor Vicente Escorpion, and barangay officials led the inauguration of two gymnasiums located at Brgy. Buga and Brgy. Kinagdan on December 22, 2025.

Provincial gov't inaugurates P12-M infra projects in Igbaras

By MARY JOY CAVAÑAS

THE Iloilo Provincial Government has inaugurated multiple infrastructure projects with a total of P12 million in the Municipality of Igbaras on December 22, 2025.

One of the inaugurated projects located in Brgy. Poblacion, was the first ever Family and Youth Development Center (FYDC), a two-storey facility amounting to P5 million. This is designed as a safe haven in empowering the welfare and development of the Ilonggo youth and families through various community-based programs.

Present during the inauguration of the projects were Governor Arthur “Toto” Defensor Jr., Provincial Population Office (PPO) Head Atty. Ruel Von Superio, Vice Governor Nathalie Ann Debuque, local officials of Igbaras, among others.

In his message, Atty. Superio said the FYDC serves as a strategic initiative to support the implementation

of the province's Responsible Parenthood Program and Adolescent Health and Youth Development Program.

“This facility is a step towards establishing a permanent structure so that we can better support the implementation of population and development programs, projects, and activities for the families and youth of local government units, especially here in the municipal government of Igbaras,” Atty. Superio said.

Moreover, twelve additional FYDCs through the PPO, are being built to other municipalities as the province's commitment to empower families and the youth. These municipalities include: Santa Barbara, Calinog, Passi City, Sara, Banate, Batad, Lemery, Badiangan, Estancia, Lambunao, San Dionisio, and New Lucena.

The provincial government also inaugurated the two gymnasiums located at Brgy. Buga and Brgy. Kinagdan that are amounting to P7 million — costing P3.5 million each — which will serve as areas for various community activities.

Aboitiz Construction Builds Eco-Station for Cebu Public School

In line with its commitment to environmental sustainability, Aboitiz Construction, in partnership with Aboitiz Foundation, Inc., turned over an eco-station to Buhingtubig Elementary School in Balamban, Cebu, on December 3.

The initiative, part of the Waste Action for Yielding Sustainability (WAYS) Project, aims to promote responsible waste management and environmental awareness among students.

The turnover ceremony was attended by key stakeholders, including Christopher Piodos, Schools District Supervisor of Balamban II; Paul Puentenegro, Principal of Buhingtubig Elementary School; Merlita Milan, Municipal Environment and Natural Resources Office Head of Balamban;



PROMOTING SUSTAINABILITY AMONG STUDENTS. Aboitiz Construction, in partnership with Aboitiz Foundation, Inc., turned over an eco-station to Buhingtubig Elementary School in Balamban, Cebu, as part of the WAYS Project to promote responsible waste management and environmental awareness among students

Marife Balbarino, Aboitiz Construction Project Manager; and Rafael Antonio, Manager for Reputation Management of Aboitiz Construction.

The eco-station,

constructed by Aboitiz Construction team members using eco-panels made from recycled plastics sourced from Green Trident, is designed to facilitate waste segregation at the

school. In addition, the company donated printers and tumblers to support the school's eco-initiatives and create a more sustainable learning environment.

ABOITIZ / page 7

Republic of the Philippines
REGIONAL TRIAL COURT
Sixth Judicial Region
Branch 29
Rm 407 & 408, New Castle Hotel
Bonifacio Drive, Iloilo City
(033) 3279719
rtc1ilo029@judiciary.gov.ph

SPL. PROC. NO. 25-16163

Re: PETITION FOR THE CORRECTION
OF ENTRY ON THE RECORD OF BIRTH
OF GENARO B. DEL ROSARIO III (CIVIL
REGISTRAR-GENERAL NO. 25)

GENARO BUENAFLOR DEL ROSARIO III,
Petitioner,

-versus-

LOCAL CIVIL REGISTRAR OF ILOILO CITY,
Respondent.

X-----X

ORDER

In a verified petition, **Genaro Buenaflor del Rosario** prays that, after due notice, publication and hearing, an Order be issued directing the Local Civil Registrar of Iloilo City to correct his date of birth from **January 10, 1966** to **December 30, 1965** in his Certificate of Live Birth under Civil Registrar General No. 25.

Petitioner alleged that he is the youngest child of Daniel Golez del Rosario and Dolores Belonio Buenaflor and his record of birth was registered in the Local Civil Registrar of Iloilo City under Local Civil Registrar General No. 25. The said Certificate of Live Birth shows that he was born on January 10, 1966 when his correct birth date is December 30, 1965. He now seeks correction of his date of birth in his Certificate of Live Birth under Civil Registrar General No. 25 from January 10, 1966 to December 30, 1965 in order to show his correct birth date and to conform with his records, hence, this petition.

Finding the petition to be sufficient in form and substance, the same is hereby set for hearing on **February 27, 2026** at **8:30 in the morning** before this branch, at which date, time and place, any person who has an interest therein and/or objection thereto, may appear and show cause why this petition should not be granted.

Let a copy of this Order be published in a newspaper of general circulation in the City and Province of Iloilo for three (3) consecutive weeks at the expense of the petitioner.

He is hereby directed to furnish the Philippine Statistics Authority (PSA), the Office of the Civil Registrar General, the Office of the Solicitor General and the Civil Registrar of Iloilo City with a copy of his petition. Compliance is required.

Let copies of this Order be furnished to the aforesaid government agencies at petitioner's expense.

SO ORDERED.

Iloilo City, Philippines, November 28, 2025.

(SGD.) MELIZA JOAN P. BERANO-ROBITE
Judge

NE/December 15, 22 & 29, 2025

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EJF NO. NF-1755-25

For: EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135 as AMENDED

FIRST IMPERIAL BUSINESS BANK, INC.,
Mortgagee,

-versus-

SPOUSES JEANNIE LOU B. QUINTO
and JONJIE B. QUINTO
Mortgagors.

RE-NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Foreclosure of Real Estate Mortgage under Act 3135, as amended, filed by **FIRST IMPERIAL BUSINESS BANK, INC.**, duly organized under Republic Act No. 7353 (Rural Bank Act of 1992), with principal office at BCB Building, Simon Ledesma St., Jaro, Iloilo City, Iloilo City, Philippines, hereinafter referred to as the **MORTGAGEE**, against **SPOUSES JEANNIE LOU B. QUINTO and JONJIE B. QUINTO**, both of legal age, Filipinos and residents of Brgy. Buray. Oton, Iloilo, Philippines, hereinafter referred to as the **MORTGAGORS**, for the satisfaction of the mortgage indebtedness which as of **July 15, 2025** amounted to **NINE HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED SEVENTY NINE PESOS AND FIFTY FOUR CENTAVOS (Php916,879.54)**, Philippine Currency, inclusive of interests and penalties, **but excluding** Attorney’s fees and other costs and expenses of the foreclosure, the Notary Public **Atty. Sotero T. Cabarles, Jr.** and the Ex-Officio Sheriff of Iloilo and/or his duly authorized deputy Sheriff will SELL at Public Auction on **FEBRUARY 10, 2026** at 10 o’clock in the morning at the ground floor lobby of the New Castle Hotel, Bonifacio Drive, Iloilo City, to the HIGHEST BIDDER for CASH or MANAGER’S CHECK and in Philippine Currency, the real property with all the improvements found thereon, to wit

TRANSFER CERTIFICATE OF
TITLE NO. 090-2017009614

IT IS HEREBY CERTIFIED THAT certain land bounded and described as follow:

LOT NO: 1217-G PLAN NO: PSD-06-088786
PORTION OF: LOT 1217, ILOILO CAD. 26
LOCATION: BARANGAY OF BURAY,
MUNICIPALITY OF OTON
PROVINCE OF ILOILO, ISLAND OF PANAY
AREA: THREE HUNDRED FIFTY (350)
SQUARE METERS MORE OR LESS

All sealed bids must be submitted to the undersigned on the aforementioned date and time.

In the event the public auction should not take place on the said date, it shall be held on **MARCH 24, 2026** without further notice.

Prospective bidders are hereby enjoined to investigate for themselves the title/s of the above-described property/ies and encumbrances existing thereon, if any there be. Let therefore this Notice of Sale be published and posted in accordance with the provisions of law

Iloilo City Philippines December 04, 2025

(SGD.) SOTERO T. CABARLES, JR.
Notary Public

(SGD.) ATTY. GERRY D. SUMACULUB
Ex-Officio Provincial Sheriff
and Clerk of Court VII

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice on or before the date of sale, UNDER PENALTY OF LAW.

NE/Dec. 29, 2025, Jan. 5 & 12, 2026

AFFIDAVIT OF CLAIM WITH WAIVER OF RIGHTS

Notice is hereby given that the estate of the late **TERESITA A. ANZURES** known as a Savings Deposit Account with the **Philippine Veterans Bank – Iloilo Branch** under **Savings Account No. 262004443** are adjudicated to surviving heirs **MELMA BAÑES, ROSIE A. GELLE, TERRY MAE ONLAGADA, MARTE A. ANZURES, RUSSELL A. ANZURES, GARY A. ANZURES, GRETCHEN A. DAO-ANG, HAJIE ROTES A. ANZURES, EYERISK A. ANZURES** and **AIRAH MAE A. ANAS**. That, the heirs/adjudicatees waived, assign, and transfer all their respective rights, interests and participation over the said claim in favor of **TERRY MAE A. ONLAGADA**, as entered in the notarial registry of **ATTY. IGMEDIO S. PRADO, JR.** per Doc. No. 163, Page No. 34, Book No. XXVI, Series of 2025.

NE/Dec. 29, 2025, Jan. 5 & 12, 2026

DEED OF ADJUDICATION AND ABSOLUTE SALE

Notice is hereby given that the estate of the late **NORBERTO M. DEVERA** known as a parcel of land **Lot No. 448** of the Cadastral Survey of Dingle situated in Brgy. Sinibaan, Dingle, Iloilo with the improvements thereon covered by **ORIGINAL CERTIFICATE OF TITLE NO. 090-68827** with an area of **FIFTEEN THOUSAND SEVEN HUNDRED FIFTY EIGHT (15,758) SQUARE METERS, MORE OR LESS**, registered under the name of the late **Spouses JUAN MAGBANUA DEVERA and SIMPLICIA MACAHILO-DEVERA**, is adjudicated to heirs **EUFEMIA D. DEVERA, JOSE D. DEVERA, ANA DEVERA-DILLA, and EMELITA DEVERA-BAUTISTA**. That, the heirs/adjudicatees **SOLD, CEDED, TRANSFERRED** and **CONVEYED** by way of absolute sale the above-said property in favor of **ROBELYN G. MAGTANONG** as entered in the notarial registry of **ATTY. ALFONSO D. DEBOQUE** per Doc. No. 381, Page No. 80, Book No. VI, Series of 2021.

NE/Dec. 22, 29, 2025 & Jan. 5, 2026

DEED OF ADJUDICATION

Notice is hereby given that the estate of the late **FELIX LANARIO** known as parcel of land **Lot 705-G-3, PSD-06-075913**, being a portion of Lot 705-G, PSD-06-074656, situated in Brgy. Talaban, Himamaylan City, Negros Occidental covered by **TRANSFER CERTIFICATE OF TITLE NO. 091-2013002615** with an area of **THREE HUNDRED THIRTY EIGHT (338) SQUARE METERS, MORE OR LESS** and a parcel of land **Lot 705-G-4, PSD-06-075913**, being a portion of Lot 705-G, PSD-06-07456, situated in Brgy. Talaban, Himamaylan City, Negros Occidental covered by **TRANSFER CERTIFICATE OF TITLE NO. 091-2013003161** with an area of **THREE HUNDRED THIRTY EIGHT (338) SQUARE METERS, MORE OR LESS** are adjudicated to surviving heirs **MATILDE A. LANARIO, RHOMMEL AGSAY LANARIO, NOEL AGSAY LANARIO, RHANEL AGSAY LANARIO and VHERNEL AGSAY LANARIO** as entered in the notarial registry of **ATTY. FELIZARDO D. AMIGABLE, JR.** per Doc. No. 202, Page No. 42, Book No. 198, Series of 2025.

NE/December 15, 22 & 29, 2025

DEED OF ADJUDICATION

Notice is hereby given that the estate of the late **JASMIN JALLORINA TICA**O known as a parcel of land **Lot No. 2020** of the Cadastral Survey of Pototan, with all buildings and improvements, except herein expressly noted as belonging to other persons, situated in Pototan, Iloilo covered by **TRANSFER CERTIFICATE OF TITLE NO. T-117571** with an area of **NINE THOUSAND ONE HUNDRED FIFTY ONE (9,151) SQUARE METERS, MORE OR LESS** is adjudicated to heirs **SALVADOR C. TICA**O, **ATHENA MAY T. ALOLOSAN**, **JOHN ERWIN J. TICA**O, **JASSAL T. DATO-ON**, **MAE JOY T. PADULLA** and **SALVADOR J. TICA**O, JR. as entered in the notarial registry of **ATTY. GEORGE H. GREGORI** per Doc. No. 466, Page No. 95, Book No. XXXVIII, Series of 2025.

NE/December 15, 22 & 29, 2025

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KONSTRUCT, INC.

DESIGNER, CONSULTANT, CONTRACTOR

ENGR. JOMARIE A. ARIB, Ph.D., PME, ASEAN

General Manager / Inventor

DEED OF ADJUDICATION

Notice is hereby given that the estate of the late **GERONCIO JALLORINA** and **JUSTA PALOMERO** known as a parcel of land **Lot No. 2021** of the Cadastral Survey of Pototan, with all buildings and improvements, except those herein expressly noted as belonging to other persons, covered by **TRANSFER CERTIFICATE OF TITLE NO. T-24836** situated in Pototan, Iloilo with an area of **FIVE THOUSAND ONE HUNDRED AND SEVEN (5,107) SQUARE METERS, MORE OR LESS** is adjudicated to **heirs TERESITA J. PENDON; heirs of JESSIE P. JALLORINA, SR.**, namely, **EVANGELINE P. JALLORINA, JECELYN J. CELESTE, JOSE FIDELYN P. JALLORINA, MA. JOJIE J. PONTE, JEFFREY P. JALLORINA, MARY JANE J. NATAL, JESSIE JALLORINA, JR., and JOVEN P. JALLORINA; heirs of ESTELITA JALLORINA and ALFREDO PENDILLA, JR.**, namely, **EDMER J. PENDILLA, BEVERLY P. SARANILLO, IMMACULADA P. GOLEZ, AGNES P. PEÑAFIEL, AMELIA J. PENDILLA, and MANUEL J. PENDILLA; heirs of FRANCISCO P. JALLORINA and THELMA P. JALLORINA**, namely, **JOHN MARK P. JALLORINA, and LEMUEL P. JALLORINA, FELIZARDO P. JALLORINA, heirs of JASMIN JALLORINA**, namely, **SALVADOR C. TICA**O, **ATHENA MAY T. ALOLOSAN**, **JOHN ERWIN J. TICA**O, **JASSAL T. DATO-ON**, **MAE JOY T. PADULLA**, and **SALVADOR J. TICA**O, JR.; and **JONATHAN JALLORINA** as entered in the notarial registry of **ATTY. GEORGE H. GREGORI** per Doc. No. 235, Page No. 48, Book No. XL, Series of 2025.

NE/December 15, 22 & 29, 2025

DEED OF ADJUDICATION

Notice is hereby given that the estate of the late **GERONCIO JALLORINA** and **JUSTA PALOMERO** known as a parcel of land **Lot 2019** of the Cadastral Survey of Pototan, with all buildings and improvements covered by **TRANSFER CERTIFICATE OF TITLE NO. T-24835** situated in Pototan, Iloilo with an area of **FOUR THOUSAND TWO HUNDRED SIXTY FOUR (4,264) SQUARE METERS, MORE OR LESS** is adjudicated to **heirs of TERESITA J. PENDON; heirs of JESSIE P. JALLORINA, SR.**, namely, **EVANGELINE P. JALLORINA, JECELYN J. CELESTE, JOSE FIDELYN P. JALLORINA, MA. JOJIE J. PONTE, JEFFREY P. JALLORINA, MARY JANE J. NATAL, JESSIE JALLORINA, JR., and JOVEN P. JALLORINA; heirs of ESTELITA JALLORINA and ALFREDO PENDILLA, JR.**, namely, **EDMER J. PENDILLA, BEVERLY P. SARANILLO, IMMACULADA P. GOLEZ, AGNES P. PEÑAFIEL, AMELIA J. PENDILLA, and MANUEL J. PENDILLA; heirs of FRANCISCO P. JALLORINA and THELMA P. JALLORINA**, namely, **JOHN MARK P. JALLORINA, and LEMUEL P. JALLORINA, FELIZARDO P. JALLORINA, heirs of JASMIN JALLORINA**, namely, **SALVADOR C. TICA**O, **ATHENA MAY T. ALOLOSAN**, **JOHN ERWIN J. TICA**O, **JASSAL T. DATO-ON**, **MAE JOY T. PADULLA**, and **SALVADOR J. TICA**O, JR.; and **JONATHAN JALLORINA** as entered in the notarial registry of **ATTY. GEORGE H. GREGORI** per Doc. No. 228, Page No. 47, Book No. XL, Series of 2025.

NE/December 15, 22 & 29, 2025

DEED OF ADJUDICATION

Notice is hereby given that the estate of the late **JUSTA PALOMERO JALLORINA** known as a parcel of land **Lot No. 1788** of the Cadastral Survey of Pototan, with all the buildings and improvements, covered by **TRANSFER CERTIFICATE OF TITLE NO. T-49405** situated in Pototan, Iloilo with an area of **FORTY THOUSAND ONE HUNDRED SIXTY THREE (40,163) SQUARE METERS, MORE OR LESS** is adjudicated to heirs **TERESITA J. PENDON; HEIRS OF JESSIE P. JALLORINA, SR.**, namely, **EVANGELINE P. JALLORINA, JECELYN J. CELESTE, JOSE FIDELYN P. JALLORINA, MA. JOJIE J. PONTE, JEFFREY P. JALLORINA, MARY JANE J. NATAL, JESSIE JALLORINA, JR., and JOVEN P. JALLORINA; heirs of ESTELITA JALLORINA and ALFREDO PENDILLA, JR.**, namely, **EDMER J. PENDILLA, BEVERLY P. SARANILLO, IMMACULADA P. GOLEZ, AGNES P. PEÑAFIEL, AMELIA J. PENDILLA, and MANUEL J. PENDILLA; heirs of FRANCISCO P. JALLORINA and THELMA P. JALLORINA**, namely, **JOHN MARK P. JALLORINA, and LEMUEL P. JALLORINA, FELIZARDO P. JALLORINA, heirs of JASMIN JALLORINA**, namely, **SALVADOR C. TICA**O, **ATHENA MAY T. ALOLOSAN**, **JOHN ERWIN J. TICA**O, **JASSAL T. DATO-ON**, **MAE JOY T. PADULLA**, and **SALVADOR J. TICA**O, JR.; and **JONATHAN JALLORINA**, as entered in the notarial registry of **ATTY. GEORGE H. GREGORI** per Doc. No. 227, Page No. 47, Book No. XL, Series of 2025.

NE/December 15, 22 & 29, 2025

REPUBLIC OF THE PHILIPPINES
6th JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF
The New Castle Hotel
Bonifacio Drive, Iloilo City
(033) 3353190/rtc1iloocc@judiciary.gov.ph

EJF NO. NF-1755-25

For: EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135 as AMENDED

FIRST IMPERIAL BUSINESS BANK, INC.,
Mortgagee,

-versus-

ROSALIE CAPILEÑO, married to
ANTONIO M. CAPILEÑO,
and NORBERT A. CAPILEÑO,
Mortgagors.
X-----X

RE-NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Foreclosure of Real Estate Mortgage under Act 3135, as amended, filed by **FIRST IMPERIAL BUSINESS BANK, INC.,** duly organized under Republic Act No 7353 (Rural Bank Act of 1992), with principal office at BCB Building, Simon Ledesma St., Jaro, Iloilo City, Iloilo City, Philippines, hereinafter referred to as the **MORTGAGEE**, against **ROSALIE CAPILEÑO, married to ANTONIO M. CAPILEÑO, and NORBERT A. CAPILEÑO**, all of legal age, Filipinos and residents of 93 Bermejo St. Cabatuan, Iloilo, Philippines, hereinafter referred to as the **MORTGAGORS**, for the satisfaction of the mortgage indebtedness which as of **September 15, 2025** amounted to **ONE MILLION SIX HUNDRED EIGHTEEN THOUSAND TWO HUNDRED TWENTY TWO PESOS AND EIGHTY SEVEN CENTAVOS (Php1,618,222.87)**, Philippine Currency, inclusive of interests and penalties, **but excluding** Attorney’s fees and other costs and expenses of the foreclosure, the Notary Public **Atty. Sotero T. Cabarles, Jr.** and the Ex-Officio Sheriff of Iloilo and/or his duly authorized deputy Sheriff will **SELL** at Public Auction on **FEBRUARY 10, 2026** at 10 o’clock in the morning at the ground floor lobby of the New Castle Hotel, Bonifacio Drive. Iloilo City, to the **HIGHEST BIDDER** for CASH or **MANAGER’S CHECK** and in Philippine Currency, the real property with all the improvements found thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-110631)
095-2021001904

A PARCEL OF LAND (LOT 17, BLOCK 8, PCS-063022-001841, BEING A CONS.- SUBD. OF LOT 3012-B-2 (LRC) PSD-184957 AND LOTS 3012-B-1-A, 3012-B-1-B, (LRC) PSD-211012), SITUATED IN THE DISTRICT OF MANDURIAO, CITY OF ILOILO, ISLAND OF PANAY. BOUNDED X X X X CONTAINING AN AREA OF ONE HUNDRED SEVENTY EIGHT (178) SQUARE METERS.

All sealed bids must be submitted to the undersigned on the aforementioned date and time.

In the event the public auction should not take place on the said date. It shall be held on **MARCH 24, 2026** without further notice.

Prospective bidders are hereby enjoined to investigate for themselves the title/s of the above-described property/ies and encumbrances existing thereon, if any there be. Let therefore this Notice of Sale be published and posted in accordance with the provisions of law.

Iloilo City, Philippines, December 04, 2025

(SGD.) SOTERO T. CABARLES, JR.
Notary Public

(SGD.) ATTY. GERRY D. SUMACULUB
Ex-Officio Provincial Sheriff
and Clerk of Court VII

WARNING: IT is absolutely prohibited to remove, deface or destroy this Notice on or before the date of sale, UNDER PENALTY OF LAW.

Republic of the Philippines
National Authority for Child Care
Regional Alternative Child Care Office
Region VI- Western Visayas
TIN: 200-137-390-000

DOMESTIC ADMINISTRATIVE ADOPTION
CASE NO: **RACCO VI-DAA-2025-0148**

DATE: **December 4, 2025**

IN RE: PETITION FOR ADOPTION OF
TERESA GIANNA DELIONIO TO BE
KNOWN THEREAFTER AS TERESA
GIANNA JARANILLA ALLETA

ANTHONY DOSEJO ALLETA and
CATHERINE JARANILLA ALLETA,
Petitioners

X-----X

ORDER

A verified petition for the adoption of **Teresa Gianna Delionio** filed by the petitioners through the Regional Alternative Child Care Office (RACCO), praying that after due notice, publication, and appearances, a judgment be rendered to the effect that the adoptee, Teresa Gianna Delionio be declared for all legal intents and purposes the legitimate child of the petitioners and that the name of the child be changed, particularly to appear as **TERESA GIANNA JARANILLA ALLETA**.

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on **January 29, 2026**, to be held at **3rd Floor, Ana Ros Building, Simon-Ledesma Street, Jaro, Iloilo City, Iloilo**. Any interested party may appear and may file an opposition/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected to verification and further investigation.

Let a copy of this Order be published at the expense of the Petitioner once a week for three (3) successive weeks in a newspaper of general circulation pursuant to Section 31 of R.A. No. 11642 or the Domestic Administrative Adoption and Alternative Child Care Act.

(SGD.) AIRLN JENM C. BARRO
Alternate Officer-in-Charge

NE/December 15, 22 & 29, 2025

AGENCIA G.B., INC.

C.K. Building Mapa St., Iloilo City

NOTICE

This is to inform the public that on **JAN. 02, 2026**, an AUCTION SALE will be held at 9:00 A.M. for all unredeemed jewelries and articles the conditions of which have expired.

THE MANAGEMENT

PAHIBALO

Ginapahibalo ang tanan nga sa **ENERO 2, 2026**, pagahiwaton ang baligya-anay mga alas 9:00 sa aga para sa tanan nga mga alahas kag pagkabutang nga wala magawad nga sa diin ang mga plasos nga ginkasugtan natapos na.

ANG TAGDUMALAHAN

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
SIXTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT &
EX-OFFICIO SHERIFF
CHIEF JUSTICE RAMON Q. AVANCEÑA HALL OF JUSTICE
ILOILO CITY
rtc1iloocc@judiciary.gov.ph
(033)335-3190
-oOo-

EJF Case No. F-11531-25

For: Petition for Extra-Judicial Foreclosure
of Real Estate Mortgage

V.I. FINANCE (ILOLO), INC.
Represented by its General Manager
LILIBETH B. CAMARIOSA,
Mortgagee,

-versus-

SPS. GUENDALYN G. ARTICUNA
and EDGAR C. ARTICUNA,
Mortgagors.
X-----X

SHERIFF’S NOTICE OF SALE AT PUBLIC AUCTION

Upon Petition for Extra-Judicial Foreclosure of Real Estate Mortgage filed by the **mortgagee, V.I. FINANCE (ILOILO), INC.,** a duly organized under Republic Act No. 720 as amended with principal office address at 2nd Floor, Tiu Quioco Bldg., Yulo St., Iloilo City, duly represented by its General Manager, **LILIBETH B. CAMARIOSA**, of legal age, Filipino, against **mortgagors SPS. GUENDALYN G. ARTICUNA and EDGAR C. ARTICUNA**, of legal age, Filipinos, and residents of Block 10 Lot 1 Centro Verde De Residences De Iloilo, Brgy. Pandac, Pavia, Iloilo, to satisfy the mortgage indebtedness which as of **May 2, 2025**, amounted to **TWELVE MILLION NINE HUNDRED NINETY SEVEN THOUSAND ONE HUNDRED EIGHTY EIGHT PESOS (Php 12,997,188.00)**, Philippine Currency, inclusive of interest and other charges but exclusive of publication cost, Sheriff’s legal expenses and other incidental expenses of foreclosure and auction sale, the Ex-Officio Sheriff of Iloilo or any of his lawful deputies will sell at public auction on **FEBRUARY 19, 2026** at **10:00 o’clock in the morning** at the **Office of the Clerk of Court, Regional Trial Court, New Castle Hotel, Bonifacio Drive, Iloilo City**, to the **HIGHEST BIDDER**, for **CASH** or **MANAGER’S CHECK** and in Philippine Currency, the following real property, including the house/building(s) and other improvements now erected or hereafter maybe erected upon, to wit:

Registry of Deeds for Iloilo, Iloilo
Transfer Certificate of Title
No. (T-219141) 090-2018008004

“IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF PANDAC, MUN. OF PAVIA, PROV. OF HOILO, ISLAND OF PANAY, bounded and described us follows: follows
A PARCEL OF LAND (LOT 1589-A-2, PSD-06-051731, BEING A PORTION OF LOT 1529-4 PSD-06-007460), SITUATED IN THE BRGY. OF PANDAC, MUN. OFFAVIA, PROV. OF ILOILO, ISLAND OF PANAY BOUNDED ON THE SW, ALONG LINE 1-2 BY LOT 1589-A-1 OF THIS SUBD. SURVEY ON THE NW, ALONG LINE 1-2 BY LOT 1589-A-1 OF THIS SUBD. SURVEY; ON THE NW, ALONG LINE 2-3...xxx

is a registered in accordance with the provision of the Property Registration Decree in the name of Owner: SPS. GUENDALYN G. ARTICUNA AND EDGAR C. ARTICUNA, BOTH OF LEGAL AGE, FILIPINOS
Address: UNGKA II, PAVIA, ILOILO
AREA: TWO THOUSAND ONE HUNDRED FORTY ONE (2,141) SQUARE METER, MORE OR LESS.”

All sealed bids must be submitted to the undersigned on the aforementioned time and date.

In the event the public auction should not take place on the said date, it shall be held on **MARCH 5, 2026** at the same time and place aforementioned without further notice.

Iloilo City, Philippines, December 3, 2025.

(SGD.) ATTY. GERRY D. SUMACULUB
Clerk of Court and Ex-Officio Sheriff

(SGD.) REX B. BENIGLA
Sheriff IV/Sheriff-in-Charge

WARNING:
IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SALE ON OR BEFORE THE DATE OF SALE, UNDER PENALTY OF LAW.

NE/Dec 29, 2025, Jan. 5 & 12, 2026



REMIGIO G. CASTOR
Publisher

MARY JOY ANGELA CAVANAS
Reporter

CARL SARDUA
Photographer / Lay-out Artist

LINNY P. GAURANA
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Crucial public health crisis

Editorial

Yet again, Metro Manilans, some 13 million of the country's population of 117 million, wake up and told that air pollution in the rising megapolis consistently exceeds global safety standards, exposing the residents to serious health risks.

Fine particulate matter (PM2.5) levels are often several times higher than the World Health Organization's recommended limits, according to multiple sources monitoring the pollution level.

Multiple sources, including reports by the air quality technology company IQAir, environmental groups like Greenpeace, and the Philippine government's Environmental Management Bureau, confirm that air pollution in Metro Manila routinely exceeds both the country's normal guideline values.

Metro Manila's air pollution levels are seen by environmental scientists as higher than the world average, the root cause being the rapid urbanization and industrialization, which lead to significant emissions, predominantly from vehicular traffic and industrial processes.

But the air pollution situation in Metro Manila, while a significant public health crisis, is not considered hopeless, as recent data and ongoing initiatives demonstrate that improvement is possible through targeted actions and policies.

In essence, vehicle emissions in Metro Manila are a critical environmental and health issue, characterized by high pollutant loads and significant contributions to both local smog and global warming.

Pollution analysts say while air quality has improved, industrial activities, particularly in heavy sectors like steel production and chemical manufacturing, remain significant contributors to local air quality issues.

There are reasons for hope, however, in light of progress done by the authorities.

Air quality consultants say the COVID-19 lockdowns from mid March 2020 provided a stark, real-world example of rapid air quality improvement.

The significant reduction in traffic and industrial activity led to a 40 percent decrease

in PM2.5 levels within a fortnight, making the Sierra Madre mountains visible from the city center and offering tangible proof that human actions directly impact air quality.

Scientists say overall air quality in Metro Manila has actually improved over the past two decades due to efforts like phasing out leaded gasoline and anti-firecracker campaigns. PM2.5 levels have reportedly seen a 37.6 percent reduction since 2016.

Government agencies and private organizations are also collaborating on data-driven solutions and policies are being implemented to ban older vehicles, enforce industrial emission standards, and adopt stricter fuel standards.

While the challenge is significant, the evidence shows that a combination of government regulation, technological improvements, and public action can lead to better air quality in the country's capital region.

These improvements are attributed to stricter emission standards and enhanced industrial monitoring. (manilastandard.net)

Failure

Recently, a student sent me a message demanding that she be given a high grade simply because she "did everything she could and deserves a high grade." It was not the first time that I received such a message from a student. Lately, I have observed that many young men and women that I have encountered seems to feel that if they fulfill all requirements and do nothing wrong then success should follow. Each time I encountered these students I have to repeat what I say every semester. Fulfilling all requirements and checking all the boxes will probably get you a C plus or at best even a B but it will never guarantee an A or success at anything. In fact, there will be even instances that you will fail.

One of the more classic illustrations of this truism is best exemplified by the famous speech of NOKIA CEO Stephen Elop who said "We didn't do anything wrong but somehow we lost." For a time, NOKIA dominated the

market and for Gen X and Millennials owning a NOKIA phone was the thing. The company did everything by the book. They kept within prescribed parameters and the proper methods of the time. Unfortunately, other companies were going beyond the book and trying new things. True many of these new companies faltered but some grew after these failures. They took risks, fell down, learned from their mistakes and evolved. They did many things which could be deemed as wrong by many so called experts but they took the risk. The gamble paid off for some but admittedly not for all. Doing something considered new and wrong could still lead to failure but not taking the risk often brought the certainty of failure.

In the story of the Lord of the Rings, one of the more interesting plot twists is that in the end the hero of the story actually fails. After being the suffering good guy for the whole story, Frodo stood at the precipice and actually fell to the temptation of evil. The author I believe is trying to say that sometimes you do everything right and still not succeed.

OBLIQUE OBSERVATIONS

By Atty. Gilberto Lauengco, J.D.

Another student recently complained to me that he felt hopeless about all the corruption he was seeing in the news. He was saddened by the possibility that nothing would happen to all the guilty. Again, I took the opportunity to explain that success in any endeavor is never guaranteed. Right minded people may do everything right and by the book and still not solve the problem of corruption. The thing is that does not mean one must give up. Sometimes change comes not from the efforts of today but from the incremental effects of several actions and factors beyond our abilities. Also, sometimes we must think out of the box and do something that many will say wrong to evolve and eventually succeed. The important lesson is to not give up and to never get frustrated.

Animo spirit against the odds

As a true-blue La Sallista, following the De La Salle Green Archers has never been just a pastime for me. It is personal—deeply rooted in who I am. I spent my entire education in La Salle, a testament to my parent's belief in quality education.

That is why I wear my green and white heart on my sleeve, always. Every season feels like an emotional rollercoaster and, perhaps, a journey of belief and disbelief. I had my doubts too which I shared in social media but the green archers time and again proved me wrong. My analysis went haywire after they made final four. From there I knew they can go all the way.

That is why this UAAP Season 88 championship hits differently.

It was a classic Cinderella story—molded through injuries, doubt, disbelief, hope, and sheer will.

All of these led to La Salle hoisting its 11th men's UAAP basketball championship since it joined in 1986 and its second title in three years.

The road to the crown was anything but smooth. Even before the season found its rhythm, the Green Archers had to deal with a heavy blow: losing Kevin Quiambao. Losing a player of that caliber—one who embodied leadership, grit, and identity—was massive. It forced the team to recalibrate on the fly.

With key additions to the program, expectations were still high during the offseason. But once the games began, the Green Archers opened their campaign on the wrong note, stumbling to a 2–3 start. For a proud program, it was unsettling. It felt unfamiliar. And for us alumni and supporters, it was a test of belief.

As if that wasn't enough, injuries began to pile up. Mason Amos went down. Kean Baclaan followed. Game after game, the rotation felt incomplete, forcing Coach Topex Robinson to constantly adjust. Yet, like all great coaches and teams, La Salle searched for answers. Midway through the season, the pieces slowly began to fall into place. Second-stringers stepped up to hold the fort. Roles became clearer.

Confidence started to return.

Then reality struck again.

A brutal three-game losing skid against NU, FEU, and Adamson pushed La Salle to the edge. Suddenly, a Final Four berth was no longer assured. It felt like one more stumble could end the season altogether.

And then, something changed.

With their backs against the wall, La Salle rediscovered its Animo spirit. In two must-win games that defined the season, the Green Archers rose—defeating defending champions UP Fighting Maroons and archrivals Ateneo Blue Eagles to clinch the fourth and final Final Four slot.

That was the La Salle we knew.

A team bruised, battered, and doubted—yet unwilling to stop fighting. A team that refuses to surrender its identity. A team that defies the odds to keep the school's glory bright and never shall it fail, because that spirit is ingrained in its very DNA. Watching those games reminded me that Animo is more than a chant. It is a mindset. It is resilience in motion. It is faith translated into action.

What followed was nothing short of remarkable. La Salle then stunned top-seeded NU, beating them twice to book a Finals berth for the third straight season. And in the ultimate test, the Green Archers faced a heavily stacked UP squad in a best-of-three Finals that felt less like a series and more like a battle of character. Three games. One winner.

When it mattered most, La Salle delivered, ending UP's back to back bid.

The Green Archers completed a monumental comeback for the ages—the first No. 4 seed in 11 years to win the UAAP championship. Against the odds. Against the narrative.

For me, the journey was an emotional ride. There were moments of frustration and doubt. But there were also moments of pride, hope, and pure joy. In that constant swing, I was reminded why collegiate sports in the Philippines are special. The passion is real. The connection with fans is genuine.

ESPRESSO MORNINGS

By JOE ZALDARRIAGA

Game 3 alone drew more than 24,000 fans at a sold-out Smart Araneta Coliseum, with thousands more watching on television and on the Pilipinas Live app. The energy was electric. It felt communal.

Much of that experience was elevated by One Sports and Signal, whose coverage was excellent as they captured not just the action but the raw emotion.

Their platforms played a significant role in promoting sports, shaping audiences, and showcasing the immense talent of Filipino athletes.

Beyond the court, the UAAP's impact is undeniable. Games are heavily advertised as commercial slots are packed. Brands continue to invest—clear indicators of a strong and loyal following. In recent years, collegiate tournaments have moved beyond fringe entertainment. They are now embraced by millions of Filipinos nationwide.

Perhaps that is why La Salle's championship resonates beyond Taft Avenue. It mirrors what many Filipinos experience today—being counted out, facing uncertainties yet choosing to fight back like underdogs who persist. Communities that lean on faith. People who rise when it matters most.

Aside from the usual economic headwinds and climate disasters, Filipinos drowned—literally and figuratively—in corruption. But just like the Green Archers, we refused to be knocked down by setbacks—repeatedly marching in the streets to denounce corruption, demand accountability, and call for reform.

That is why I love sports, because it echoes the struggles, the losses, and the climb to success of everyone. May this championship remind my fellow La Sallistas of our core values, our Animo spirit, and our faith. And most importantly, may it also resonate with every Filipino who dares to believe: never shall we fail.

ANTIQUE . . . (from page 2)

the documentary requirements, such as a medical or death certificate and a social case study report.

The Provincial Social Welfare and Development Office (PSWDO), after doing the case study report, has to submit the documents to the offices of the provincial treasurer, accountant and budget, so it takes a while for the financial assistance to be released.

“Our constituents deserve timely help, delivered with dignity and compassion,” Alojipan said.

The privilege speech was referred to the committees on health, social services and family, women, children and gender concerns for appropriate action.

Alojipan said they will be calling concerned offices in their joint committee hearing to discuss the release of the AICS within 30 days or even less. (PNA)

ABOITIZ . . . (from page 3)

“Through this project, we hope to help students understand the importance of proper plastic waste management and recycling. Even small actions, like segregating waste and reusing materials, can make a big impact, nurturing a generation empowered to protect our communities and natural resources,” said Marife Balbarino.

As part of the project launch, Grades 5 and 6 students participated in an instructional session on effective waste sorting



and minimizing plastic, conducted by Ms. Merlita Milan. The program also

provided an opportunity for the Municipal Environment and Natural Resources

Office (MENRO) to plan future waste collection initiatives for the school.

Republic of the Philippines
Local Civil Registry Office
Province of Iloilo
Municipality of Pototan

NOTICE FOR PUBLICATION

In compliance with **R.A. Act No. 9048**, a notice is hereby served to the public that **EMILIE DIONIO DOROMAL** has filed with this office, a **PETITION FOR CHANGE OF FIRST NAME** from “**MARIA**” to “**TESSIE**” in the Certificate of Live Birth of **TESSIE GABITANAN DUNLAO** who was born on **APRIL 9, 1962** at **POTOTAN, ILOILO** and whose parents are **ALFONSO J. DUNLAO** and **IMELDA GABITANAN**.

Any person adversely affected by said petition may file his written opposition with this Office.

(SGD.) **MARY ANN S. JARDELEZA**
Acting Municipal Civil Registrar

NE/Dec. 29, 2025 & Jan. 5, 2026

Republic of the Philippines
Local Civil Registry Office
Province of Iloilo
Municipality of Pototan

NOTICE FOR PUBLICATION

In compliance with **R.A. Act No. 9048**, a notice is hereby served to the public that **KIM JOSEPH CARMELO LABORDO** has filed with this office, a **PETITION FOR CHANGE OF FIRST NAME** from “**TEE JAY**” to “**KIM JOSEPH**” in the Certificate of Live Birth of **KIM JOSEPH CARMELO LABORDO** who was born on **MARCH 20, 1987** at **POTOTAN, ILOILO** and whose parents are **ANDRES M. LABORDO** and **SUSANA T. CARMELO**

Any person adversely affected by said petition may file his written opposition with this Office.

(SGD.) **MARY ANN S. JARDELEZA**
Acting Municipal Civil Registrar

NE/Dec. 29, 2025 & Jan. 5, 2026

Republic of the Philippines
Local Civil Registry Office
Province of Iloilo
Municipality of Pototan

NOTICE FOR PUBLICATION

In compliance with **R.A. Act No. 9048**, a notice is hereby served to the public that **FLORENTINO D. PATUBO** has filed with this office, a **PETITION FOR CHANGE OF FIRST NAME** from “**JESSIE JAMES**” to “**FLORENTINO**” in the Certificate of Live Birth of **FLORENTINO DOSADO PATUBO** who was born on **FEBRUARY 4, 1957** at **POTOTAN, ILOILO** and whose parents are **CESAR PATUBO** and **OFELIA DOSADO**.

Any person adversely affected by said petition may file his written opposition with this Office.

(SGD.) **MARY ANN S. JARDELEZA**
Acting Municipal Civil Registrar

NE/Dec. 29, 2025 & Jan. 5, 2026

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
6th JUDICIAL REGION
BRANCH 65
SAN MIGUEL, JORDAN, GUIMARAS
rte2jng065@judiciary.gov.ph
09190756745
-oOo-

Spl. Civil Action No. 25-0773

FOR:
EXPROPRIATION WITH
URGENT PRAYER FOR
ISSUANCE OF WRIT OF
POSSESSION

NATIONAL GRID CORPORATION
OF THE PHILIPPINES,

Plaintiff,

-versus-

HEIRS OF SPOUSES JUAN E.
BALLESTEROS AND MELECIA
PELLASOL, ET AL.,

Defendants.
X-----X

AMENDED ORDER

The Motion for Leave of Court to Serve Summons by Publication filed by plaintiff through counsel is **GRANTED**. Let the summons be served upon defendants Lodosina Ballesteros Gaboy, all other heirs of Spouses Juan E. Ballesteros and Melecia Pellasol, and all other persons who may have any rightful claim or interest over Lot No. 2598-C located at Brgy. Zaldivar, Buenavista, Guimaras, through publication.

The plaintiff is ordered to cause the summons to be **PUBLISHED** once a week for two (2) consecutive weeks in a newspaper of general circulation in the Philippines and to **SUBMIT** its compliance to the court within five (5) days therefrom.

The defendants are ordered to file their answer sixty (60) days from the date of publication.

SO ORDERED.

San Miguel, Jordan, Guimaras

October 22, 2025.

(SGD.) ROSARIO ABIGAIL M. DRIS-VILLANUEVA
Presiding Judge

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
6th JUDICIAL REGION
BRANCH 65
SAN MIGUEL, JORDAN, GUIMARAS
rtc2jng065@judiciary.gov.ph
09190756745/(033)322-5253
-oOo-

Spl. Civil Action No. 25-0773

FOR:
EXPROPRIATION WITH
URGENT PRAYER FOR
ISSUANCE OF WRIT OF
POSSESSION

NATIONAL GRID CORPORATION
OF THE PHILIPPINES,

Plaintiff,

-versus-

HEIRS OF SPOUSES JUAN E.
BALLESTEROS AND MELECIA
PELLASOL, NAMELY: SPOUSES
HENRY P. BALLESTEROS AND OTAY
BALLESTEROS, RONNIE P. BALLESTEROS
SPOUSES CYNTHIA P. BALLESTEROS-SOLIS
AND MELCHOR SOLIS, JERRY P. BALLESTEROS,
SPOUSES JIMMY BALLESTEROS AND CECILIA
BALLESTEROS, SPOUSES ANALIE P. BALLESTEROS-
EVANGELISTA AND BOYET EVANGELISTA,
SPOUSES JOEPETH P. BALLESTEROS AND
ROBELEN BALLESTEROS, BELLIE BALLESTEROS,
LODIOSINA BALLESTEROS GABOY, AND ALL
OTHER HEIRS OF SPOUSES JUAN E. BALLESTEROS
AND MELECIA PELLASOL OF UNKNOWN
IDENTITIES AND WHEREABOUTS;

SPOUSES STEVE G. REYES AND
MELLIEVE B. REYES; AND

ALL OTHER PERSONS WHO MAY HAVE
ANY CLAIM OR INTEREST OVER LOT
NO. 2598-C, LOCATED IN BRGY. ZALDIVAR,
BUENAVISTA, GUIMARAS,

Defendants.

X-----X

SUMMONS

GREETINGS!

Pursuant to the Amended Order dated October 22, 2025, you are hereby required to file with this Court and serve on the plaintiff your answer to the complaint, copy of which is attached, together with the annexes within sixty (60) days from the date of publication of this summons. You are reminded of the provision in the IBP-OCA Memorandum on Policy Guidelines dated March 12, 2002 to observe restraint in filing a motion to dismiss and instead allege the grounds as defenses in the answer. If you fail to answer within the time fixed, the plaintiff will take judgment by default and may be granted the relief applied for in the petition.

WITNESS my hand under the seal of the Court, this 24th day of October 2025.

(SGD.) ATTY. MILANIE M. FUYONAN-HERMOSO
Clerk of Court VI

Republic of the Philippines
Regional Trial Court
6th Judicial Region
Branch 65
Jordan, Guimaras

NATIONAL GRID CORPORATION OF
THE PHILIPPINES,

Plaintiff,

-versus-

HEIRS OF SPOUSES JUAN E.
BALLESTEROS AND MELECIA
PELLASOL, NAMELY: SPOUSES
HENRY P. BALLESTEROS AND
OTAY BALLESTEROS, RONNIE
P. BALLESTEROS, SPOUSES
CYNTHIA P. BALLESTEROS-SOLIS
AND MELCHOR SOLIS, JERRY P.
BALLESTEROS, SPOUSES JIMMY
BALLESTEROS AND CECILIA
BALLESTEROS, SPOUSES ANALIE P.
BALLESTEROS-EVANGELISTA AND
BOYET EVANGELISTA, SPOUSES
JOEPETH P. BALLESTEROS AND
ROBELEN BALLESTEROS, BELLIE
BALLESTEROS, LODIOSINA
BALLESTEROS GABOY, AND
ALL OTHER HEIRS OF SPOUSES
JUAN E. BALLESTEROS AND
MELECIA PELLASOL OF UNKNOWN
IDENTITIES AND WHEREABOUTS;

SPOUSES STEVE G. REYES AND
MELLIEVE B. REYES; AND

ALL OTHER PERSONS WHO MAY
HAVE ANY CLAIM OR INTEREST
OVER LOT NO. 2598-C, LOCATED
IN BRGY. ZALDIVAR, BUENAVISTA,
GUIMARAS,

Defendants.

X-----/

COMPLAINT

Plaintiff, National Grid Corporation of the Philippines (NGCP), by counsel, respectfully states:

1. NGCP is a private corporation created and existing under Philippine laws, with principal office address at NGCP Building, Quezon Avenue corner BIR Road, Diliman, Quezon City. It may be served with notices and other court processes through its Right of Way Department – Visayas Division, Banilad Power Complex, Nasipit, Talamban, Cebu City, copy furnished the afore-mentioned principal office.

2. Pursuant to Republic Act (R.A.) No. 9511, NGCP was granted a franchise to operate, manage and maintain, and in connection therewith, to engage in the business of conveying or transmitting electricity through a high-voltage back-bone system of interconnected transmission lines, substations and related facilities, systems operations, and other activities that are necessary to support the safe and reliable operation of a transmission system and to construct, install, finance, manage, improve, expand, operate, maintain, rehabilitate, repair and refurbish the present nationwide transmission system of the Republic of the Philippines.

3. Under Section 4 of the same law, NGCP was granted the power of eminent domain, subject to the requirements of the Constitution and existing laws, viz:

“SEC. 4. *Right of Eminent Domain.* — Subject to the limitations and procedures prescribed by law, the Grantee is authorized to exercise the right of eminent domain insofar as it may be reasonably necessary for the construction, expansion, and efficient maintenance and operation of the transmission system and grid and the efficient operation and maintenance of the subtransmission systems which have not yet been disposed by TRANSCO. The Grantee may acquire such private property as is actually necessary for the realization of the purposes for which this franchise is granted: *Provided*, That the applicable law on eminent domain shall be observed, particularly, the prerequisites of taking of possession and the determination and payment of just compensation.”

4. Part of NGCP’s critical mandate is to transmit high voltage electricity generated by the generating plants of power producers to the various distribution companies and electric cooperatives across the country. This crucial mandate plays a vital role in ensuring the steady and reliable delivery of electricity to the public. Given the indispensable nature of its operations, NGCP’s operation is imbued with public interest.

5. Spouses Juan E. Ballesteros and Melecia Pellasol, who are both reportedly deceased, reportedly left nine (9) known children, namely: Henry P. Ballesteros, married to Otay Ballesteros, Abelardo P. Ballesteros (reportedly deceased), married to Bellie Ballesteros, Ronnie P. Ballesteros, Cynthia P. Ballesteros-Solis, married to Melchor Solis, Lodosina Ballesteros Gaboy, Jerry P. Ballesteros, Jimmy Ballesteros, married to Cecilia Ballesteros, Analie P. Ballesteros-Evangelista, married to Boyet Evangelista, and Joepeth P. Ballesteros, married to Robelen Ballesteros.

5.1. Defendants **Spouses Henry P. Ballesteros and Otay Ballesteros, Ronnie P. Ballesteros, Spouses Cynthia P. Ballesteros-Solis and Melchor Solis, Jerry P. Ballesteros, Spouses Jimmy Ballesteros and Cecilia Ballesteros, Spouses Analie P. Ballesteros-Evangelista and Boyet Evangelista, and Spouses Joepeth P. Ballesteros and Robelen Ballesteros**, are of legal age, Filipinos, and residents of Brgy. Zaldivar, Buenavista, Guimaras, where they can be served with summons, notices, and court processes.

5.2. Defendant **Bellie Ballesteros**, surviving spouse of Abelardo P. Ballesteros, is of legal age, Filipino, and a resident of Brgy. Zaldivar, Buenavista, Guimaras, where she can be served with summons, notices, and court processes.

5.3. NGCP cannot ascertain the exact whereabouts of defendant **Lodosina Ballesteros Gaboy**, despite diligent and exhaustive efforts.

5.4. NGCP cannot ascertain the existence, identities, and whereabouts of the other heirs of Spouses Juan E. Ballesteros and Melecia Pellasol, despite diligent and exhaustive efforts.

5.5. The heirs of Spouses Juan E. Ballesteros and Melecia Pellasol are impleaded herein because the late Spouses Juan E. Ballesteros and Melecia Pellasol are the registered and declared owners of the property subject of this Complaint.

6. Defendants **Spouses Steve G. Reyes and Mellieve B. Reyes** are both of legal age, Filipinos, and residents of Brgy. Zaldivar, Buenavista, Guimaras, where they can be served with summons, notices and other court processes. They are impleaded herein pursuant to Section 1, Rule 67 of the Rules of Court because they reportedly acquired the property subject of this Complaint, including the improvements standing therein.

7. NGCP cannot ascertain the existence, identities, and whereabouts of all other persons who may have any rightful claim or interest over the property subject of this Complaint, despite diligent and exhaustive efforts.

8. The above-mentioned unknown heirs, claimants, and interest-holders are impleaded herein pursuant to Section 1,¹ Rule 67 of the Rules of Court and Section 14,² Rule 3 of the Revised Rules of Civil Procedure, because NGCP cannot determine with certainty the identities of all persons who have the exclusive ownership of the property herein sought to be expropriated, despite diligent and exhaustive efforts. NGCP undertakes to cause, by way of motion for leave of court, the service of summons to them, as well as to the named defendants above whose whereabouts are unknown and those who may be residing abroad, by publication pursuant to Sections 16, 17, and 18, Rule 14 of the Revised Rules of Civil Procedure.

9. In order to meet the increasing demand for electricity in the cities, municipalities and provinces in the Islands of Panay and Guimaras and to support the continuing growth and development in the area, there is a need for NGCP to construct a new transmission system that will suit the present and future power requirements therein. Without this new transmission system, the power requirements in the aforementioned region will not be supplied, leading to power outages.

10. Owing to this necessity, NGCP must immediately construct the transmission line, substations and other facilities that will transmit uninterrupted power to the distributors of electricity in the aforesaid area. These undertakings are for the use and benefit of the public and among those is known as the **Panay-Guimaras 138kV Interconnection Project** (the Project), major components of which include the **Zaldivar Substation Project** and the **Access Road for the Zaldivar Substation Project**.

11. The Energy Regulatory Commission (ERC) approved the Application filed by NGCP for the approval of the Panay-Guimaras 138kV Interconnection Project, docketed as ERC Case No. 2017-110RC in a Notice of Resolution,³ promulgated on 17 April 2024, a pertinent portion of which provides:

¹ Section 1. *The complaint.* — The right of eminent domain shall be exercised by the filing of a verified complaint which shall state with certainty the right and purpose of expropriation, describe the real or personal property sought to be expropriated, and **join as defendants all persons owning or claiming to own, or occupying, any part thereof or interest therein**, showing, so far as practicable, the separate interest of each defendant. If the title to any property sought to be expropriated appears to be in the Republic of the Philippines, although occupied by private individuals, or if the title is otherwise obscure or doubtful so that the plaintiff cannot with accuracy or certainty specify who are the real owners, averment to that effect shall be made in the complaint.

² Section 14. *Unknown identity or name of defendant.* – Whenever the identity or name of a defendant is unknown, he may be sued as the unknown owner, heir, devisee, or by such other designation as the case may require; when his identity or true name is discovered, the pleading must be amended accordingly.

“Notice is hereby given that the Commission, after due deliberation and evaluation, in a Regular Commission Meeting held on 17 April 2024, **RESOLVED** the following matters:

“1. NGCP’s proposed Panay-Guimaras 138kV Interconnection Project in the instant *Application* amounting to Two Billion Three Hundred Twenty Million Six Hundred Forty-Five Thousand Seven Hundred Twenty-Five Pesos and Seventy-Six Centavos (Php2,320,645,725.76) is hereby APPROVED, subject to optimization based on its actual use and verified expenses incurred during the reset process for the subsequent regulatory period, following the procedures stated in the Rules in Setting the Transmission Wheeling Rates (RTWR), as amended, and other relevant issuances of the Commission. The project cost indicated herein is solely for the purpose of determining the permit fee;

“x x x”

12. Given the foregoing, there is genuine necessity and urgency to immediately construct and implement the Project which is intended to accommodate the entry of the 40 MW Sibunag Wind Power Plant which will result in increased power supply and transmission towards Panay and in improved reliability and flexibility of the grid in the area. Hence, the immediate completion and energization of the said project are critically important.

13. In particular, the Zaldivar Substation Project, as a major component of the Project, will serve as the major hub to receive high-voltage power from the said 40 MW Sibunag Wind Power Plant, as well as other present and future power plants in Guimaras, and transmit it to the grid towards Panay Island. In addition, it shall be accessible to distribution utilities serving the consumers in the municipalities in the Province of Guimaras to tap into for transmission of high-voltage power. On the other hand, the Access Road for the Zaldivar Substation, as a major component of the Project, is aimed to provide access to the Zaldivar Substation during its construction, implementation, operation and maintenance, thereby making it an indispensable part of the substation itself. Hence, the immediate completion of the said components is critically important for the completion and energization of the whole Project.

14. The route of the Project commences at NGCP's existing Iloilo Substation in Brgy. Ingore, La Paz, Iloilo City, and stretches via overhead transmission line towards the Ingore Cable Terminal Station in the same barangay. It then proceeds via submarine cables towards the Sawang Cable Terminal Station in Brgy. Sawang, Buenavista, Guimaras, and continues via overhead transmission line towards the projected Zaldivar Substation in Brgy. Zaldivar, Buenavista, Guimaras, where it terminates.

³ ANNEX “A” – ERC Notice of Resolution.

15. On the other hand, the Zaldivar Substation Project is projected to occupy a land area consisting of a total of 42,584 square meters, located in Brgy. Zaldivar, Buenavista, Guimaras. Whereas, the Access Road for the Zaldivar Substation Project is projected to occupy a land area consisting of portions of nine (9) parcels of land with a total area of 9,934 square meters, likewise all located in Brgy. Zaldivar, Buenavista, Guimaras. The indicative Site Development Plan, as superimposed on the Site Map⁴ of the substation area and the area for its access road, shows the necessity for the taking of the affected lots as site for the Access Road for the Zaldivar Substation Project.

16. The determination of the areas to be affected by the construction of the Project, which includes the property subject of this Complaint, was the result of an in-depth study by the engineering group of the NGCP. It included the survey and re-survey of the areas to be affected and spot mapping thereof to determine the terrain, suitability of the soil, and other technical and social factors. The choice of the areas to be affected as well as of the path of the transmission lines is neither arbitrary nor whimsical. Varying factors are always considered, such as, but not limited to the integrity of the line and the grid, the cost, and the ease of maintenance of the transmission lines.

17. The route and site of the Project were established by NGCP in good faith, taking into account all the mentioned paramount technical considerations, to cause the least possible damage to the affected localities, avoiding as far as practicable urbanized, commercial and public areas, thereby making it the least burdensome to the general public and all the landowners in the area, taken as a whole. The selection of the route and the taking of the properties affected by it, including the property subject of this Complaint, are in accordance with the ruling of the Supreme Court in the case of **Sumulong vs. Guerrero, G.R. No. 48685, September 30, 1987**, wherein it was held:

“x x x Absent a clear showing of fraud, bad faith, or gross abuse of discretion, which petitioners herein failed to demonstrate, the Court will give due weight to and leave undisturbed the [expropriator]’s choice and the size of the site for the project. The property owner may not interpose objections merely because in their judgment some other property would have been more suitable, or just as suitable, for the purpose. The right to the use, enjoyment and disposal of private property is tempered by and has to yield to the demands of the common good. x x x.” (Bracketing and replacement supplied.).

⁴ ANNEX “B” – Site Map of the Zaldivar Substation and its Access Road with indicative Site Development Plan.

18. NGCP selected the site of the Zaldivar Substation Project and its Access Road through the purposeful placement or positioning of the substation site. In doing so, it was guided by the accepted standards in the construction of substations, consisting of the following criteria: proximity of the substation site to the area to be catered by the high-voltage electrical transmission, particularly the accessibility by power generation plants and the local electrical distributors, shortest feasible distance of the transmission line, accessibility, ideal topographic location, ideal geological and geotechnical characteristic of soil, least environmental concerns or impact to humans, least damage as far as practicable to all affected properties, conformance with plans of the affected local government units and other Government agencies, conformance with CAAP requirements, avoidance of identified protected areas, avoidance of sources of pollution, and total investment cost, among others. On the other hand, the site of the Access Road for the Zaldivar Substation Project was established with consideration to the ideal topographic location and terrain, ideal geological and geotechnical characteristic of soil, shortest feasible distance between the substation site to the main road, least environmental concerns or impact to humans, least damage as far as practicable to all affected properties, while its width was determined with consideration to the type of vehicles, equipment and machinery that would cater to the operation of the substation, and to the necessity of constructing ripraps or similar support to prevent soil erosion or landslides and to provide other means to ensure its structural integrity.

19. In selecting the site and route of the Access Road for the Zaldivar Substation, community establishments such as schools, churches, cemeteries, public buildings, residential houses and commercial structures are avoided, if practicable. In cases where it is not practicable to avoid all these establishments, the least number of establishments and people to be displaced by the transmission line is taken into consideration. However, the physical nature of the access road, taking into consideration all other criteria its site selection and its structural integrity, makes it inevitable that the least damage to all and every affected property cannot be satisfied.

20. After the site and route of the Project were established, the survey team conducted a parcellary survey to identify the specific properties traversed by the project. It was after the conduct of parcellary survey that the specific affected properties, and the extent of their affected areas, were identified and determined.

21. To fully implement and complete the project, NGCP needs to immediately take, by voluntary acquisition or expropriation, properties, or portions thereof, that are affected or traversed by the Project. It is genuinely necessary to take the properties that are within the site of the Zaldivar Substation Project because these would be entirely occupied by substation

facilities. Likewise, it is genuinely necessary to take the properties traversed by the Access Road for the Zaldivar Substation to provide access thereto during its construction, implementation, operation and maintenance, as it is an indispensable part of the substation itself. This public use of the affected properties necessitates their taking.

22. The genuine necessity and public use for which the taking of properties for the transmission line project of NGCP are in accordance with the rulings of the Supreme Court, particularly in the cases of **The Manila Railroad Company vs. Mitchell, G.R. No. 19280, March 16, 1923 (En Banc)**,⁵ and **MORE Electric and Power Corporation vs. Panay Electric Company, Inc., G.R. No. 248061, September 15, 2020 (En Banc)**,⁶ and **National Power Corporation vs. Benjamin Ong Co, G.R. No. 166973, February 10, 2009.**⁷

23. In the exercise of its right of eminent domain, NGCP intends to expropriate portions of a parcel of land denominated as **Lot No. 2598-C**, a private property located in Brgy. Zaldivar, Buenavista, Guimaras. As indicated in the pertinent portion of the Index Map,⁸ the said portions of Lot No. 2598-C is within the site of the Access Road for the Zaldivar Substation Project.

24. **Lot No. 2598-C** is registered under **Transfer Certificate of Title (TCT) No. EP-2983**⁹ in the name of Juan E. Ballesteros, married to Melecia Pellasol, and declared for taxation purposes under **Tax Declaration (TD) No. 99-0103 (036)**¹⁰ in the name of Juan E. Ballesteros. The affected areas of the property sought to be expropriated consist of **320 square meters** and **758 square meters**, respectively, or a **total of 1,078 square meters**, more or less, as shown in the Sketch Plan¹¹ and Narrative Technical Descriptions,¹² and are more particularly described below together with the Reports on the Count of Improvements¹³ and Valuation of House/Structure,¹⁴ to wit:

⁵ “When the law says that private property may be taken for public use only when it is necessary for such use, it means a reasonable, not an absolute necessity. x x x”
⁶ “x x x Without a doubt, the provision of uninterrupted supply of electricity is a public purpose which is distinct from the general purpose of electricity distribution. Such distinct purpose is both public and genuine.”
⁷ “x x x there is no doubt that the installation of transmission lines is important to the continued growth of the country. Electricity moves our economy; it is a national concern.”
⁸ ANNEX “C” – Portions of Index Map of the project as traversing Lot No. 2598-C.
⁹ ANNEX “D” – Transfer Certificate of Title No. EP-2983.
¹⁰ ANNEX “E” – Tax Declaration No. 99-0103 (036).

| | |
|---|--|
| Lot No. | 2598-C |
| TCT No. | EP-2983 |
| Registered Owner | Juan E. Ballesteros, married to Melecia Pellasol |
| TD No. | 99-0103 (036) |
| Declared Owner | Juan E. Ballesteros |
| Total Area | 5,727 sq.m. |
| Affected Area | 320 sq.m. and 758 sq.m. (total = 1,078 sq.m.) |
| Classification | Agricultural |
| Market Value of Affected Area (Php6.49/sq.m.) | Php6,997.01 |
| Assessed Value of Affected Area (Php2.32/sq.m.) | Php2,499.36 |
| BIR Zonal Value of Affected Area (Php14.00/sq.m.) ¹⁵ | Php15,092.00 |
| Costs of Affected Improvements (Crops, Plants and Trees) | Php20,466.00 Php17,990.10 |
| Cost of Affected Improvements (House/ Structure) | Php38,290.70 |
| Total Amount of Compensation | Php91,838.80 |

25. To enable NGCP to construct and maintain the **Access Road for the Zaldivar Substation Project of the Panay-Guimaras 138kV Interconnection Project**, it is both genuinely necessary and urgent to acquire, upon payment of just compensation, the above-described portions of Lot No. 2598-C, to ensure stability and reliability of power supply in the cities, municipalities and provinces in the Islands of Panay and Guimaras, as well as other parts of the country.

26. NGCP’s personnel endeavored to negotiate with the known defendants, who could be located, for the acquisition of the above-described portions of Lot No. 2598-C for the implementation of the project. On September 4, 2024 and onwards, NGCP’s personnel negotiated with defendants Spouses Cynthia P. Ballesteros-Solis and Melchor Solis, as representatives of the heirs of Spouses Juan E. Ballesteros and Melecia Pellasol. However, no agreement could be reached between the parties, because the defendants heirs refused NGCP’s offer.

¹¹ ANNEX “F” – Sketch Plan for Lot No. 2598-C.
¹² ANNEXES “G” and “G-1” – Narrative Technical Descriptions for Lot No. 2598-C.
¹³ ANNEXES “H” and “H-1” – Reports on the Count of Improvements.
¹⁴ ANNEX “I” – Valuation of House/Structure.
¹⁵ ANNEX “J” - BIR Certification

27. Subsequently, on November 6, 2024 and onwards, NGCP’s personnel then negotiated with defendant Steve G. Reyes. However, no settlement could be reached because the said defendant refused NGCP’s offer, and because of unresolved issues on the terms and documentation of settlement. Considering the urgency involved in the construction of the project, NGCP has no other recourse but to file the instant case.

28. Expropriation aims to condemn a property to public domain to the exclusion of all persons, who all lose their respective interests over the same and, therefore, who must share in the payment of just compensation in accordance with their respective interests. The Supreme Court in the case of **Republic vs. Court of Appeals, G.R. No. 146587, July 2, 2002**, held:

“x x x An *in rem* proceeding, condemnation acts upon the property. After condemnation, the paramount title is in the public under a new and independent title; thus, by giving notice to all claimants to a disputed title, **condemnation proceedings provide a judicial process for securing better title against all the world than may be obtained by voluntary conveyance.**” (Citing Cadorette vs. US CCA (Mass) 988 F2d 215; emphasis supplied.)

29. NGCP is willing and able to pay the just compensation for the above-described portions of Lot No. 2598-C to the defendants who may be

determined by this Honorable Court as rightful recipients thereof pursuant to Section 9, Rule 67 of the Rules of Court, as may be necessary, subject to deductions for capital gains and documentary stamp taxes for the transfer of the property in the name of NGCP, which NGCP shall directly pay to the Government, and subject to the settlement by defendants of all applicable estate taxes and all outstanding taxes pertaining to prior transfers of the subject property, if any, and all other outstanding taxes under the National Internal Revenue Code (NIRC), and other outstanding realty taxes and dues under the Local Government Code.

30. Considering that the registration of the transfer in fee simple of the above-described portions of Lot No. 2598-C in the name of NGCP by virtue of this expropriation proceeding may require the settlement of the estate involving the property, if applicable, the payment of the applicable estate taxes, the settlement of all outstanding realty taxes and dues under the Local Government Code, if any, and the settlement of all outstanding taxes pertaining to prior transfers of the subject property, if applicable, defendants must be required to submit the necessary documents and proof of the settlement of the estate and payment of the said taxes and dues before just compensation is released to them.

31. Recognizing further the urgency of the resolution of expropriation cases involving transmission lines, in OCA Circular No. 127-2021 dated 13 October 2021, the Chief Justice of the Supreme Court enjoined judges to give primacy to cases that involve, among others, government expropriation, and infrastructure projects (including energy transmission projects), commercial - and economic-impact cases.

32. Moreover, an expropriation proceeding being an action *quasi in rem*,¹⁶ jurisdiction over the defendants is not required. It is only required that there is jurisdiction over the *res*. Concomitantly, prior service of summons upon the defendants is not required for the issuance of the Writ of Possession.

33. In **NM Rothschild & Sons (Australia) Ltd. vs. Lepanto Consolidated Mining Company**,¹⁷ the Supreme Court held that:

“[W]hen the case instituted is an action *in rem* or *quasi in rem*, Philippine courts already have jurisdiction to hear and decide the case because, in actions *in rem* and *quasi in rem*, jurisdiction over the person of the defendant is not a prerequisite to confer jurisdiction on the court, provided that the court acquires jurisdiction over the *res*.”

34. Again, in **Macasaet vs. Co, Jr.**,¹⁸ the Supreme Court held:

“Jurisdiction over the person, or jurisdiction *in personam*—the power of the court to render a personal judgment or to subject the parties in a particular action to the judgment and other rulings rendered in the action—is an element of due process that is essential in all actions, civil as well as criminal, except in actions *in rem* or *quasi in rem*. Jurisdiction over the defendant in an action *in rem* or *quasi in rem* is not required, and the court acquires jurisdiction over an action as long as it acquires jurisdiction over the *res* that is the subject matter of the action. The purpose of summons in such action is not the acquisition of jurisdiction over the defendant but mainly to satisfy the constitutional requirement of due process.”

¹⁶ **Ramos vs. Philippine Tourism Authority**, G.R. Nos. 52449-50, 09 June 1980, cited in paragraph 1, page 4 of OCA Circular No. 113-2019.
¹⁷ G.R. No. 175799, November 28, 2011
¹⁸ G. R. No. 156759, June 5, 2013

ALLEGATIONS IN SUPPORT OF THE
ISSUANCE OF A WRIT OF POSSESSION

35. Section 13 of R.A. 11361¹⁹ provides that Rule 67 of the Rules of Court governs NGCP’s expropriation cases. Under Section 2 of Rule 67 of the Rules of Court, NGCP may already enter and possess the subject property during the pendency of the expropriation case,²⁰ thus:

“SEC. 2. *Entry of plaintiff upon depositing value with authorized government depositary.* — Upon the filing of the complaint or at any time thereafter and after due notice to the defendant, the plaintiff shall have the right to take or enter upon the possession of the real property involved if he deposits with the authorized government depositary an amount equivalent to the assessed value of the property for purposes of taxation to be held by such bank subject to the orders of the court. Such deposit shall be in money, unless in lieu thereof the court authorizes the deposit of a certificate of deposit of a government bank of the Republic of the Philippines payable on demand to the authorized government depositary.”

36. Pursuant to the above Rule, NGCP shall cause to be served, among other means, together with the summons and the instant Complaint, a Notice to Take Possession²¹ upon the defendants.

37. In the interest of immediate project implementation within established timelines, NGCP shall deposit with the Clerk of Court of this Honorable Court, in favor of the defendants, **100% of the BIR zonal value** of the portions of the subject property sought to be expropriated, including the value of the affected improvements standing therein, in the total amount of **Ninety-One Thousand Eight Hundred Thirty-Eight and 80/100 Pesos (Php91,838.80)**, thereby placing it in *custodia legis*, pursuant to OCA Circular No. 113-2019.

38. Upon deposit of the provisional amount, which is higher than the assessed value of the affected areas of the subject property, NGCP would have fully complied with the requirements for the issuance of a writ of possession as mandated by law.

39. In a long line of cases²² and in accordance with OCA Circular No. 113-2019, once the above requirements are complied with, it becomes the ministerial duty of the trial court to issue the writ of possession in favor of the plaintiff, without need of any further hearing. Therefore, this Honorable Court can already immediately issue to NGCP an order to take possession of the subject property and start the implementation of the project.

¹⁹ Section 13, R.A. 11361 provides that “Subject to the limitations and procedures prescribed by the law, the **power to exercise the right of eminent domain granted to any person with a franchise to operate, manage, or maintain the electric power lines shall be governed by the pertinent provisions of the Rules of Court.**”
²⁰ **National Power Corporation vs. Posada, et. al.**, G.R. No. 191945, March 11, 2015.
²¹ ANNEX “K” – Notice to Take Possession.
²² **Robern Development Corporation vs. Quitain**, G.R. No. 135042, September 23, 1999; **SMI Development Corporation vs. Republic of the Philippines**, G.R.

No. 137537, January 28, 2000; **Biglang-awa vs. Bacalla**, G.R. Nos. 139927 and 139936, November 22, 2000; **City of Manila vs. Serrano**, G.R. No. 142304, June 20, 2001; **Bardillon vs. Brgy. Masili**, G.R. No. 146886, April 30, 2003; **City of Iloilo vs. Legaspi**, G. R. No. 154614, November 25, 2004.

²⁴ G.R. No. 205544, June 29, 2016

²⁴ “28.2 – Requirements for Police Assistance. Request for police assistance in the implementation of final decisions/orders/writs shall be acted only, upon compliance of the following conditions:

a. The request for police assistance is based on an order of the court, quasi-judicial or administrative bodies;

b. The written request for police assistance shall be signed by the Sheriff or equivalent officer in quasi-judicial or administrative bodies;

c. The request is filed at least five (5) working days prior to the actual implementation; and

d. The original document of the final decision/order/resolution must be presented. In the absence of the same, a copy duly authenticated by the Clerk of Court or other authorized representative of the court, quasi-judicial or administrative body will suffice.”

40. In the case of **Municipality of Cordova vs. Pathfinder Development Corporation**,²³ the Supreme Court emphasizes the mandatory issuance of the writ of possession upon the receipt of the required deposit. *“No hearing is actually required for the issuance of a writ of possession, which demands only two (2) requirements: (a) the sufficiency in form and substance of the complaint; and, (b) the required provisional deposit x x x x. Upon compliance with these requirements, the petitioner in an expropriation case is entitled to a writ of possession as a matter of right and the issuance of the writ becomes ministerial.”*

41. Corollary to the successful and complete implementation of the Writ of Possession, and for the orderly and peaceful entry of NGCP into the subject property for project implementation, the assistance of the Philippine National Police (PNP) and temporary access through the subject property to the areas being expropriated are necessary. In view of the requirement under Section 28.2, Rule 28²⁴ of the Revised Philippine National Police Operational Procedures, the Order for issuance of a writ of possession needs to specifically direct the PNP to render assistance in order for the PNP to have basis to act. As such, NGCP prays that this Honorable Court also direct the PNP Officers to assist in the implementation of the Writ of Possession that will be issued.

TESTIMONIAL AND DOCUMENTARY EVIDENCE

42. NGCP intends to present at least three (3) witnesses, namely:

a) **Jesse L. Asuga**, Construction Project Manager, whose testimony is being presented to establish the propriety of expropriation for NGCP’s project, the necessity and public use for which the instant expropriation case is instituted, and other facts of the case. A copy of his Judicial Affidavit is attached herein as **Annex “L,”**

b) **Asterio B. Tubera**, Regional Survey and Geotechnical Supervisor, whose testimony is being presented to establish the areas and transmission line route necessary for the construction of NGCP’s project pertinent to the subject property, the consequent necessity of the taking of the subject property, and other facts of the case. A copy of his Judicial Affidavit is attached herein as **Annex “M;”** and

c) **Jun A. Celoso**, Regional Right-of-Way Senior Associate, whose testimony is being presented to establish the bases for the determination of the just compensation and the activities relating to negotiations, among others. A copy of his Judicial Affidavit is attached herein as **Annex “N.”**

43. NGCP intends to introduce the following as documentary evidence:

| Exhibit No. | Description |
|---------------|---|
| “A” | ERC Notice of Resolution |
| “B” | Site Map of the Zaldivar Substation and its Access Road with indicative Site Development Plan |
| “C” | Sketch Plan |
| “D” and “D-1” | Narrative Technical Descriptions |
| “E” | Portions of Index Map |
| “F” | Transfer Certificate of Title No. EP-2983 |
| “G” | Tax Declaration No. 99-0103 (036) |
| “H” | BIR Certification |
| “I” and “I-1” | Reports on the Count of Improvements |
| “J” | Valuation of House/Structure |

44. NGCP reserves its right to present additional testimonial and documentary as circumstances may require during trial.

PRAYER

WHEREFORE, premises considered, NGCP most respectfully prays for this Honorable Court to:

1. ISSUE a **Writ of Possession** in NGCP’s favor:
- a) Authorizing it to enter and take possession of the portions of Lot No. 2598-C, subject of this Complaint, that will be affected by the construction and implementation of the **Access Road for the Zaldivar Substation Project, a major component of Panay-Guimaras 138kV Interconnection Project**, as described in paragraphs 23 and 24 hereof;

b) Ordering the demolition of affected houses/structures standing thereon, if any;

c) Ordering all defendants to vacate the same;

d) Directing the PNP to assist NGCP in the implementation of the said writ of possession so that project construction can immediately commence even during the pendency of the case; and

e) If necessary, allowing NGCP to have temporary access in going to the areas subject of the Complaint while the construction of the Project is on-going;
2. ISSUE an **Order of Expropriation** declaring that NGCP has a lawful right to take and condemn to public use the subject portions of Lot No. 2598-C sought to be expropriated, consisting of 320 square meters and 758 square meters, respectively, or a total of 1,078 square meters, more or less, as specified in paragraphs 23 and 24 of this Complaint;
3. After the determination of just compensation, ISSUE a **Judgment**:

- a) Authorizing NGCP to pay to the rightful defendants, as determined by this Honorable Court, the amount of just compensation fixed after deducting the provisional deposit, capital gains and documentary stamp taxes for the transfer of the property in the name of NGCP, and after submission by defendants of proofs of the settlement of the applicable estate taxes, all other outstanding taxes under the National Internal Revenue Code for previous transfers, if any, and all outstanding realty taxes and dues under the Local Government Code, whichever is applicable;
- b) Declaring NGCP as the lawful and exclusive owner of the portions of Lot No. 2598-C, sought to be expropriated, consisting of 320 square meters and 758 square meters, respectively, or a total of 1,078 square meters, more or less, specified in paragraphs 23 and 24 hereof;
- c) Directing the Registry of Deeds for the Province of Iloilo to immediately register and annotate the Writ of Possession, Order of Expropriation and Judgment on TCT No. EP-2983, regardless of the status of the settlement of estates involving the subject property, the payment of the estate taxes and all taxes involving prior transfers thereof, and of the payment of outstanding local and national taxes not attributable to NGCP, if applicable, and without the need for the presentation of the owner’s duplicate copy of the said certificate of title;
- d) Directing the Registry of Deeds for the Province of Iloilo, upon application by NGCP, to issue new and separate certificates of title in its name over the portions of Lot No. 2598-C, sought to be expropriated herein, free from all liens and encumbrances, and without the need for the presentation of the owner’s duplicate copy of the said certificate of title;
- e) Directing the Provincial Assessor of Guimaras and the Municipal Assessor of Buenavista, Guimaras, to immediately annotate the Writ of Possession, Order of Expropriation and Judgment on Tax Declaration No. 99-0103 (036), regardless of the status of the settlement of estates involving the subject property, the payment of the estate taxes and all taxes involving prior transfers thereof, and of the payment of outstanding local and national taxes not attributable to NGCP, if applicable; and
- f) Directing the Provincial Assessor of Guimaras and the Municipal Assessor of Buenavista, Guimaras, to cancel the said tax declaration, and all other tax declarations that may have been issued over the subject property, and to issue new and separate tax declarations in the name of NGCP over the portions of Lot No. 2598-C sought to be expropriated herein.

NGCP prays for other reliefs just and equitable under the premises.

Quezon City for Jordan, Guimaras, **27 MAY 2025**.

NATIONAL GRID CORPORATION OF THE PHILIPPINES
NGCP Bldg., Quezon Avenue cor. BIR Road
Diliman, Quezon City

By:

LUIS MANUEL U. BUGAYONG
PTR No. 6885584 – 01/06/2025 - Quezon City
IBP Lifetime No. 010191/Rizal Chapter
MCLE Compliance No. VIII-0011769 – 08/13/2024
Roll of Attorneys No. 38002
Email address: lubugayong@ngcp.ph

RIGHT OF WAY DEPARTMENT - VISAYAS DIVISION
NATIONAL GRID CORPORATION OF THE PHILIPPINES
Visayas Operations and Maintenance, Baniilad Power Complex,
Nasipit, Talamban, Cebu City

By:

(SGD.) ELENA MARIE MADARANG-CAPANAS
PTR No. 7262204 – 12/20/2024 - Cebu City
IBP Lifetime No. 576923/Cebu City
MCLE Compliance No. VIII - 0031635 – 05/02/2025
Roll of Attorneys No. 44794
Email address: emcapanas@ngcp.ph

(SGD.) JAMES A. HUPP III
PTR No. 1384014 – 12/04/2024 - Cebu Province
IBP Lifetime No. 08194 /1-08-09/ Cebu City
MCLE Compliance No. VIII-0031617 – 05/02/2025
Roll of Attorneys No. 48764
Email address: jahuppii@ngcp.ph

(SGD.) MA. RICHAM A. MEDINA-CABUTHIHAN
PTR No. 1384015 – 12/04/2024 Cebu Province
IBP Lifetime No. 019275 Cebu Province
MCLE Compliance No. VIII-0031567 – 05/02/2025
Roll of Attorneys No. 67556
Email address: mmcabuthihan@ngcp.ph

(SGD.) JANZEL ROQUETTE E. BORG
PTR No. 1384010 - 12/04/2024 - Province of Cebu
IBP No. 480838 – 12/04/2024 - Cebu Province
MCLE Compliance No. VIII-0002361 – 04/10/2023
Roll of Attorneys No. 82473
Email address: jeborga@ngcp.net.ph

(SGD.) MARY SHANE E. CAPUNO
PTR No. 1384011 - 12/04/2024 - Province of Cebu
IBP No. 465679 – 08/20/2024 – Cebu Chapter
MCLE Compliance No. VIII-0002367 – 04/10/2023
Roll of Attorneys No. 82610
Email address: mecapuno@ngcp.net.ph

PHILIPPINES)
Cebu City) S. S.

VERIFICATION AND CERTIFICATION

I, **ELENA MARIE MADARANG-CAPANAS**, after having been duly sworn to in accordance with law, hereby state:

1. I am the Regional ROW Manager, Visayas Right-of-Way Division (VROWD), of the National Grid Corporation of the Philippines (NGCP);

2. I am authorized to sign the Verification and Certification of Non-Forum Shopping in the expropriation cases for and in behalf of NGCP with respect to the projects and areas under my supervision pursuant to the authority granted by the NGCP Board of Directors as evidenced by a Secretary’s Certificate, dated 22 July 2021, hereto attached as **Annex “O;”**

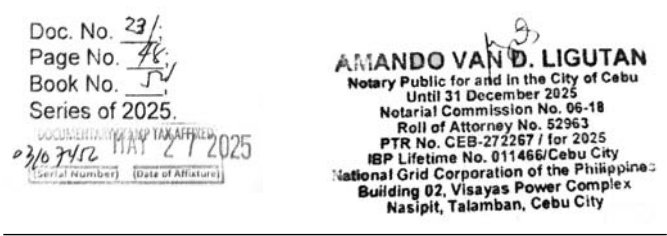
3. I caused the preparation of the foregoing Complaint. I have read the foregoing Complaint and I attest that the allegations therein are true and correct of my personal knowledge or based on authentic records on file. It is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation. The factual allegations therein have evidentiary support or, if specifically, so identified, will likewise have evidentiary support after a reasonable opportunity for discovery;

4. I further attest that the National Grid Corporation of the Philippines has not commenced any action or filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and, to the best of my knowledge, no such other action or claim is pending therein. If I should thereafter learn that the same or similar action or claim has been filed or is pending, I shall report that fact to this Court within five (5) calendar days therefrom.

IN WITNESS WHEREOF, I have hereunto affixed my signature this **27th** day of **MAY 2025**, in Cebu City, Philippines.

(SGD.) ELENA MARIE MADARANG-CAPANAS
Affiant

SUBSCRIBED AND SWORN to before me this **27th** day of **MAY 2025**, affiant exhibited to me her Driver’s License bearing No. G01-90-123324 issued by the Land Transportation Office of Cebu, as her competent proof of identity.



Republic of the Philippines
Regional Trial Court
6th Judicial Region
Branch 65
Jordan, Guimaras

NATIONAL GRID CORPORATION
OF THE PHILIPPINES,

Plaintiff,

-versus-

HEIRS OF SPOUSES JUAN E. BALLESTEROS AND MELECIA PELLASOL, ET AL.,

Defendants.

X-----/

Special Civil Action
No. 25-0773
For: Expropriation
With Urgent Prayer
for Issuance of Writ of Possession

NOTICE TO TAKE POSSESSION

Spouses Henry P. Ballesteros and Otay Ballesteros
Ronnie P. Ballesteros
Spouses Cynthia P. Ballesteros-Solis and Melchor Solis
Jerry P. Ballesteros
Spouses Jimmy Ballesteros and Cecilia Ballesteros
Spouses Analie P. Ballesteros-Evangelista and Boyet Evangelista
Spouses Joepeth P. Ballesteros and Robelen Ballesteros
Bellie Ballesteros
Lodiosina Ballesteros Gaboy
Spouses Steve G. Reyes and Mellieve B. Reyes
Brgy. Zaldivar, Buenavista, Guimaras

All other heirs of Spouses Juan E. Ballesteros and Melecia Pallasol of unknown whereabouts, and all other persons who may have any claim or interest over Lot No. 2598-C, located in Brgy. Zaldivar, Buenavista, Guimaras

Please be informed that the National Grid Corporation of the Philippines (NGCP), by virtue of Section 2 of Rule 67 of the Rules of Court and of other related laws, will take possession and control over specific areas of the property subject of the above-captioned expropriation case, denominated as **Lot No. 2598-C**, situated in Brgy. Zaldivar, Buenavista, Guimaras. The property is registered under **Transfer Certificate of Title No. EP-2983** in the name of Juan E. Ballesteros, married to Melecia Pallasol, and declared for taxation purposes under **Tax Declaration No. 99-0103 (036)** in the name of Juan E. Ballesteros.

The affected areas of the subject property which NGCP will take possession and control over, are more specifically described and identified in the Complaint, and they will be for the use and benefit of the public through NGCP’s **Access Road for the Zaldivar Substation Project**, a major component of the **Panay-Guimaras 138kV Interconnection Project**.

NGCP shall deposit with the Office of the Clerk of Court, RTC, Jordan, Guimaras, the provisional amount of **Ninety-One Thousand Eight Hundred Thirty-Eight and 80/100 Pesos (Php91,838.80)**, equivalent to the current BIR zonal value of the affected areas of the subject property, including the cost of the affected improvements standing therein.

Further, please be informed that the plaintiff and/or its representatives shall enter and take possession of the subject property immediately after the Honorable Court issues the Writ of Possession in compliance with the law and Rules. Likewise, NGCP will no longer pay any improvements that will be introduced in the subject property after receipt of this Notice.

27 MAY 2025, Cebu City for Jordan, Guimaras.

(SGD.) JAMES A. HUPP III
PTR No. 1384014 – 12/04/2024 - Cebu Province
IBP Lifetime No. 08194 /1-08-09/ Cebu City
MCLE Compliance No. VII-0014197 – 03/31/2022
Roll of Attorneys No. 48764



NOTICE OF RESOLUTION

In Re: **ERC Case No. 2017-110 RC**

National Grid Corporation of the Philippines (NGCP),
Applicant.

Notice is hereby given that the Commission, after due deliberation and evaluation, in a Regular Commission Meeting held on 17 April 2024, **RESOLVED** the following matters:

1. NGCP's proposed Panay-Guimaras 138 kV Interconnection Project in the instant *Application* amounting to **Two Billion Three Hundred Twenty Million Six Hundred Forty-Five Thousand Seven Hundred Twenty-Five Pesos and Seventy-Six Centavos (PhP2,320,645,725.76)** is hereby **APPROVED**, subject to optimization based on its actual use and verified expenses incurred during the reset process for the subsequent regulatory period, following the procedures stated in the Rules in Setting the Transmission Wheeling Rates (RTWR), as amended, and other relevant issuances of the Commission. The project cost indicated herein is solely for the purpose of determining the permit fee;
2. NGCP is hereby **DIRECTED** to complete the said project within twenty-four (24) months from the date hereof. Non-compliance therewith will result in administrative penalty provided under relevant laws, and pertinent rules and regulations of the Commission;
3. NGCP is hereby **DIRECTED** to implement the subject project based on the agreement of NGCP and Iloilo Grains Complex Corporation (IGCC), as stated in the *Compliance* dated 08 March 2024;
4. NGCP is hereby **DIRECTED** to file a separate *Application* to address the concern of power interruptions during N-1 event in Sta. Barbara–Ingore 69 kV Transmission Line;
5. NGCP is hereby **DIRECTED** to submit the actual loading of the existing assets for the year 2023, **within five (5) days** from receipt hereof; and
6. NGCP is hereby **DIRECTED** to pay the Commission, within fifteen (15) days from receipt hereof, the full amount of **Seventeen Million Four Hundred Four Thousand Eight Hundred Forty-Two Pesos and Ninety-Four (PhP17,404,842.94)**, as payment for the permit fee, pursuant to Section 40 of the Public Service Act, as amended, and the Commission's Revised Schedule of Fees and Charges.

This *Notice* is being issued due to lack of material time in promulgating the official *Order* in the above-captioned case. The formal *Order* will be issued shortly.

SO ORDERED.

Pasig City, 17 April 2024.

FOR AND BY AUTHORITY
OF THE COMMISSION

Medimalanta
MONALISA C. DIMALANTA
Chairperson and CEO

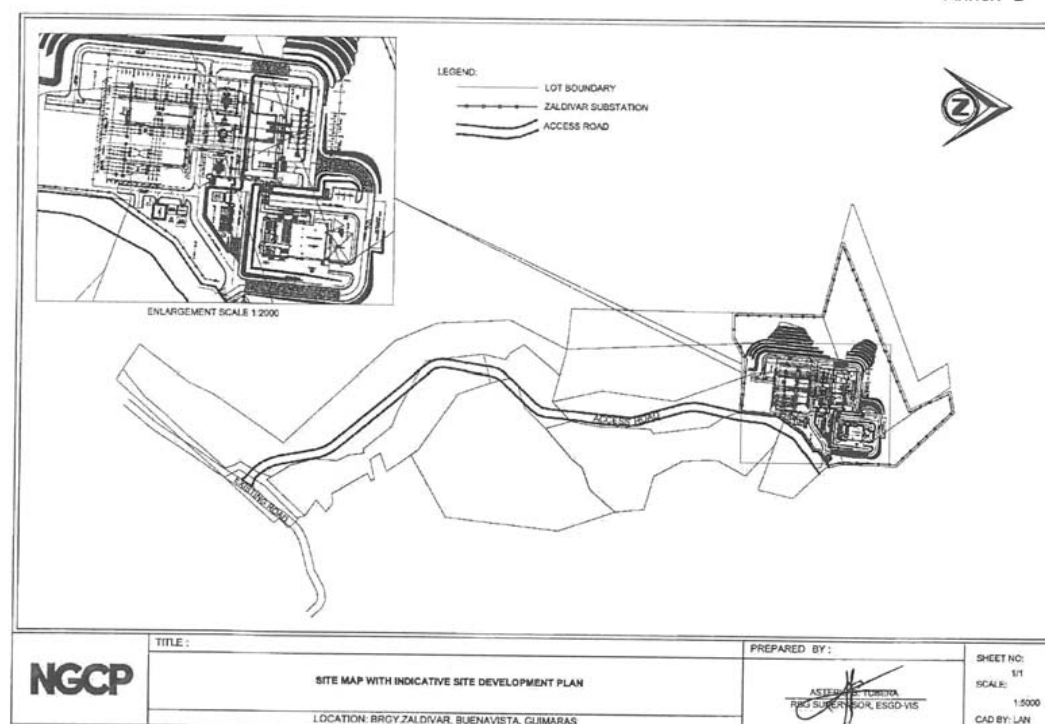


LS/VNA/SP/ETR

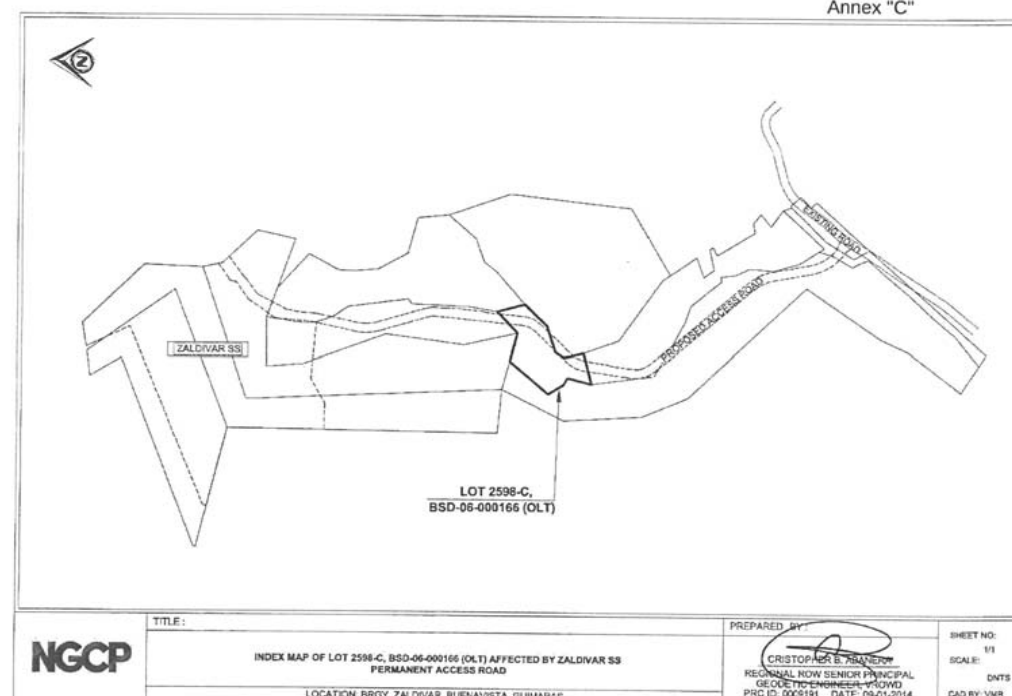
COPY FURNISHED:

1. **National Grid Corporation of the Philippines (NGCP)**
Applicant:
NGCP Building, Quezon Avenue corner BIR Road, Diliman, Quezon City
corpscomm@ngcp.com
2. **Atty. Luis Manuel U. Bugayong, Mark Anthony S. Actub, Rich L. Almario and Blenz Reiner Drasin A. Que**
Counsel for Applicant NGCP
Office of the General Counsel
NGCP Building, Quezon Avenue corner BIR Road, Diliman, Quezon City
lubugayong@ngcp.ph; msactub@ngcp.ph;
ralmario@ngcp.ph; baque@ngcp.ph
3. **Manila Electric Company (MERALCO)**
Intervenor
Attention: Atty. Francis Dino S. Antonio, Hazel Rose B. See, Adrian Rex C. Dimalanta, Isagani C. Cornasa and Edgar Michael C. Robles
MERALCO Compound, Lopez Building, Ortigas Avenue, Pasig City
fdantonio@meralco.com.ph; hrsee@meralco.com.ph;
ardimalanta@meralco.com.ph; lccornasali@meralco.com.ph;
emicrobles@meralco.com.ph
4. **National Transmission Corporation (TRANSCO)**
Intervenor
Attention: Atty. Andrew Ian Edrada and Anna Francesca Reyes
TRANSCO Main Building, Quezon Avenue corner BIR Road, Diliman, Quezon City
apedrada@transco.ph; aareyes@transco.ph
5. **Cotabato Light and Power Company (CLPC)**
Intervenor
Attention: Atty. Paul B. Sorino, Celeni Krsitine G. Guinto and Leo Fornesa
Sinsuat Avenue, Cotabato City
paul.sorino@aboitiz.com; celeni.guinto@aboitiz.com;
leo.fornesa@aboitiz.com
6. **Davao Light and Power Company, Inc. (DLPC)**
Intervenor
Attention: Atty. Paul B. Sorino, Celeni Krsitine G. Guinto and Leo Fornesa
C. Bangoy Sr. St., Davao City
paul.sorino@aboitiz.com; celeni.guinto@aboitiz.com;
leo.fornesa@aboitiz.com; davsolight@aboitiz.com
7. **Engr. Robert F. Mallillin**
Intervenor
38 General Delgado St., Brgy. San Antonio Village, Pasig City
rfmallillin@yahoo.com
8. **St. Raphael Power Generation Corporation (SRPGC)**
Intervenor
10F 8 Rockwell Hidalgo corner Plaza Drives Rockwell City, Makati City
pis@pislaw.com
9. **Atimanan One Energy, Inc. (A1E)**
Intervenor
10F 8 Rockwell Hidalgo corner Plaza Drives Rockwell City, Makati City
pis@pislaw.com
10. **Therma Luzon, Inc. (TLI)**
Intervenor
Attention: Atty. Paul B. Sorino, Celeni Krsitine G. Guinto and Leo Fornesa
NAC Tower, 32nd St., Bonifacio Global City, Taguig City
paul.sorino@aboitiz.com; celeni.guinto@aboitiz.com;
leo.fornesa@aboitiz.com
11. **Iloilo Grain Complex Corporation (IGCC)**
Oppositor
29F High Street South Corporate Plaza
Tower 1, Fort Bonifacio, Taguig City

Annex "B"



Annex "C"



Annex "D"



CERTIFIED COPY OF THIS CAN NOW BE REQUESTED ONLINE AND DELIVERED 00R 0000H WWW.EARLYTO LIA.CA(THP)

COPYRIGHT COPY + COPYRIGHT COPY + COPYRIGHT COPY

REFERENCE:

Primary Entry Book (for Registered Land)
Book No.

Page No.

Original Transfer Certificate of

Title No.

DESCRIPTION OF THE LAND

LOT - 2398-D

NSD-06-DOE166 (C/T)

Bounded on the N., along line 11-12 by Tanner Lane, al. line 12-13 by lot 2398-B, on the E., along line 12 by lot 2398-C, on the S., along line 2-3-4-5-6 by lot 2398-F, on the W., along line 6-7 by lot 2398-E, all of the same being lots 7-9-10-11 by lot 2398-F, all of the subdivision plan. The closing of a road located in the Municipality of Deschambault, from Hill # 1, Deschambault Municipality, at Deschambault, Sub-Province at Quebec, being at Quebec.

| | |
|---|--|
| Thence N. 75 deg. 25' E., 35.23 m. to point 2; | |
| Thence N. 75 deg. 25' E., 35.23 m. to point 2; | |
| Thence N. 72 deg. 00' E., 32.91 m. to point 4; | |
| Thence N. 72 deg. 00' E., 32.91 m. to point 4; | |
| Thence N. 14 deg. 00' E., 25.08 m. to point 6; | |
| Thence N. 73 deg. 12' E., 39.31 m. to point 2; | |
| Thence N. 72 deg. 34' E., 39.31 m. to point 2; | |
| Thence N. 58 deg. 53' E., 10.85 m. to point 9; | |
| Thence N. 31 deg. 55' E., 23.93 m. to point 10; | |
| Thence N. 29 deg. 16' E., 62.66 m. to point 11; | |
| Thence N. 74 deg. 25' E., 36.01 m. to point 12; | |
| Thence N. 66 deg. 25' E., 36.01 m. to point 12; | |

Containing an area of five thousand seven hundred thirty seven (1737) square metres, more or less. All areas are indicated on the plan and are backed up by ground (C/T).
Following: C/T of 13 m. x 10 m. in diameter (C/T).
This lot was surveyed pursuant to Professional Deeds No. 27 in accordance with existing rules and regulations in the Department of Lands, Surveys & Forestry on October 11, 1985.
Approved on October 28, 1985.

Certified Correctly

ROBERT A. HODGINS
Sr. Cadastral Engineer

Jan/87

(Continued on Page 2)

Approved/Noted:

This is a Certified True Copy of TCT EP-2563 on file at Registry of Deeds of Idaho, Idaho. This consists of 4 page(s) and does not require a notary public signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Idaho, Idaho. Requested By: NGCP/SAARA VON CASPE

Ref. No. 202500466 OR No.: 10135021900
Date 02/27/2025 OR Date: Feb 27 2025
Time 11:30:20 AM Art. Pwd: 1481 32

Page 2 of 4

LICOP Form No. 601a version 4
(revision date: 2024.10.10)

REPUBLIC OF THE PHILIPPINES
MUNICIPALITY OF BUENAVISTA
PROVINCE OF GUIMARAS

Annex "E"

TAX DECLARATION OF REAL PROPERTY

TD No.: **99-0103 (036)** Property Identification No.: **075-01-036-03-002** Reference No.: **0750112728**

Owner: **BALLESTEROS, JUAN E.** TIN: _____

Addressee: **ZALDIVAR, BUENAVISTA, GUTHARAS** Telephone No.: _____

Administrator/Beneficial User: _____ TIN: _____

Addressee: _____ Telephone No.: _____

Location of Property: **ZALDIVAR** (Municipality & Province/City) **BUENAVISTA, GUIMARAS**

(Number and Street) (Barangay/City/City)

OCT/TC1/CLOA No.: **EP-2983** Survey No.: **RSD-06-000166 (OLT)**

OCT: _____ Lot No.: **2598-C (2958-PT.)**

Date: **1988-03-03** Blk. No. _____

Boundaries: North: **LOT 0020**

East: **LOT 2598-PT.**

South: **LOT 0022**

West: **NW: 2598-PT. & BLOCK A-LC 1971**

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ BUILDING No. of Storeys: _____

☐ MACHINERY Brief Description: _____

☐ OTHERS Brief Description: _____

| Classification | Area | Area Type | Market Value | Actual Use | Assessment Level | Assessed Value |
|----------------|----------|-----------|---------------------|-----------------------|-----------------------|----------------|
| RESIDENTIAL | 50.00 | SGM | 7,500.00 | RESIDENTIAL | 20% | 1,500.00 |
| AGRICULTURAL | 0.048500 | HA | 2,302.75 | ORCHARD | 40% | 920.00 |
| AGRICULTURAL | 0.065000 | HA | 2,892.50 | COCONUT LAND | 40% | 1,150.00 |
| AGRICULTURAL | 0.420900 | HA | 22,454.70 | RICE LAND UNIRRIGATED | 40% | 8,980.00 |
| AGRICULTURAL | 0.000000 | HA | 3,730.00 | PLANTS | 40% | 1,500.00 |
| Subtotal: | 5,400.00 | sqm | 38,787.95 | | | 14,020.00 |
| | | | Total Market Value: | P 38,787.95 | Total Assessed Value: | P 14,020.00 |

Total Assessed Value

FOURTEEN THOUSAND TWENTY AND 00/100

Taxable ☒ Exempt ☐

Effectivity of Assessment: **2003**

Approved By: _____

(SGD.) **RUDANTE GUPETEO**
PROVINCIAL ASSESSOR

11/24/1999
Date

This declaration contains TD No.: **96-0098**

Previous PIN: _____

Previous Owner: _____

Previous Administrator: _____

Previous Area: **0.00 sqm**

0.000000 ha

Previous M.V. Php: _____

0.00

Previous A.V. Php: _____

7,160.00

CERTIFIED TRUE AND CORRECT

MEMORANDA: REVISED PURSUANT TO R.A. 7160

ALFONSO FERNANDEZ
MUNICIPAL ASSESSOR

Filed Under OR #: 1860734
Date Issued: February 26, 2025
Amount Paid: P 100.00

**CERTIFIED
TRUE COPY**

**OFFICE OF THE MUNICIPAL ASSESSOR
MUNICIPALITY OF BUENAVISTA
February 26, 2025**

Requested by: **BURGOS, NOEMARK/NGCP**

Address: **11010 CITY**

Purpose: **whatever legal purposes it may serve him/her best**

1. A 1306723

[illegible]

U.S. REGISTRATION AUTHORITY
CERTIFIED TRUE COPY VERIFICATION

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

FOLLOWING STATES MAY STILL CERTIFY: AL, AR, AZ, CA, CO, CT, DE, FL, GA, HI, IL, IN, IA, KS, KY, LA, ME, MI, MN, MO, NE, NH, NJ, NY, NC, ND, OH, OK, OR, PA, RI, SC, SD, TN, TX, VT, WA, WI, WY.

[Illegible Signature]

This is a Certified True Copy of TCT EP-2983 on file at Registry of Deeds of Italo, Italo. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 5792. Printed at Registry of Deeds of Italo, Italo. Requested By: NGCPSAHARA VON CASPHE

Ref No : 2020004942 OR No : 1035901900
Date : 02/27/2025 OR Date : Feb 27 2025
Time : 11:00:20 AM Amt Paid : 1481.32

Page 4 of 4

L/CSP Form No.: 0070 version 6
(revision date: 2024.10.10)

TECHNICAL DESCRIPTION
LOT 2598-C-1


A parcel of land (LOT 2598-C-1 of the subdivision plan, being a portion of LOT 2598-C, BSD-06-000166 OLT) situated in the Barangay of ZALDIVAR, Municipality of REUNAVISTA, Province of GUIMARAS, Island of GUIMARAS.


Bounded on the SE., along line 1-2 by LOT 2598-B, BSD-06-000166 OLT; and on the NE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15 by LOT 2598-C-5 of the subdivision plan; on the SE., along lines 15-16-17 by LOT 2598-F, BSD-06-000166 OLT; and on the SE., along lines 17-18-19-20-21-22-23-24-25-1 by LOT 2598-C-4 of the subdivision plan.

Beginning at a point marked "1" on the plan, being N. 85 deg. 21' W., 3,409.42 m. from BLMM NO. 1, PLS. 723-D.

| | |
|---------------------|-------------------------|
| S. 75 deg. 12' W. , | 13.08 m. to point 2; |
| N. 08 deg. 41' E. , | 6.71 m. to point 3; |
| N. 10 deg. 03' E. , | 1.70 m. to point 4; |
| N. 13 deg. 02' E. , | 2.05 m. to point 5; |
| N. 16 deg. 16' E. , | 2.04 m. to point 6; |
| N. 19 deg. 32' E. , | 2.02 m. to point 7; |
| N. 22 deg. 43' E. , | 2.01 m. to point 8; |
| N. 25 deg. 55' E. , | 2.00 m. to point 9; |
| N. 29 deg. 05' E. , | 2.00 m. to point 10; |
| N. 32 deg. 17' E. , | 2.01 m. to point 11; |
| N. 35 deg. 29' E. , | 2.02 m. to point 12; |
| N. 38 deg. 44' E. , | 2.04 m. to point 13; |
| N. 42 deg. 00' E. , | 2.07 m. to point 14; |
| N. 43 deg. 38' E. , | 14.54 m. to point 15; |
| S. 33 deg. 59' W. , | 7.62 m. to point 16; |
| S. 14 deg. 02' E. , | 12.24 m. to point 17; |
| S. 30 deg. 49' W. , | 1.86 m. to point 18; |
| S. 40 deg. 15' W. , | 1.37 m. to point 19; |
| S. 35 deg. 48' W. , | 2.02 m. to point 20; |
| S. 30 deg. 30' W. , | 2.00 m. to point 21; |
| S. 25 deg. 18' W. , | 2.00 m. to point 22; |
| S. 20 deg. 00' W. , | 2.02 m. to point 23; |
| S. 14 deg. 42' W. , | 2.05 m. to point 24; |
| S. 09 deg. 33' W. , | 1.87 m. to point 25; |
| S. 08 deg. 41' E. , | 1.50 m. to the point of |

beginning, containing an area of **THREE HUNDRED TWENTY (320) SQUARE METERS**, more or less.

PREPARED BY:

LARN EDWIN A. NUDA
PROJECT-BASED RIGHT OF WAY ASSISTANT
Visayas Right-of-Way Division

VERIFIED BY:

CHRISTOPHER B. ABANERA
Regional ROW Senior
Principal Geodetic Engineer
Visayas Right-of-Way Division

Annex "G-1"

ANNEX "I"

TECHNICAL DESCRIPTION
LOT 2598-C-2

A parcel of land (LOT 2598-C-2 of the subdivision plan, being a portion of LOT 2598-C, BSD-06-000166 OLT) situated in the Barangay of ZALDIVAR, Municipality of BUENAVISTA, Province of GUIMARAS, Island of GUIMARAS.

Bounded on the NW., along line 1-2 by LOT 5970, PLS. 723-D; and on the SE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15 by LOT 2598-C-3 of the subdivision plan; on the SE., along line 15-16 by LOT 2598-F, BSD-06-000166 OLT; and on the NW., along lines 16-17-18-19-20-21-22-23-24-25-1 by LOT 2598-C-5 of the subdivision plan.

Beginning at a point marked "I" on the plan, being N. 83 deg. 40' W., 3,373.69 m. from BLIM NO. 1, PLS. 723-D.

| | |
|---------------------|--------------------------|
| N. 46 deg. 25' E. , | 16.81 m. to point 2; |
| S. 05 deg. 32' W. , | 31.00 m. to point 3; |
| S. 07 deg. 11' W. , | 2.00 m. to point 4; |
| S. 10 deg. 27' W. , | 2.01 m. to point 5; |
| S. 13 deg. 44' W. , | 2.02 m. to point 6; |
| S. 17 deg. 06' W. , | 2.04 m. to point 7; |
| S. 20 deg. 26' W. , | 2.07 m. to point 8; |
| S. 23 deg. 52' W. , | 2.11 m. to point 9; |
| S. 27 deg. 21' W. , | 2.15 m. to point 10; |
| S. 30 deg. 55' W. , | 2.21 m. to point 11; |
| S. 34 deg. 37' W. , | 2.29 m. to point 12; |
| S. 38 deg. 26' W. , | 2.38 m. to point 13; |
| S. 42 deg. 00' W. , | 1.99 m. to point 14; |
| S. 43 deg. 38' W. , | 14.52 m. to point 15; |
| S. 72 deg. 06' W. , | 23.09 m. to point 16; |
| N. 43 deg. 38' E. , | 34.82 m. to point 17; |
| N. 42 deg. 29' E. , | 1.01 m. to point 18; |
| N. 38 deg. 22' E. , | 2.38 m. to point 19; |
| N. 32 deg. 51' E. , | 2.25 m. to point 20; |
| N. 27 deg. 36' E. , | 2.16 m. to point 21; |
| N. 22 deg. 30' E. , | 2.09 m. to point 22; |
| N. 17 deg. 34' E. , | 2.04 m. to point 23; |
| N. 12 deg. 44' E. , | 2.02 m. to point 24; |
| N. 07 deg. 55' E. , | 2.00 m. to point 25; |
| N. 05 deg. 32' E. , | 18.30 m. to the point of |

beginning, containing an area of SEVEN HUNDRED FIFTY-EIGHT (758) SQUARE METERS, more or less.

PREPARED BY:

LARN EVELYN A. NUDA
PROJECT-BASED RIGHT OF WAY ASSISTANT
Visayas Right-of-Way Division

VERIFIED BY:

CHRISTOPHER D. ARANERA
Regional ROW Senior
Principal Geodetic Engineer
Visayas Right-of-Way Division

NATIONAL GRID CORPORATION OF THE PHILIPPINES
PANAY - GUIMARAS 138KV INTERCONNECTION TRANSMISSION LINE PROJECT

VALUATION OF HOUSE/STRUCTURE

I. Particulars

OWNER : STEVE G. REYES
LOCATION : Zaldivar, Buenavista, Guimaras
DATE OF INSPECTION : November 7, 2024

SO

II. Materials of Construction

"STRUCTURE"

a. Footing None
b. Post None
c. Framing None
d. Flooring Concrete
e. Siding CHB
f. Roofing None
g. others (specify)

III. Total floor Area : 7.09 M²

IV. Estimated cost : P 38,290.70

PREPARED BY:

KERRIEL JANIE DIO P. MOISES
Regional ROW Assistant, VROWD

CHECKED BY:

RAFFY ANTHONY C. PERANDOS
Regional ROW Civil Engineer

CERTIFIED CORRECT:

CLARIBEL T. BUENAVENTURA
Regional ROW Principal Civil Engineer, VROWD

RECOMMENDED:

MC STANLEY D. FONTAMILLAS
OIC, VROWD, CNP3 & MVP

APPROVED:

ELENA MARIE M. CAPANAS
Regional ROW Manager, VROWD

ANNEX "H"

NATIONAL GRID CORPORATION OF THE PHILIPPINES
Zaldivar Substation Permanent Access Road
under Panay-Guimaras 138kV Interconnection Project

REPORT ON THE COUNT OF IMPROVEMENTS

Nov. 7, 2024
Date

This is to certify that we have actually counted, on November 6, 2024, all the improvements existing on the portion affected by Zaldivar Substation Permanent Access Road under Panay- Guimaras 138kV Interconnection Project of the NATIONAL GRID CORPORATION OF THE PHILIPPINES (NGCP) along Lot No. 2598-C covered by TCT No. E.P. 2983 with Tax Declaration No. 99-0103 (036) located at Brgy. Zaldivar, Buenavista Guimaras registered in the name of Juan E. Ballesteros (deceased), claimed by Steve G. Reyes as follows;

| Quantity | Name of Improvements | Unit Price | Amount |
|--------------------------------|------------------------------|------------|-----------|
| 2 trees | batwan/sampaloc full bearing | 2,375.00 | 4,750.00 |
| 1 tree | suha full bearing | 3,250.00 | 3,250.00 |
| 1 tree | camunggay early bearing | 275.00 | 275.00 |
| 5 trees | banana early bearing | 190.00 | 950.00 |
| 15 trees | bangkal(NGT) 6 cm | 12.40 | 186.00 |
| 2 trees | mahogany(planted) 15 cm | 2,880.00 | 5,760.00 |
| 46 trees | fire tree(NGT) 5 cm | 15.80 | 717.60 |
| 5 trees | madre cacao(planted) 10 cm | 172.50 | 862.50 |
| 1 tree | papaya early bearing | 214.00 | 214.00 |
| 1 tree | atis full bearing | 1,025.00 | 1,025.00 |
| x-x-x- nothing follows x-x-x-x | | | |
| Total Amount Due P | | | 17,990.10 |

Note: 320 sq.m inclusive from 1078 sq. m total affected area of lot 2598-C

PREPARED BY:

NOEMARK A. BURGOS
Regional ROW Assistant

CERTIFIED CORRECT:

JUNA A. CELOSO
Regional ROW Senior Associate, VROWD

JORDAN D. ANTONIO
ROW Assistant

VERIFIED AND FOUND CORRECT:

MC STANLEY D. FONTAMILLAS
OIC, VROWD, MVP & CNP3

APPROVED:

ATTY. ELENA MARIE M. CAPANAS
Regional ROW Manager, VROWD

ANNEX "H-1"

NATIONAL GRID CORPORATION OF THE PHILIPPINES
Zaldivar Substation Permanent Access Road
under Panay-Guimaras 138kV Interconnection Project

REPORT ON THE COUNT OF IMPROVEMENTS

July 17, 2024
Date

This is to certify that we have actually counted, on July 16, 2024, all the improvements existing on the area affected by Zaldivar Substation Permanent Access Road under Panay- Guimaras 138kV Interconnection Project of the NATIONAL GRID CORPORATION OF THE PHILIPPINES (NGCP) along Lot No. 2598-C covered by TCT No. E.P. 2983 with Tax Declaration No. 99-0103 (036) located at Brgy. Zaldivar, Buenavista, Guimaras registered in the name of Juan E. Ballesteros, as follows;

| Quantity | Name of Improvements | Unit Price | Amount |
|--------------------------------|-----------------------|------------|-----------|
| 758 sq.m | Palay (189.5 m x 4 m) | 27.00 | 20,466.00 |
| x-x-x- nothing follows x-x-x-x | | | |
| Total Amount Due P | | | 20,466.00 |

Note: 758 sq.m inclusive from 1078 sq. m total affected area of lot 2598-C

PREPARED BY:

NOEMARK A. BURGOS
Regional ROW Assistant

CERTIFIED CORRECT:

JUNA A. CELOSO
Regional ROW Senior Associate, VROWD

JORDAN D. ANTONIO
ROW Assistant

VERIFIED AND FOUND CORRECT:

MC STANLEY D. FONTAMILLAS
OIC, VROWD, MVP & CNP3

APPROVED:

ATTY. ELENA MARIE M. CAPANAS
Regional ROW Manager, VROWD



Bringing In Revenues
for Nation-Building

Republic of the Philippines
Department of Finance
BUREAU OF INTERNAL REVENUE
Revenue Region No. 11
Revenue District Office 074
Iloilo City



CERTIFICATION

This is to certify that property/properties located at Zaldivar, Buenavista, Guimaras has the following zonal certification shown hereunder per verification of CAS, Godwin C'zar W. Uy, to wit:

| LOCATION | CLASSIFICATION | CODE | ZONAL VALUE PER SQ.M. |
|--------------------------------|------------------|------|-----------------------|
| Zaldivar, Buenavista, Guimaras | Residential | RR | P 1,015.00/ sq.m |
| | Orchard | A12 | P 12.00/ sq.m |
| | Coconut Land | A4 | P 12.00/ sq.m |
| | Rice Unirrigated | A2 | P 14.00/ sq.m |
| | Bamboo Land | A26 | P 10.00/ sq.m |
| | Corn Land | A16 | P 8.00/ sq.m |
| | Forest Land | A36 | P 8.00/ sq.m |
| XXX | XXX | XXX | XXX |

This is in accordance with the Department of Finance Order No. 017-2021 also known as the Revised Zonal Valuation of Real Properties effective September 09, 2021 to date.

Should the actual use do not conform with the classification(s) per Tax Declaration issued by the City Assessors, the BIR is not precluded in updating the zonal valuation according to the appropriate classification per predominant use principle for taxation purposes.

Issued this 18th of July 2025 upon the request of Jun A. Celoso (NGCP) for whatever legal purpose/s it may serve him/her best.



Certification Fee: Php 100.00
OR No: PNB
Date: 07/17/2025

| | |
|------|-----|
| GCWU | SGS |
|------|-----|



NICO BENEDICT L. LIM
OIC, Revenue District Officer

by:

MARICHU GLORIA S. ESTANOSA
Asst. Revenue District Officer

ANNEX "L"

Republic of the Philippines
Regional Trial Court
6th Judicial Region
Branch 65
Jordan, Guimaras

NATIONAL GRID CORPORATION OF
THE PHILIPPINES,

-versus-
HEIRS OF SPOUSES JUAN E.
BALLESTEROS AND MELECIA
PELLASOL, ET AL.,

Plaintiff,

Defendants.

Special Civil Action
No. 25-0773
For: Expropriation
With Urgent Prayer for
Issuance of Writ of
Possession

JUDICIAL AFFIDAVIT OF
JESSE L. ASUGA

I, ENGR. JESSE L. ASUGA, of legal age, Filipino, and with field office address at the National Grid Corporation of the Philippines (NGCP), Visayas Engineering Construction Department, Sta. Barbara Substation, Brgy. Café, Sta. Barbara, Iloilo, and with main office address at National Grid Corporation of the Philippines (NGCP), Visayas Power Complex, Nasipit, Talamban, Cebu City, and assisted by counsel, to this Honorable Court, hereby respectfully submit this Judicial Affidavit, pursuant to Supreme Court A.M. No. 12-8-8-SC, to serve as my direct testimony and is thus offered as part of the testimonial evidence of plaintiff NGCP in the above-captioned case in support of its principal cause/s of action against the defendants, specifically:

a. To prove that I am currently employed by NGCP as Construction Project Manager, with field office address at NGCP, Sta. Barbara Substation, Brgy. Café, Sta. Barbara, Iloilo;

b. To prove that NGCP has an on-going transmission line project for the use and benefit of the public known as the Panay-Guimaras 138kV Interconnection Project, major components of which are Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project;

c. To prove that the Project aims to accommodate the entry of the 40 MW Sibunag Wind Power Plant which will result in increased power transmission towards Panay and in improved reliability and flexibility of the grid in the area;

d. To prove that, in particular, the Zaldivar Substation Project is designed to serve as the major hub to receive high-voltage power from the said 40 MW Sibunag Wind Power Plant, as well as future power plants in Guimaras, and transmit it to the grid towards Panay Island, and shall be accessible to distribution utilities serving the consumers in the municipalities in the Province of Guimaras to tap into for transmission of high-voltage power, and that the Access Road for the Zaldivar Substation is aimed to provide access to the Zaldivar Substation during its construction, implementation, operation and maintenance, thereby making it an indispensable part of the substation itself;

e. To prove that the immediate completion and energization of the project is for the use and benefit of the public;

f. To prove that the CAPEX Application for the Panay-Guimaras 138kV Interconnection Project is duly approved by the Energy Regulatory Commission;

g. To prove the necessity of the taking of affected properties for the implementation and completion of the mentioned project; and

h. To identify pertinent documents in the course of my testimony, and to testify on other related matters.

My examination is conducted by Atty. Yasmin Therese P. Araneta with office address at 2nd floor, 7J Corporate Center, Corner Jalandoni-Ledesma St., 5000, Iloilo City. Likewise, the examination was conducted in English, a language known to me and I answered the questions asked of me, fully conscious that I did so under oath and that I may face criminal liability for giving false testimony or for perjury. Thus:

QUESTIONS AND ANSWERS

1. Q: Please state your name and other personal circumstances and your current employment.
A: My name is Engr. Jesse L. Asuga, of legal age, Filipino, and presently employed by NGCP as Construction Project Manager. I am assigned at the Visayas Engineering Construction Department, with field office address at NGCP, Sta. Barbara Substation, Brgy. Café, Sta. Barbara, Iloilo, and with main office address at NGCP, Visayas Power Complex, Nasipit, Talamban, Cebu City.

2. Q: Will you be answering my questions voluntarily?
A: Yes.

3. Q: How long have you been an employee of NGCP?
A: I have been an employee of NGCP since 2009.

4. Q: What are your duties and responsibilities?
A: I supervise and facilitate the implementation and completion of NGCP's Projects assigned to me. I also perform other functions as may be assigned by NGCP's Management from time to time in relation to the projects assigned to me.

5. Q: In brief, how would you describe NGCP's business?
A: NGCP is a private corporation engaged in the business of transmitting electricity from power plants to distribution utilities and directly connected customers.

6. Q: What is the basis of NGCP in exercising such function?
A: Republic Act (R.A.) No. 9511 granted NGCP a franchise to operate, maintain, and in connection therewith, to engage in the business of conveying or transmitting electricity through high voltage back-bone system of interconnected transmission lines, substations and related facilities, system operations, and other activities that are necessary to support the safe and reliable operation of a transmission system and to construct, install, finance, manage, improve, expand, operate, maintain, rehabilitate, repair and refurbish the present nationwide transmission system of the Republic of the Philippines.

7. Q: What other functions and powers did R.A. 9511 grant to plaintiff NGCP?
A: Section 4 of R.A. No. 9511 also granted NGCP the right to exercise the power of eminent domain insofar as it may be reasonably necessary for the construction, expansion, and efficient maintenance and operation of the transmission system and grid and the efficient operation and maintenance of the undisposed subtransmission system.

8. Q: What NGCP project is presently assigned to you?
A: I am presently tasked, among others, to supervise the implementation and completion of the Panay-Guimaras 138kV Interconnection Project, which includes as major components the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project.

9. Q: How would you describe the Project and its purpose, as well as its major components that you mentioned?
A: The project is a 230kV transmission line system stretching from the existing Iloilo Substation of NGCP to the projected substation to be located in Brgy. Zaldivar, Buenavista, Guimaras.

In order to meet the increasing demand for electricity in the cities, municipalities and provinces in the Islands of Panay and Guimaras and to support the continuing growth and development in the area, there is a need for NGCP to construct a new transmission system that will suit the present and future power requirements therein. Owing to this necessity, NGCP must immediately construct the transmission line, substations and other facilities that will transmit uninterrupted power to the distributors of electricity in the aforesaid area. These undertakings are for the use and benefit of the public and among those is known as the Panay-Guimaras 138kV Interconnection Project, major components of which include the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project.

10. Q: Why is it necessary to immediately construct and implement the Panay-Guimaras 138kV Interconnection Project?
A: It is genuinely necessary and urgent to immediately construct and implement the Project in order to accommodate the development of new power plants in Guimaras Island, particularly the incoming 40 MW Sibunag Wind Power Plant, which will result in the increase of power transmission towards Panay. Currently, the existing submarine cable interconnection between Panay and Guimaras is only energized at 69kV and has limited capacity to accommodate the transmission of extra power from Guimaras. It also aims to establish reliability of power supply in the islands of Panay and Guimaras, in accordance with N-1 requirements of the Philippine Grid Code, considering that the present facilities are prone to power curtailment due to maintenance or unexpected power outage. This undertaking is for the use and benefit of the public. Hence, the immediate completion and energization of the said project is critically important.

11. Q: On the other hand, how would you describe the Zaldivar Substation Project and its Access Road and the necessity of their construction?
A: The Zaldivar Substation Project, as a major component of the Panay-Guimaras 138kV Interconnection Project, will serve as the major hub to receive high-voltage power from the said 40 MW Sibunag Wind Power Plant, as well as other present and future power plants in Guimaras, and transmit it to the grid towards Panay Island. In addition, it shall be accessible to distribution utilities serving the consumers in the municipalities in the Province of Guimaras to tap into for transmission of high-voltage power.

On the other hand, the Access Road for the Zaldivar Substation, as a major component of the Project, is aimed to provide access to the Zaldivar Substation during its construction, implementation, operation and maintenance, thereby making it an indispensable part of the substation itself.

12. Q: When was the project approved by the Energy Regulatory Commission (ERC)?
A: Based on our records, the Energy Regulatory Commission (ERC) approved NGCP's CAPEX Application for the Panay-Guimaras 138kV Interconnection Project in a Notice of Resolution, promulgated on 17 April 2024, and can be easily viewed in the ERC website. The Application was docketed as ERC Case No. 2017-110RC.

(MANIFESTATION: Witness handed to this representation a copy of the ERC Notice of Resolution, a machine copy of which is attached to the Complaint as Annex "A," and is prayed to be marked as Exhibit "A.")

13. Q: What does NGCP need in order to timely implement and complete the project?
A: To fully implement and complete the project, NGCP needs to immediately take, by voluntary acquisition or expropriation, properties, or portions thereof, that are affected or traversed by it.

14. Q: Why is it necessary to take properties that are affected by the Zaldivar Substation Project and the Access Road for the Zaldivar Substation?
A: It is genuinely necessary to take the properties that are within the site of the Zaldivar Substation Project because these would be entirely occupied by substation facilities. Likewise, it is genuinely necessary to take the properties traversed by the Access Road for the Zaldivar Substation to provide access thereto during its construction, implementation, operation and maintenance, as it is an indispensable part of the substation itself. This public use and purpose of the Project requires the taking of the affected properties.

15. Q: Do you confirm the truthfulness and veracity of your statements; and warrant that copies of all documents you identified are faithful reproductions of the originals?
A: Yes, I do.

16. Q: Do you have anything else to add?
A: None at this time, but I reserve the right to give additional testimony if necessary.

IN WITNESS WHEREOF, I have hereunto set my hands this _____ day of MAY 19 2025, 2025 at Iloilo City, Philippines.

ENGR. JESSE L. ASUGA
Affiant

SUBSCRIBED AND SWORN to before me this _____ day of MAY 19 2025, 2025 in Iloilo City, Philippines. Affiant is personally known to me but has nonetheless exhibited to me his Driver's License bearing No. F03-00-138069 as competent proof of his identity.

Doc. No. 178;
Page No. 29;
Book No. I;
Series of 2025.

SWORN ATTESTATION

I hereby attest to the fact that I have faithfully recorded or cause to be recorded the questions I asked, and the corresponding answers given by the above witness. I attest further that I have not coached the said witness on the answers he gave to me or that he was coached by another person who was present during his examination.

ATTY. YASMIN THERESA P. ARANETA
Examining Counsel

SUBSCRIBED AND SWORN to before me this _____ day of MAY 19 2025, 2025, in Iloilo City, affiant being personally known to me but has nonetheless exhibited to me her IBP ID bearing No. 63671 as competent proof of her identity.

Doc. No. 179;
Page No. 30;
Book No. I;
Series of 2025.

ATTY. REA MAR Q. SALUAGA
Notary Public-Iloilo
Reg. No. 93 Until 31 December 2026
2nd Floor, 7J Corporate Center
Cor. Jalandoni-Ledesma Sts., Iloilo City
R-18 of Attorneys No. 80357
PTR No. 8824363; 09 Jan. 2025; Iloilo City
IBP No. 498496; 05 Jan. 2025; Pasig City
MCLE Compliance No. VIII-0025364
Valid until April 14, 2028

ANNEX "M"

Republic of the Philippines
Regional Trial Court
6th Judicial Region
Branch 65
Jordan, Guimaras

NATIONAL GRID CORPORATION OF
THE PHILIPPINES,

Plaintiff,

-versus-

HEIRS OF SPOUSES JUAN E.
BALLESTEROS AND MELECIA
PELLASOL, ET AL.,

Defendants.

x-----/

JUDICIAL AFFIDAVIT OF
ENGR. ASTERIO B. TUBERA

I, ENGR. ASTERIO B. TUBERA, of legal age, Filipino, with office address at the National Grid Corporation of the Philippines (NGCP), Visayas Power Complex, Nasipit, Talamban, Cebu City, and assisted by counsel, to this Honorable Court, hereby respectfully submit this Judicial Affidavit, pursuant to Supreme Court A.M. No. 12-8-8-SC, to serve as my direct testimony and is thus offered as part of the testimonial evidence of plaintiff NGCP in the above-captioned case in support of its principal cause/s of action against the defendants, specifically:

- To prove that I am currently employed by NGCP as Regional Survey and Geotechnical Supervisor of the Engineering Survey and Geotechnical Division (ESGD) – Visayas, with office address at NGCP, Visayas Power Complex, Nasipit, Talamban, Cebu City;
- To prove that NGCP has an on-going transmission line project for the use and benefit of the public known as the Panay-Guimaras 138kV Interconnection Project, major components of which include the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project;
- To prove and give description of the route of the Panay-Guimaras 138kV Interconnection Project and the site of the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project;
- To prove that the selection of the site and route of the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project was guided by the accepted standards for selection of substation sites and access roads;
- To prove that the route and site of the Access Road for the Zaldivar Substation Project is projected to occupy and affect portions of Lot No. 2598-C, located in Brgy. Zaldivar, Buenavista, Guimaras;
- To prove that it is necessary for NGCP to expropriate portions of Lot No. 2598-C, consisting of 320 and 758 square meters, or a total of 1,078 square meters, for the implementation and completion of the mentioned project; and
- To identify pertinent documents in the course of my testimony, and to testify on other related matters.

My examination is being conducted by Atty. Mary Shane E. Capuno with office address at National Grid Corporation of the Philippines (NGCP), Right-of-Way Department, Nasipit, Talamban, Cebu City. The examination is being conducted in English, a language known to me and I am answering the questions asked of me, fully conscious that I do so under oath and that I may face criminal liability for giving false testimony or for perjury. Thus:

QUESTIONS AND ANSWERS

- Q:** Please state your name and other personal circumstances and your current employment.

A: My name is Engr. Asterio B. Tubera, of legal age, Filipino, and presently employed by NGCP as Regional Survey and Geotechnical Supervisor of the Engineering Survey and Geotechnical Division (ESGD) – Visayas, with office address at NGCP, Visayas Power Complex, Nasipit, Talamban, Cebu City.
- Q:** How long have you been an employee of NGCP?

A: I have been an employee of NGCP since 2009.
- Q:** What are your duties and responsibilities?

A: As Regional Survey and Geotechnical Supervisor of the ESGD – Visayas, I supervise and facilitate the selection of the route and site of NGCP's Projects assigned to me. I also perform other functions as may be assigned by NGCP Management from time to time in relation to the projects assigned to me.
- Q:** What project that NGCP is currently implementing are you involved in, if any?

A: I was involved in the selection of the route and site of the Panay-Guimaras 138kV Interconnection Project, major components of which include the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project.
- Q:** Briefly, how would you describe the route of the project?

A: The route of the Panay-Guimaras 138kV Interconnection Project commences at NGCP's existing Iloilo Substation in Brgy. Ingore, La Paz, Iloilo City, and stretches via overhead transmission line towards the Ingore Cable Terminal Station in the same barangay. It then proceeds via submarine cables towards the Sawang Cable Terminal Station in Brgy. Sawang, Buenavista, Guimaras, and continues via overhead transmission line towards the projected Zaldivar Substation in Brgy. Zaldivar, Buenavista, Guimaras, where it terminates.
- Q:** How would you describe the site and purpose of the Zaldivar Substation Project and its Access Road?

A: The Zaldivar Substation Project is projected to occupy a land area consisting of a total of 42,584 square meters, located in Brgy. Zaldivar, Buenavista, Guimaras. While the Access Road for the Zaldivar Substation Project is projected to occupy a land area consisting of portions of nine (9) parcels of land with a total area of 9,934 square meters, likewise all located in Brgy. Zaldivar, Buenavista, Guimaras. The indicative Site Map of the Zaldivar Substation and its Access Road with indicative Site Development Plan shows the necessity for the taking of the affected lots as site for the Access Road for the Zaldivar Substation Project.

(MANIFESTATION: Witness handed to this representation a copy of the Site Map of the Zaldivar Substation and its Access Road with indicative Site Development Plan, a machine copy of which is attached to the Complaint as Annex "B," and is prayed to be marked as Exhibit "B.")

- Q:** How did NGCP select the route and site of the said Project?

A: NGCP selected the site and route of the project through the placement or positioning of tower sites connecting the mentioned substations, which serve as the designated end points of the project. In doing so, it was guided by the accepted standards for overhead transmission line route and site selection.

The determination of the areas to be affected by the construction of the project was the result of an in-depth study by the engineering group of NGCP. It included the survey, re-survey, and spot mapping of the areas to be affected. The choice of the areas to be affected by the transmission line, the substation site, as well as its access road, is neither arbitrary nor whimsical, and was, in fact, the result of meticulous analysis by NGCP done in good faith.
- Q:** How did NGCP select the route and site of the said Zaldivar Substation Project and its Access Road?

A: NGCP selected the site of the Zaldivar Substation Project through the purposeful placement or positioning of the substation site on the area where the concerned power plants and distribution utilities would have easy connection access. This would maximize its purposes, as mentioned, with the least burden to the public. In doing so, it was guided by the accepted standards in the construction of substations.

The route and site of the Access Road for the Zaldivar Substation Project was established with consideration to the ideal topographic location and terrain, ideal geological and geotechnical characteristic of soil, shortest feasible distance between the substation site to the main road, least environmental concerns or impact to humans, least damage as far as practicable to all affected properties. Its width was determined with consideration to the type of vehicles, equipment and machinery that would cater to the operation of the substation, and to the necessity of constructing ripraps or similar support to prevent soil erosion or landslides and to provide other means to ensure its structural integrity.

- Q:** What are these standards for selection of the substation site?

A: The said standards consist of the following criteria in the selection of site of the substation: proximity of the substation site to the transmission and distribution lines to be connected to it, operational accessibility, ideal topographic location, ideal geological and geotechnical characteristic of the soil, least environmental concerns or impact to humans, least damage as far as practicable to all affected properties, conformance with plans of the affected local government units and other Government agencies, conformance with CAAP requirements, avoidance of identified protected areas, avoidance of sources of pollution, and total investment cost, among others. In selecting the site and route of the project, community establishments such as schools, churches, cemeteries, public buildings, residential houses and commercial structures are avoided, if practicable.
- Q:** How does NGCP ensure the least amount of damage to affected properties during the selection of the route and site of the Access Road for the Zaldivar Substation Project?

A: In selecting the route and site of the Access Road for the Zaldivar Substation Project, community establishments such as schools, churches, cemeteries, public buildings, residential houses and commercial structures are avoided, if practicable. In cases where it is not practicable to avoid all these establishments, the least number of establishments and people to be displaced by the transmission line is taken into consideration. However, the physical nature of the access road, taking into consideration all other criteria its site selection and its structural integrity, makes it inevitable that the least damage to all and every affected property cannot be satisfied.
- Q:** How were properties identified and determined as affected by the site and route of the Access Road for the Zaldivar Substation Project?

A: After the site where the Access Road for the Zaldivar Substation Project shall pass through and is to be established, the survey team conducted a parcellary survey to identify the specific properties within the route and site. It was after the conduct of parcellary survey that the specific affected properties, and the extent of their affected areas, were identified and determined.
- Q:** What does NGCP need in order to timely implement and complete the project?

A: To fully implement and complete the Access Road for the Zaldivar Substation Project, which is a major component of the Panay-Guimaras 138kV Interconnection Project, NGCP needs to immediately take, by voluntary acquisition or expropriation, properties, or portions thereof, that are affected or traversed by it.
- Q:** Are you aware of this expropriation case to be filed against the defendants?

A: Yes, I am aware.
- Q:** In this case, what property does NGCP seek to expropriate so it can fully implement and complete the project?

A: To fully implement and complete the project on time, NGCP urgently needs to expropriate portions of Lot No. 2598-C, located in Brgy. Zaldivar, Buenavista, Guimaras.
- Q:** What portions of the subject property does NGCP seek to expropriate?

A: NGCP seeks to expropriate portions of Lot No. 2598-C, consisting of 320 square meters and 758 square meters, or a total of 1,078 square meters, which are particularly described in the Sketch Plan and Narrative Technical Descriptions.

(MANIFESTATION: Witness identified and handed to this representation copies of the Sketch Plan and Narrative Technical Descriptions, machine copies of which are attached to the Complaint as Annexes "F," "G," and "G-1," and are prayed to be marked as Exhibits "C," "D," and "D-1.")

- Q:** Why is there a need to expropriate the portions of the said property?

A: It is because the said portions of Lot No. 2598-C are within the projected site of the Access Road for the Zaldivar Substation Project, a major component of the Panay-Guimaras 138kV Interconnection Project. It is along the said portions, among others, that the NGCP project will be constructed and erected.
 - Q:** How was the said lot identified as a property affected by the route of the project?

A: The result of the parcellary survey, which was done after route and site selection, shows that Lot No. 2598-C is affected by the Access Road for the Zaldivar Substation Project of the Panay-Guimaras 138kV Interconnection Project. This is reflected in the pertinent portions of the Index Map.
- (MANIFESTATION: Witness identified and handed to this representation a copy of the pertinent portions of the Index Map, a machine copy of which is attached to the Complaint as Annex "C," and is prayed to be marked as Exhibit "E.")
- Q:** What were the findings of NGCP in determining the site and route of the Project as guided by the accepted standards in site selection?

A: NGCP determined that the portions of Lot No. 2598-C, among others, are within the best geographical location, the most strategic and cost-efficient site where the Access Road for the Zaldivar Substation Project of the Panay-Guimaras 138kV Interconnection Project shall be established, and as far as practicable, with the least damage to affected properties and burden to landowners.
 - Q:** Do you confirm the truthfulness and veracity of your statements; and warrant that copies of all documents you identified are faithful reproductions of the originals?

A: Yes, I do.
 - Q:** Do you wish to add anything else?

A: None at this time, but I reserve the right to present additional testimony if necessary.

IN WITNESS WHEREOF, I have hereunto set my hands this _____ day of MAY 21 2025, 2025 at Cebu City, Philippines.

ENGR. ASTERIO B. TUBERA
Affiant

SUBSCRIBED and SWORN to before me this _____ day of MAY 21 2025, 2025 in Cebu City. Affiant is personally known to me but has nonetheless exhibited to me his Driver's License bearing No. G01-01-275248, as competent proof of his identity.

Doc. No. 84;
Page No. 54;
Book No. 1;
Series of 2025.

"DOCUMENTARY STAMP TAX AFFIXED"
MAY 21 2025
(Serial Number) (Date of Affixture)

SWORN ATTESTATION

I hereby attest to the fact that I have faithfully recorded or cause to be recorded the questions I asked, and the corresponding answers given by the above witness. I attest further that I have not coached the said witness on the answers he gave to me or that he was coached by another person who was present during his examination.

ATTY. MARY SHANE E. CAPUNO
Examining Counsel

SUBSCRIBED and SWORN to before me this _____ day of MAY 21 2025, 2025, Cebu City, Philippines. Affiant is personally known to me but has nonetheless exhibited to me her IBP ID bearing No. 82610, as competent proof of her identity.

Doc. No. 84;
Page No. 54;
Book No. 1;
Series of 2025.

"DOCUMENTARY STAMP TAX AFFIXED"
MAY 21 2025
(Serial Number) (Date of Affixture)

JUNE IREKA C. ORCULLO
Notary Public for and in the City of Cebu
IC No. 254-23 valid until 12-31-2025
Roll of Attorneys No. 82844
PTR No. 1344916, 12-4-2024, Cebu Province
IBP No. 482711, 12-12-2024, Cebu Chapter
ICLE Compliance No. YIM-2002900 valid until 6-30-2025
15, 2, National Grid Corporation of the Philippines (NGCP), Nasipit, Talamban, Cebu City

ANNEX "N"

Republic of the Philippines
Regional Trial Court
6th Judicial Region
Branch 65
Jordan, Guimaras

NATIONAL GRID CORPORATION OF THE PHILIPPINES,
Plaintiff,
-versus-
HEIRS OF SPOUSES JUAN E. BALLESTEROS AND MELECIA PELLASOL, ET AL.,
Defendants.

Special Civil Action
No. 25-0773
For: Expropriation
With Urgent Prayer for
Issuance of Writ of
Possession

JUDICIAL AFFIDAVIT OF
JUN A. CELOSO

I, JUN A. CELOSO, of legal age, Filipino, with current field office address at the National Grid Corporation of the Philippines (NGCP), Panit-an Substation, Brgy. Timpas, Panit-an, Capiz and with main office address at National Grid Corporation of the Philippines (NGCP), Visayas Power Complex, Nasipit, Talamban, Cebu City, and assisted by counsel, to this Honorable Court, hereby respectfully submit this Judicial Affidavit, pursuant to Supreme Court A.M. No. 12-8-8-SC, to serve as my direct testimony and is thus offered as part of the testimonial evidence of plaintiff NGCP in the above-captioned case in support of its principal cause/s of action against the defendants, specifically:

a. To prove that I am currently employed by NGCP with the designation of Regional Right-of-Way Senior Associate;

b. To prove that I am currently assigned, among others, as Right-of-Way Team Leader for NGCP's Panay-Guimaras 138kV Interconnection Project, major components of which include the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project;

c. To prove that among the properties affected and projected to be occupied by the Access Road for the Zaldivar Substation Project is Lot No. 2598-C, located in Brgy. Zaldivar, Buenavista, Guimaras, registered in the name of Juan E. Ballesteros, married to Melecia Pellasol, under Transfer Certificate of Title No. EP-2983, and declared in the name of Juan E. Ballesteros, under Tax Declaration No. 99-0103 (036);

d. To prove that NGCP negotiated with the known defendants who could be located for the taking of the said property for the implementation of the project, and that, however, no agreement was reached between the parties;

e. To prove that my team secured documents that may serve as basis in fixing the just compensation of the property subject of expropriation; and

f. To identify pertinent documents in the course of my testimony, and to testify on other related matters.

My examination is conducted by Atty. Yasmin Therese P. Araneta with office address at 2nd floor, 7J Corporate Center, Corner Jalandoni-Ledesma St., 5000, Iloilo City. Likewise, the examination was conducted in English, a language known to me and I answered the questions asked of me, fully conscious that I did so under oath and that I may face criminal liability for giving false testimony or for perjury. Thus:

QUESTIONS AND ANSWERS

1. Q: Please state your name and other personal circumstances and your current employment.
A: My name is Jun A. Celoso, of legal age, Filipino and presently employed by National Grid Corporation of the Philippines (NGCP) as Regional Right-of-Way Senior Associate of the Visayas Right-of-Way Division, with field office address at NGCP, Panit-an Substation, Brgy. Timpas, Panit-an, Capiz and with main office address at NGCP, Visayas Power Complex, Nasipit, Talamban, Cebu City.

2. Q: Will you be answering my questions voluntarily?
A: Yes.

3. Q: What are your duties and responsibilities as Regional ROW Senior Associate?
A: As Regional ROW Senior Associate, my duties and responsibilities include, among others, leading and supervising the research and negotiating teams in the conduct of research and documentation with regard to the properties traversed by NGCP's new transmission lines and/or substation projects and other related facilities, verifying the owners, location, classification of the properties affected by the projects, and researching data relating to the values thereof, negotiating with the landowners, possessors and/or interest-holders thereof, and performing other functions as may be assigned by NGCP Management from time to time in relation to the projects assigned to me.

4. Q: To what NGCP project are you currently assigned?
A: I am presently assigned, among others, as the ROW Team Leader for Panay-Guimaras 138kV Interconnection Project, which includes as major components the Zaldivar Substation Project and the Access Road for the Zaldivar Substation Project.

5. Q: Are you aware of this expropriation case to be filed against the defendants?
A: Yes, I am aware.

6. Q: Why is NGCP filing this expropriation case against the defendants?
A: NGCP shall file this expropriation case because portions of Lot No. 2598-C, located in Brgy. Zaldivar, Buenavista, Guimaras, are within the projected route and site of the Access Road for the Zaldivar Substation Project, a major component of the Panay-Guimaras 138kV Interconnection Project, and shall be affected by its construction, implementation and eventual operation.

7. Q: What steps have you taken, if any, regarding the subject property?
A: My team conducted research as to the ownership and proprietary interests over the subject property. We also conducted research on public documents and records to be used in the assessment of the fair market value of the subject property.

8. Q: What was the result of your research regarding the ownership of the property?
A: Per our research and inquiries at the Registry of Deeds for the Province of Guimaras, Lot No. 2598-C is registered in the name of Juan E. Ballesteros, married to Melecia Pellasol, under Transfer Certificate of Title No. EP-2983. It is declared in the name of Juan E. Ballesteros under Tax Declaration No. 99-0103 (036).

(MANIFESTATION: Witness handed to this representation copies of said Transfer Certificate of Title No. EP-2983 and Tax Declaration No. 99-0103 (036). Machine copies of the said documents are attached as Annexes "D" and "E" of the Complaint, and are hereby prayed to be marked as Exhibits "F" and "G.")

9. Q: Based on your research, what is the classification of the subject property?
A: Based on Tax Declaration No. 99-0103 (036), the subject property is classified as agricultural.

10. Q: In your research, what relevant valuations were you able to gather that may be applicable to the subject property?
A: Per Tax Declaration No. 99-0103 (036), Lot No. 2598-C has a market valuation of Php6.49 per square meter and an assessed valuation of Php2.32 per square meter. Per BIR Certification, the BIR zonal valuation applicable to the subject property is Php14.00 per square meter.

(MANIFESTATION: Witness handed to this representation a machine copy of the BIR Certification, which is attached to the Complaint as Annex "J," and it is prayed that the same be marked as Exhibit "H.")

11. Q: Are there improvements standing on the subject property that are affected by the project?
A: Yes. There are improvements standing within the affected area of the subject property in the form of crops, plants, and/or trees, as well as a house/structure.

We made a counting of the said crops, plants, and/or trees and estimated their cost based on valuations gathered from Government institutions and other data. The Reports on the Count of Improvements show the costs of the affected improvements amounting to Php20,466.00 and Php17,990.10.

Likewise, we conducted material measurements of the affected house/structure and estimated its cost based on prevailing prices of materials and labor in the area. The Valuation of House/Structure shows the total cost of the affected house/structure amounting to Php38,290.70.

(MANIFESTATION: Witness handed to this representation copies of the Reports on the Count of Improvements and Valuation of House/Structure, machine copies of which are attached to the Complaint as Annexes "H," "I-1" and "I" and are prayed that the same be marked as Exhibits "I," "I-1" and "J.")

12. Q: What actions, if any, did NGCP take to communicate with the defendants regarding the affected property prior to the filing of the Complaint?
A: NGCP negotiated with the known defendants who could be located for the acquisition of the affected portions of the property for the implementation of the project. However, no agreement was reached between the parties.

13. Q: How did your team conduct the negotiations with the known defendants for the taking of the subject property?
A: On September 4, 2024 and onwards, my team negotiated with defendants Spouses Cynthia P. Ballesteros-Solis and Melchor Solis, as representatives of the heirs of Spouses Juan E. Ballesteros and Melecia Pellasol. However, no agreement could be reached between the parties, because the defendants heirs refused NGCP's offer.

Subsequently, on November 6, 2024 and onwards, my team then negotiated with defendant Steve G. Reyes. However, no settlement could be reached because the said defendant refused NGCP's offer, and because of unresolved issues on the terms and documentation of settlement.

14. Q: Do you confirm the truthfulness and veracity of your statements; and warrant that copies of all documents you identified are faithful reproductions of the originals?
A: Yes, I do.

15. Q: Do you have anything else to add?
A: None at this time, but I reserve the right to give additional testimony if necessary.

IN WITNESS WHEREOF, I have hereunto set my hands this day of MAY 19 2025 2025 at Iloilo City, Philippines.

JUN A. CELOSO
Affiant

SUBSCRIBED AND SWORN to before me this day of MAY 19 2025 2025 in Iloilo City, Philippines. Affiant is personally known to me but has nonetheless exhibited to me his Driver's License bearing No. A04-99-070708 as competent proof of his identity.

Doc. No. 144;
Page No. 24;
Book No. 1;
Series of 2025.

ATTY. REA MAR G. SADABA
NEARBY PUBLIC-ILONG
Reg. No. 03 UNIL 22 December 2026
2nd Floor, 7J Corporate Center
Jalandoni-Ledesma St., Iloilo City
Roll of Attorneys No. 80357
PTR No. 824383, 09 Jan. 2025; Iloilo City
IBP No. 499496, 05 Jan. 2025; Iloilo City
NACLE Compliance No. VSI-0025364
Valid until April 24, 2028

SWORN ATTESTATION

I hereby attest to the fact that I have faithfully recorded or cause to be recorded the questions I asked, and the corresponding answers given by the above witness. I attest further that I have not coached the said witness on the answers he gave to me or that he was coached by another person who was present during his examination.

ATTY. YASMIN THERESA P. ARANETA
Examining Counsel

SUBSCRIBED AND SWORN to before me this day of MAY 19 2025 2025, in Iloilo City, affiant being personally known to me but has nonetheless exhibited to me her IBP ID bearing No. 63671 as competent proof of her identity.

Doc. No. 144;
Page No. 24;
Book No. 1;
Series of 2025.

ATTY. REA MAR G. SADABA
NEARBY PUBLIC-ILONG
Reg. No. 03 UNIL 22 December 2026
2nd Floor, 7J Corporate Center
Jalandoni-Ledesma St., Iloilo City
Roll of Attorneys No. 80357
PTR No. 824383, 09 Jan. 2025; Iloilo City
IBP No. 499496, 05 Jan. 2025; Iloilo City
NACLE Compliance No. VSI-0025364
Valid until April 24, 2028

Annex "O"

NGCP
REPUBLIC OF THE PHILIPPINES)
CITY OF QUEZON) S.S.

SECRETARY'S CERTIFICATE

I, KAREN S. ONG, Filipino, of legal age, and with office address at NGCP Building, Quezon Avenue corner BIR Road, Diliman, Quezon City, after being duly sworn in accordance with law, depose and state:

1. I am the Corporate Secretary of NATIONAL GRID CORPORATION OF THE PHILIPPINES, a corporation duly organized and existing under the laws of the Republic of the Philippines, with office address at NGCP Building, Quezon Avenue corner BIR Road, Diliman, Quezon City;

2. The Board of Directors of the Corporation unanimously approved and adopted the following resolutions:

"RESOLVED, that the Department Head or Officer-in-Charge of the Right-of-Way (ROW) Department, and the Division Heads or Officers-in-Charge of the Regional ROW Divisions are hereby authorized to file on behalf of the National Grid Corporation of the Philippines, the following:

1. Actions for Expropriation and other cases for the acquisition, protection, implementation, assertion, prosecution or defense of NGCP's acquired land and land rights, as well as the Documented Property Rights belonging to the National Transmission Corporation (TransCo), pursuant to the provisions of Concession Agreement;

2. Petitions for titling of all lands acquired by NGCP;

3. Appeals, petitions for certiorari under Rule 65 and petitions for review on certiorari under Rule 45, in connection with the actions mentioned above; and

4. Execute, sign, and obtain any document, including affidavits, verification and certification of non-forum shopping or any other document which may be necessary, required or in connection with the preceding paragraphs.

"RESOLVED, further, that the verification and certification of non-forum shopping shall allege the following attestations, pursuant to A.M. No. 19-10-20 SC:

(a) The allegations in the pleading are true and correct based on his or her personal knowledge, or based on authentic documents;

(b) The pleading is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation, and

(c) The factual allegations therein have evidentiary support or, if specifically so identified, will likewise have evidentiary support after a reasonable opportunity for discovery.

CERTIFIED TRUE COPY
BY: KAREN S. ONG
CORPORATE SECRETARY
CSC-671-MI-22

"RESOLVED, that the Department Head or Officer-in-Charge of the ROW Department, and the Division Heads or Officers-in-Charge of the Regional ROW Divisions or their authorized representatives are hereby authorized and given full power to represent and appear for an in behalf of NGCP in Pre-Trial Conferences, Judicial Dispute Resolution, Mediation Proceedings and in all other stages of the proceedings to consider:

1. The possibility of amicable settlement within the parameters allowed by corporate policy

2. Submission to alternative modes of dispute resolution;

3. Simplification of the issues;

4. The necessity or desirability of amendments to the pleading;

5. The possibility of obtaining stipulations or admission of facts and of documents, totally or partially, to avoid unnecessary proof;

6. The limitation and identification of the number of witnesses and setting of trial dates;

7. The advisability of preliminary conference of issues to a commissioner; and

8. Such other matters as may aid in the prompt disposition of the case.

"RESOLVED, finally, that in case NGCP, as plaintiff, is authorized by the court to serve summons, pursuant to A.M. No. 19-10-20-SC, the Division Heads or Officers-in-Charge of the Regional ROW Divisions, or their authorized representatives are hereby authorized to serve the summons to the defendants on behalf of NGCP."

3. The foregoing resolutions are in accordance with the records of the Corporation in my possession and has not been amended, superseded or repealed.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 22nd day of July 2021 in Quezon City, Metro Manila.

KAREN S. ONG
Corporate Secretary

SUBSCRIBED AND SWORN to before me, this JUL 22 2021, in Quezon City, Metro Manila, affiant exhibiting to me her Passport No. P4970001B issued on 28 February 2020 in Manila.

Doc. No. 214;
Page No. 44;
Book No. 6;
Series of 2021.

LUISITO A. TRINIDAD
Commissioner - AM No. 12074 (2025-2021)
Notary for Quezon City until 31 Dec 2021
NOCIP 3168, Quezon Ave cor BIR Road Diliman QC
Roll No. 18451 - 13 May 1993
IBP License No. 011977 - 08 July 2015
PTR No. 9344646 - 01-06-2020
MCLC Compliance No. V1-0012042 - 07 September 2018

REPUBLIC OF THE PHILIPPINES
6th JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF
CJ Ramon Q. Avanceña Hall of Justice
Bonifacio Drive, Iloilo City
(033)3353190/rtc1iloocc@judiciary.gov.ph

FORECLOSURE NO. F-11282-25

For: Extra-Judicial Foreclosure of
Real Estate Mortgage under
Act No. 3135, as amended

BDO UNIBANK, INC.,
Mortgagee,

-versus-

JAYREN B. RAYMUNDO married
to RICHARD L. RAYMUNDO
Debtors/Mortgagors.

X-----X

RE-NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Foreclosure and Sale of Real Estate Mortgage under Act 3135, as amended, filed by **BDO UNIBANK, INC., (“Mortgagee”)**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against **SPS. JAYREN B. RAYMUNDO AND RICHARD L. RAYMUNDO (“Debtors/Mortgagors”)**, of legal age, Filipinos and with postal addresses at **(1) MJ Herele Water Refilling Station, F. Gorriceta Ave., Balabag Pavia, 5000 Iloilo; and (2) Lot 33, Blk. 11, Phase 11, Montecillo Villas Brgy. Balabag, Pavia, Iloilo**, to satisfy the mortgaged indebtedness which as of **March 21, 2025**, amounted to **ONE MILLION SIX HUNDRED SIXTY-TWO THOUSAND TWO HUNDRED EIGHTY-FIVE PESOS & 04/100 (Php1,662,285.04)** Philippine Currency, including interest, penalties, other charges besides the attorney’s fees and incidental expenses incurred for the foreclosure, the Ex-Officio Provincial Sheriff of Iloilo or his duly authorized deputy will sell at Public Auction on **March 05 2026** at TEN (10:00) o’clock in the morning at the Ground Floor, Office of the Clerk of Court, Regional Trial Court, New Castle Hotel, Bonifacio Drive, Iloilo City, for CASH or MANAGER’S CHECK to the highest bidder and in Philippine Currency the mortgaged real property/ies with all the improvements found thereon, to wit;

TRANSFER CERTIFICATE OF TITLE NO. 090-2021003511

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BALABAG, MUNICIPALITY OF PAVIA, PROVINCE OF ILOILO, ISLAND OF PANAY, bounded and described as follows:

LOT NO: 33, BLOCK NO: 11, PLAN NO: PCS-06-006280
PORTION OF: LOTS 1914-A; 1914-B, PSD-29731,
LOT 2054-C.; (LRC) PSD-7937 & LOT 1730;
1919; 1920, AGONOA CADASTRE 8

LOCATION: BARANGAY OF BALABAG,
MUNICIPALITY OF PAVIA, PROVINCE OF ILOILO,
ISLAND OF PANAY

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|------|-----------|---------------------------------|
| 1-2 | SW | ROAD LOT 23, PCS-06-006280 |
| 2-3 | NW | LOT 32, BLOCK 11, PCS-06-006280 |
| 3-4 | NE | LOT 57, BLOCK 11, PCS-06-006280 |
| 4-1 | SE | LOT 34, BLOCK 11 PCS-06-006280 |

TIE POINT: MON 26, JARO CADASTRE

| LINE | BEARING | DISTANCE |
|-------------|--------------|------------|
| TO CORNER 1 | N. 88° 33’ E | 1030.89 M. |
| 1-2 | N. 54° 02’ W | 5.00 M. |
| 2-3 | N. 35° 58’ E | 9.00 M. |
| 3-4 | S. 54° 02’ E | 5.00 M. |
| 4-1 | S. 35° 58’ W | 9.00 M. |

AREA: FORTY FIVE SQUARE METERS (45),
MORE OR LESS

All sealed bids must be submitted to the undersigned on the
aforementioned date and time

In event the Public Auction should not take place on the said
date, it shall be held on **APRIL 14, 2026** at the same time and
place without further notice.

Iloilo City, Philippines, **December 02, 2025.**

(SGD.) LENY GEMMA P. CASTILLO
Sheriff-in-Charge
09283358725

(SGD.) ATTY. GERRY D. SUMACULUB
Clerk of Court VII & Ex-Officio Sheriff

WARNING:

It is absolutely prohibited to
remove, deface or destroy this
Notice of Sale on or before the
date of sale, under penalty of law.

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
6TH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
OFFICE OF THE EX-OFFICIO PROVINCIAL SHERIFF
GUIMBAL, ILOILO
rtc1gblocc@judiciary.gov.ph
0935-9712092

FORECLOSURE NO. 529

FOR: EXTRA-JUDICIAL FORECLOSURE OF REAL
ESTATE MORTGAGE (UNDER ACT NO.
3135, AS AMENDED BY ACT NO. 4118)

BANK OF THE PHILIPPINE ISLANDS,
Petitioner-Mortgagee,

-versus-

SPS. LEO T. LEDESMA & ROCHEL F.
LEDESMA, LEO T. LEDESMA herein
represented by ROCHEL F. LEDESMA as his
true and lawful Attorney-in-fact,
Respondent-Mortgagor.

X-----X

SHERIFF’S NOTICE OF SALE AT PUBLIC AUCTION

Upon Extra- Judicial Petition for Sale under Art. 3135 filed by the Mortgagee, **BANK OF THE PHILIPPINE ISLANDS** with principal address at **Ayala Triangle Gardens Tower 2, Paseo de Roxas Corner Makati Avenue, Makati City**, Philippines against the mortgagors **SPS. LEO T. LEDESMA & ROCHEL F. LEDESMA**, of legal age, Filipino and with resident address at **LOT 17, BLOCK 09, STO. DOMINGO SUBD., BRGY. 8 (POB.) TIGBAUAN, ILOILO**, Philippines to satisfy the mortgage indebtedness which as of **November 11, 2025** amounts to **NINE MILLION THREE HUNDRED THIRTY-TWO THOUSAND FOUR HUNDRED TWENTY-EIGHT & 99/100 PESOS ONLY (Php9,332,428.99)** Philippine Currency, inclusive of interest, penalties and other charges as of the date of the public auction, the undersigned sheriff will sell to public auction on **February 12, 2026** at **10 o’clock in the morning** or soon thereafter at the REGIONAL TRIAL COURT, OFFICE OF THE CLERK OF COURT, 3rd FLOOR, GELVEZON BLDG., GUIMBAL, ILOILO to the HIGHEST BIDDER for CASH or MANAGER’S CHECK, and in Philippine Currency the property/properties with all its improvements, to wit:

TRANSFER CERTIFICATE OF
TITLE NO. 090-2023000476

“A parcel of land (Lot 17, Block 9, PCS-06-003586, Being a Consolidation- Subdivision of Lots 467, 475, 476, 479, 480, 481, 482, 491, 1204 & 1232, Cad. Iloilo Cadastre), Situated in the Municipality of Tigbauan, Province of Iloilo, Island of Panay. Bounded line 1-2 by Lot 492, Cad. 26, Iloilo; on the SW. along line 2-3 by Lot 18; on the NW. along line 3-4 by Road Lot 7; on the NE. along line 4-1 by Lot 16. Beginning at a point marked “1” on plan, Being S. 4-27 E., 373.76 meters from BLLM no. 1, Cad26, Iloilo Cadastre; Thence S. 67-23 W., 10.00 M. to point 2; N. 22-37 W., 19.00 M. to point 3; N. 67-23 E., 10.00 M. to point 4; S. 22-37 E., 19.00 M. to point 1, point of beginning. Containing an area of One Hundred Ninety (190) square meters, more or less.”

All sealed bids must be submitted to the undersigned
on the above-stated time and date.

In the event the public auction should not take place on
the said date, it shall be held on **February 26, 2026** at the
time and date without further notice.

Guimbal, Iloilo, Philippines, this **10th** day of **December 2025.**

SHERIFF OF GUIMBAL:

(SGD.) JOSE EM S. SELIBIO
Sheriff IV
RTC Branch 67

Noted By:

(SGD.) ATTY. JAHZIEL P. FANTILANAN-SILVESTRE
CLERK OF COURT VI

NE/ December 22, 29, 2025 & January 5, 2026



REPUBLIC OF THE PHILIPPINES
6th JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF
CJ Ramon Q. Avanceña Hall of Justice
Bonifacio Drive, Iloilo City
(033) 3353190/rtc1iloocc@judiciary.gov.ph

FORECLOSURE NO. F-11365-25

For: Extra-Judicial Foreclosure of
Real Estate Mortgage under
Act No. 3135, As Amended

BDO UNIBANK, INC.,
Mortgagee,

-versus-

NOEL T. DECLINES, AS REPRESENTED
BY HIS ATTORNEY-IN-FACT, WILLMER L. PILLA
Debtors/Mortgagor/s.

X-----X

RE-NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Foreclosure and Sale of Real Estate Mortgage under Act 3135, as amended, filed by **BDO UNIBANK, INC., (“Mortgagee”)**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against **NOEL T. DECLINES AS REPRESENTED BY HIS ATTORNEY-IN-FACT, WILLMER L. PILLA, (“Debtors/Mortgagors”)**, of legal age, Filipino and with postal address/es at: **(1) Lot 1 Blk. 1, Gemland Subdivision, Bretana St., Barotac Nuevo, Iloilo and (2) Unit 314, Tower 1, 3rd Floor Avida Towers Atria, Donato Pison Avenue, Brgy. San Rafael, Mandurriao, Iloilo City 5000**, to satisfy the mortgaged indebtedness which as of **May 30, 2025**, amounted to **TWELVE MILLION EIGHT HUNDRED SIXTEEN THOUSAND TWO HUNDRED THIRTY-EIGHT PESOS & 07/100 (Php12,816,238.07)** Philippine Currency, including interest, penalties, other charges besides the attorney’s fees and incidental expenses incurred for the foreclosure, the Ex-Officio Provincial Sheriff of Iloilo or his duly authorized deputy will sell at Public Auction on **MARCH 19, 2026** at TEN (10:00) o’clock in the morning at the **Ground Floor, Office of the Clerk of Court, Regional Trial Court, New Castle Hotel, Bonifacio Drive, Iloilo City**, for CASH or MANAGER’S CHECK to the highest bidder and in Philippine Currency the mortgaged real property with all the improvements found thereon, to wit:

TRANSFER CERTIFICATE OF
TITLE NO. 095-2023003492

IT IS HEREBY CERTIFIED that the unit identified and
described as:

PROJECT NAME: ATRIA
USAGE TYPE: RESIDENTIAL CONDO
ALLOCATION: STOREY 1
LEVEL / FLOOR: 3RD FLOOR
UNIT CALL OUT: ASI-314
UNIT AREA: 69.02
BALCONY: 4.16
TOTAL AREA: 73.18
UNIT MODEL / TYPE: 2 BEDROOM W/ BALCONY

LOCATION: BARANGAY SAN RAFAEL,
MANDURRIAIO, CITY OF ILOILO
AREA: TWENTY-TWO THOUSAND THREE
HUNDRED ONE (22,301), SQUARE METER.
Owner: NOEL TUAZON DECLINES, OF
LEGAL AGE, FILIPINO, SINGLE
Address: UNIT 7 PHASE 2 DLAYA
EXECUTIVE TOWNHOMES,
15TH AVENUE, MURPHY, QUEZON CITY

All sealed bids must be submitted to the undersigned
on the aforementioned date and time.

In the event the Public Auction should not take place
on the said date, it shall be held on **April 16, 2026** at the
same time and place without further notice.

Iloilo City, Philippines, **December 02, 2025.**

(SGD.) LENY GEMMA P. CASTILLO
Sheriff-in-Charge
09283358725

(SGD.) ATTY. GERRY D. SUMACULUB
Clerk of Court VII & Ex-Officio Sheriff

WARNING:

It is absolutely prohibited to
remove, deface or destroy this
Notice of Sale on or before the
Date of sale, under penalty of law.



Republic of the Philippines
Province of Iloilo
Municipality of San Dionisio
OFFICE OF THE SANGGUNANG BAYAN
Email: sbsandionisio@gmail.com
Cell No. 0917 127 5840

AN ORDINANCE ADOPTED DURING THE REGULAR SESSION OF THE SANGGUNANG BAYAN HELD AT THE SESSION HALL OF THE LEGISLATIVE BUILDING, SAN DIONISIO, ILOILO ON MAY 20, 2025 AT 10:00 A.M.

| | | |
|-----------------------|---|--|
| PRESENT: | Hon. Erma A. Perez Hon. Cherry Lyn T. Jacomina Hon. Kim Richard T. Hechanova Hon. Rufino B. Alkonga Hon. Tessie P. Villanueva Hon. Joseph Rhoel P. Bajada Hon. Christian Paul A. Lopez Hon. Maria Bernadeth T. Sevigan | Municipal Vice Mayor & Presiding Officer SB Member SB Member SB Member SB Member SB Member SB Member SK President/Ex-Officio Member |
| On OFFICIAL BUSINESS: | Hon. Rommel P. Lucero | Liga President/ Ex-Officio Member |
| ABSENT: | Hon. Herjhun A. Albania Hon. Jeff D. Albania | SB Member SB Member |

MUNICIPAL ORDINANCE NO. 05-2025

REVISED ZONING MUNICIPAL ORDINANCE OF THE MUNICIPALITY OF SAN DIONISIO, ILOILO AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Republic Act (R.A) No. 7160, otherwise known as the Local Government Code of 1991, provides that local government units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plans (CLUP) which shall be the primary and dominant bases for the future use of land resources;

WHEREAS, R.A No. 7160 likewise mandates the Sangguniang Bayan as the legislative body of the municipality to enact a Zoning Ordinance that is in consonance with the approved CLUP, subject to existing laws, rules and regulations;

WHEREAS, the Zoning Ordinance, which carries the force of law, is considered a major regulatory instrument for plan implementation that embodies, among others, regulations affecting uses allowed within each land use category, district or zone identified in the Comprehensive Land Use Plan (CLUP) and the conditions whereby other uses may be permitted;

WHEREAS, the local governments are mandated to ensure the mainstreaming of disaster risk reduction and climate change in development processes such as policy formulation, socio - economic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land use and urban planning, and public infrastructure and housing;

NOW THEREFORE, on motion of Hon. Kim Richard T. Hechanova, duly seconded by Hon. Rufino B. Alkonga;

BE IT ORDAINED BY THE SANGGUNANG BAYAN OF THE MUNICIPALITY OF SAN DIONISIO, PROVINCE OF ILOILO IN SESSION ASSEMBLED THAT:

Article I. TITLE OF THE ORDINANCE

Section 1. Title of the Ordinance.

This Ordinance shall be known as the “*REVISED ZONING MUNICIPAL ORDINANCE OF THE MUNICIPALITY OF SAN DIONISIO, ILOILO AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.*”

Article II. AUTHORITY AND PURPOSE

Section 2. Authority.

This Ordinance enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Section 447, “Authorizing the Municipality, through the Sangguniang Bayan, to adopt a Zoning Ordinance subject to the provisions of existing laws” and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8550 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, and Executive Order No. 72.

Section 3. Purposes.

The ZO is enacted for the following purposes:

- Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the municipality;
- Guide, control and regulate the growth and development of public and private lands in the Municipality of San Dionisio in accordance with its Comprehensive Land Use Plan (CLUP);
- Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation;
- Enhance the character and stability of residential, commercial, industrial, institutional, agricultural, open space and other functional areas within the Municipality of San Dionisio and promote the orderly and beneficial development of the same; and
- Ensure the protection and sustainability of the environment taking into consideration climate change adaptation in synergy with disaster risk reduction and management, principles of biodiversity in all development processes.

Section 4. General Zoning Principles.

These Zoning regulations are based on the principles provided for in the approved Comprehensive Land Use Plan of the municipality as per SB Resolution No. 32-2025 dated May 20, 2025 as follows:

- The Ordinance reflects the municipality’s vision to be.” **An economically stable Agri-Fishery center and naturally attractive gateway of Northern Iloilo’s eco-tourism, with well-preserved environment and resilient built areas by law abiding, responsible, bayanihan-oriented and God-loving communities, with firm, democratic leaders and pro-people legislative measures”;**
- The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
- The Ordinance gives the free market the maximum opportunity to spur the municipality’s development within a framework of environmental integrity and social responsibility;
- The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
- The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the municipality continually face;
- The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;

- The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in criteria development decisions; and
- The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community’s common good.

Article III. DEFINITION OF TERMS

Section 5. Definition of Terms.

The definition of the terms used in this Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code, Climate Change Act of 2009, Disaster Risk Reduction and Management of 2010 and other Implementing Rules and Regulations promulgated by the Housing and Land Use Regulatory Board, now Department of Human Settlement and Urban Development (DHSUD). The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meaning indicated as follows:

- Absolutely Majority Vote**- means that the “in favor” votes represent more than 50 percent of the valid votes. This is also called the 50%+1 vote.
- Accessory Use** - pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).
- Actual Use** - refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.
- Adaptation** - the adjustment in natural or human systems in response to actual or expected climate stimuli or their effects, which moderates harm or exploits beneficial opportunities.
- Agriculture and Fisheries Modernization Act (AFMA)** - shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.
- Agricultural Activity**- per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.
- Agricultural Land** - per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.
- Agricultural Land Use Conversion** - per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
- Agricultural Zone (AGZ)** - an area within a municipality intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations.
- Agri-Industrial Zone (AgIndZ)** - an area within a municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
- Agri - Processing Activities** - refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/ or non-food products, pharmaceuticals and other industrial products.
- Agro - Forestry** - land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practice which is compatible with the cultural patterns of the local population.
- Allowable Uses** - uses that conform to those allowed in a specific zone.

14. Base Flood Elevation - the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the Department of Public Works and Highways (DPWH).

15. Base Zones - refers to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

16. Biodiversity/Conservation Overlay Zone (B/C- OZ) - an area in amunicipality which are determined to be “globally significant sites for biodiversity conservation” (DENR, Conservation International Philippines & Haribon Foundation for the Conservation of Nature).

17. Buffer/Greenbelt Zone (B/G-Z)– an area within the municipality that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/ nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

18. Building Height Limit (BHL) - per the National Building Code, this is “the maximum height to be allowed for buildings/structures...and shall be generally measured from the established grade line to the topmost portion of the proposed building/ structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/security authorities. “BHL is expressed as the number of allowable storey’s/floor above established grade and/or meters above highest grade.

19. Cemetery/ Memorial Park Zone (Cem/MP-Z) - an area in the municipality intended for the interment of the dead.

20. Certificate of Non-Conformance - certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.

21. Class “AA” Slaughterhouse/Abattoir - those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country.

22. Class “A” Slaughterhouse/Abattoir - those with facilities and procedures of minimum adequacy that the livestock and fowls slaughtered therein is suitable for distribution and sale only within the municipality where the slaughterhouse is located.

23. Climate Change- means a change of climate which is attributed directly or indirectly to human activity (such as the emission of greenhouse gases) that alters the composition of the global atmosphere in addition to natural climate variability observed over comparable time periods (United Nations Framework Convention on Climate Change).

24. Cockpit Zone (CPZ) - an area within the municipality intended for cockfighting or cockfighting derbies and its related activities.

25. Cockfighting - is the sport of pitting or evenly matching gamecocks to engage in an actual fight where bets on either side are laid. Cockfighting may also be formed as “cockfighting derby, pintakasi or tupada” or its equivalent terms in different Philippines localities.

26. Compatible Uses - different uses capable of existing harmoniously within a zone, e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

27. Comprehensive Land Use Plan - is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaption, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.

28. Comprehensive Development Master Plan (CDMP) - a unitary development plan/site plans that permits flexibility in planning/urban design, building/structure silting, complementary of building types and land uses, usable open spaces for general public uses services and business activities and the preservation of significant land features (NBC) and may also be referred to as a Master Development Plan.

29. Conflicting Uses - uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants.

30. Conforming Use - a use that is in accordance with the zone regulations as provided for this Ordinance.

31. Deed Restrictions - written agreements that place limitations on the use of property in order to maintain the intended character of a neighborhood.

32. Disaster - a serious disruption of the functioning of a community or a society involving widespread human, material, economic or environmental losses and impacts which exceeds the ability of the affected community or society to cope using its own resources. Disasters are often described as a result of the combination of: the exposure to a hazard; the conditions of vulnerability that are present; and insufficient capacity or measures to reduce or cope with the potential negative consequences. Disaster impacts may include loss of life, injury disease and other negative effects on human physical, mental and social well-being, together with damage to properties, destruction of assets, loss of services and economic disruption and environmental degradation.

33. Earthquake - a sudden and violent shaking of the ground, that may result to great destruction, as a result of movements within the earth’s crust or volcanic action.

34. Easement - open spaced imposed on any land use/activities sited long waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.

35. Established Grade - the finish ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.

36. Ecotourism - a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.” (Tourism Act and DENR AO 2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas).

37. Ecotourism Overlay Zone (ETM-OZ) - an area in the municipality intended for ecotourism uses.

38. Environmentally Constrained Areas- areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather and water-related, earthquake-induced, volcanic and erosion-related.

39. Environmentally Critical Areas (ECA) - refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1981, as follows:

- All areas declared by law as national parks, watershed reserves, wildlife preserve and sanctuaries;

- Areas set aside as aesthetic potential tourist spots;
- Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- Areas of unique historic, archaeological, or scientific interests;
- Areas which are traditionally occupied by cultural communities or tribes;
- Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity,etc.);
- Areas with critical slopes;
- Areas classified as prime agricultural lands;
- Recharge areas of aquifers;
- Water bodies characterized by one or any combination of the following conditions:
 - tapped for domestic purposes;
 - within the controlled and/or protected areas declared by appropriate authorities; and
 - which support wildlife and fishery activities.
- Mangrove areas characterized by one or any combination of the following conditions:
 - with primary pristine and dense young growth;
 - adjoining the mouth of major river systems;
 - near or adjacent to traditional productive fry or fishing grounds;
 - which act as natural buffers against shore erosion, strong winds and storm floods; and
 - on which people are dependent on their livelihood.
- Coral reef characterized by one or any combination of the following conditions:
 - with 50% and above live coralline cover;
 - spawning and nursery grounds of fish; and
 - which acts as natural breakwater of coastlines.

Proponents of Projects within ECAs are required to submit Initial Environmental Examinations to DENR Regional Offices. They may later be required by the DENR to submit an EIS, if necessary.

40. Environmentally Critical Projects (ECP) - refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981, as follows:

- a. Heavy industries
 - non-ferrous metal industries;
 - iron and steel mills;
 - petroleum and petro-chemical industries including oil and gas; and
 - smelting plants.
- b. Resource extractive industries
 - major mining and quarrying project;
 - forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing; and
 - fishery projects (dikes for/and fishpond development projects)
- c. Infrastructure projects
 - major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - major roads and bridges.
- d. Golf course projects
 - Proponents of ECPs are required to submit an EIS to the Environmental Management Bureau (EMB) of the Department of Environment and Natural Resources (DENR).

41. Environmental Impact Statement (EIS) System - pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

- a. Environmentally Critical Projects
- b. Projects located in Environmentally Critical Areas

42. Earthquake-Induced Landslide Overlay Zone (EIL-OZ) - an area or zone in the municipality that have been identified as highly susceptible to earthquake-induced landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.

43. Exception - a device which grants a property owner relief from certain provisions of this Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

44. Fish Cage Sub-Zone (FC- SZ) -an area or zone intended for the installation of fish cages within the municipal waters

45. Fisheries Code - shall refer to the Philippine Fisheries Code of 1998 (RA 8550).

46. Fish Pond Zone (FZ) - an area within the municipality intended for culture of bangus and other brackishwater fishes.

47. Fishpond - a land-based facility enclosed with earthen or stone material to impound water for growing fish (Fisheries Code).

48. Flood Overlay Zone (FLD-OZ) - an area in the municipality that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to development.

49. Flood Protection Elevation - the minimum elevation to which developments are required by this Ordinance to be elevated, with reference to the Base Flood Elevation, in order to be flood-proofed.

50. Floor Area Ratio or “FAR”- is the ratio between the gross floor area of the building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.

51. Foreshore Land Sub-Zone (FL- SZ) - an area within the Municipal Waters Zone of a municipality defined as a “string of land margining a body of water; the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of the wave wash at high tide usually marked by a beach scrap or berm” (Fisheries Code).

52. Forest Lands - “include the public forest, permanent forest or forest reserves, and forest reservations” (PD 1559, Further amending PD 705, otherwise known as the Revised Forestry Code of the Philippines, 1978).

53. Forest Zone (FZ) - an area or zone within the municipality which is intended primarily for forest purposes. This includes Forest Lands and areas outside of Forest Lands that are declared for forest

purposes by this Ordinance.

54. Forestry Code – refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.

55. General Commercial Zone (GCZ) – an area within the municipality intended for trading/ services/ business purposes.

56. General Institutional Zone (GIZ) – an area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

57. General Residential Zone (GRZ) – an area within the municipality intended principally for dwelling/ housing purposes.

58. General Institutional Zone (GIZ) – an area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

59. General Residential Zone (GRZ) – an area within the municipality intended principally for dwelling/ housing purposes.

60. Gross Floor Area (GFA) – the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:

- Office areas
- Residential areas
- Corridors
- Lobbies
- Mezzanine
- Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
- Rest rooms or toilets
- Machine rooms and closets
- Storage rooms and closets
- Covered balconies and terraces
- Interior walls and columns, and other interior features

But excluding:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present
- Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or jacuzzis, gardens, courts or plazas.

61. Ground Shaking – is a hazard created by the earthquakes and the trigger for other hazards such as liquefaction and landslides. It describes the vibration of the ground during the earthquake.

62. Ground Shaking Overlay Zone - an area or zone in the municipality that have been identified as highly susceptible to ground shaking and where specific regulations are provided in order to minimize its potential negative effect to developments.

63. Impervious Surface – type of man-made surface which does not permit the penetration of water.

64. Inland Fishery – the freshwater fishery and brackish water fishponds (Fisheries Code)

65. Innovative Design – introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development

66. Landslide Overlay Zone (LSD-OZ) – an area in the municipality that have been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.

67. Liquefaction – a process by which water-saturated sediment temporarily loses strength and acts like a fluid.

68. Liquefaction Overlay Zone (LIZ-OZ)- An area or zone in the municipalities that have identified as highly susceptible to liquefaction and where specific regulations are provided to minimize potential effect to developments.

69. Local Zoning Board of Appeals (LZBA) – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.

70. Locational Clearance (LC) – a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of this Ordinance.

71. Mangrove Sub-Zone (M-SZ) – an area in the Water Zone of the municipality defined as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps, or border of swamps” (Fisheries Code).

72. Mitigating Device – a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.

73. Shallow Water Sub-Zone (SW-SZ) – an area within the Water Zone of the municipality where only municipal fishing, as defined in the Fisheries Code, is allowed.

74. Non-Conforming Use – uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.

75. Notice of Non-Conformance – notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.

76. Official Zoning Map – a duly authenticated map delineating the different zones into which the whole municipality is divided.

77. Open Space (OS) – as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as forest, buffer/ greenbelts, parks and playgrounds.

78. Overlay Zones (OZ) – a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

79. Parks and Recreation (PR) Zone – an area designed for diversion/amusements and for the maintenance of ecological balance in the community.

80. Production Agricultural Sub-Zone (PDA-SZ) – an area within the Agricultural Zone of the municipality that are outside of NPAAAD and declared by the municipality for agricultural use.

81. Production Forest Sub-Zone (PTF - SZ) – an area or zone within the municipality which are “forestlands tended primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forest”. This includes

natural and man-made forests (DENR DAO 95-15).

Forest land available for timber and agro-forestry production, range lands for grazing and other forest lands special uses.

82. Protection Agricultural Sub-Zone (PTA-SZ) – an area within the Agricultural Zone of the municipality that include the NPAAAD which are “agricultural area identified by the Department of Agriculture through the Bureau of Soils and Water Management (BSWN) in coordination with the National Mapping Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”

83. Protection Forest – an area within the municipality that are forestlands outside of NIPAS obtained essentially for their beneficial influence on soil and water in particular and environment in general. (DENR DAO 95-15).

Areas wholly or partially covered with woody vegetation manage primarily for its beneficial effects on water, climate, soil aesthetic value and preservation of generic diversity.

84. Quarry Zone (QZ) – an area within the Mineral Land Zone of a municipality that are declared by the Director of Mines and Geosciences Bureau as having quarry resources such as but not limited to, andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass. (Mining Act).

85. Quarrying – shall mean the process of extracting, crushing, removing and disposing quarry resources found on or near the surface of private or public land.

86. Reclassification of Agricultural Lands – the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as embodied in the CLUP. (LGC and MGC 54).

87. Rezoning – a process of introducing amendments to or change in the text and maps of this Ordinance. It also includes amendment or change in view of reclassification under Section 20 of the LGC.

88. Seaweed Sub-Zone - an area or zone within the municipality intended for the propagation, plantation and growth of seaweeds.

89. Seagrass Sub -Zone - an area or zone within the municipal waters intended for the propagation and growth of all types of seagrass.

90. Slaughterhouse Zone (SZ) - an area or zone where livestock are slaughtered for their meat are sold for human consumption.

91. Socialized Housing - refers to the housing (programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

92. Socialized Housing Zone (SHZ) – shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.

93. Storm Surge Overlay Zone (SU - OZ) - is the abnormal rise in seawater level during a storm, measured as the height of the water above the normal predicted astronomical tide. The surge is caused primarily by a storm’s winds pushing water onshore.

94. Sustainable Urban Drainage System (SUDS) – a low impact system intended to drain surface water run-off through a series of collection, storage and cleaning stages before it is released back into the environment.

95. Tourism Zone (TZ)- are sites within the municipality endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure, and other wholesome activities.

96. UDHA – shall mean the Urban Development and Housing Act of 1992 or RA 7279.

97. Utilities, Transportation and Services Zone (UTS-Z) – an area in a municipality designated for a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium rise building/structure for low high intensity community support functions, e.g. terminals, inter-modals, multimodal, depots, power and water generation/distribution facilities, telecommunication, facilities, drainage/wastewater and sewerage facilities; solid waste handling facilities and the like. (NBC)

98. Variance – a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

99. Warehouse – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.

100. Water Code – shall mean the Water Code of the Philippines. (Presidential Decree 1067)

101. Water Zone (WZ) – an area within the municipality comprising bodies of water such as rivers, streams, seas, shoals, deltas, estuaries and foreshore.

102. Yard – as defined in the National Building Code, this is the required open space left between the outermost face of the building/ structure and the property lines, e.g. front, rear, right and left side yards. The width of the yard is the setback.

103. Zone/ Sub-Zone – an area within the municipality for specific land use as defined by man-made or natural boundaries.

104. Zoning Administrator/Zoning Officer – a municipal government employee responsible for the implementation/enforcement of this Zoning Ordinance.

105. Zoning Certificate – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

ARTICLE IV. ZONE CLASSIFICATIONS

Section 6. Division into Zones or Sub-Zones

To effectively carry out the provisions of this Ordinance, the municipality is hereby divided into zones or districts as shown in the Official Zoning Maps (Annex 2).

Section 7. Base Zones

The following are designated as Base Zones:

- 1. Forest Zone (FZ)**
 - Protection Forest Sub-Zones (PTF-SZ)
 - Production Forest Sub-Zones (PDF-SZ)

- 2. Agriculture Zone (AGZ)**

- Protection Agricultural Sub-Zone (PTA-SZ)
- Production Agricultural Sub-Zone (PDA-SZ).

3. Agri-industrial Zone (AgIndZ)

4. Municipal Waters Zone (WZ)

- A. Protection Water Sub-Zones
 - Marine Protected Area Sub-Zone (MPA- SZ)
 - Mangrove Sub-Zone (M-SZ)
 - Seagrass Sub-Zone (SG-SZ)
 - Foreshore Land Sub-Zone (FL-SZ)
- B. Production Water Sub-Zones
 - Shallow Water Sub-Zone (SH-SZ)
 - Seaweeds Sub-Zone (SW-SZ)
 - Fish Cage Sub-Zone (FC-SZ)
 - Fishpond Sub-Zone (FP-SZ)

5. General Residential Zone (GRZ)

6. Socialized Housing Zone (SHZ)

7. General Commercial Zone (GCZ)

8. General Institutional Zone (GIZ)

9. Parks and Recreation Zone (PRZ)

10. Cemetery/Memorial Park Zone (Cem/MPZ) Zone

11. Quarry Zone (QZ)

12. Easement Zone (EZ)

13. Utilities, Transportation and Services Zone (UTS-Z)

14. Ecological Solid Waste Management Center Zone (ESWMC-Z)

15. Cockpit Zone (CZ)

16. Slaughterhouse (SZ)

17. Tourism Zone (TZ)

Section 8. Overlay Zones

- The following are designated as Overlay Zones:
1. Landslide Overlay Zone (LSD-OZ)
 2. Flood Overlay Zone (FLD-OZ)
 3. Storm Surge Overlay Zone (SS-OZ)
 4. Ecotourism Overlay Zone (ETM-OZ)
 5. Biodiversity/Conservation Area Overlay Zone (BC-OZ)
 6. Liquefaction Overlay Zone (Lq – OZ)
 7. Ground Shaking Overlay Zone (GS – OZ)
 8. Earthquake- Induced Landslide Overlay Zone (EIL – OZ)

Section 9. Zoning Maps

It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps (Annex 2) of the Municipality of San Dionisio showing locations and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established.

Section 10. Zone Boundaries

The locations and boundaries of the above-mentioned various zones into which the Municipality of San Dionisio has been subdivided are identified and specified in Annex 3 of this Ordinance.

Section 11. Interpretation of Zone Boundaries

- The following rules shall apply in the interpretation of the boundaries indicated on the Official Zoning Maps:
- Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the streets or highways right-of-way lines shall be construed to be the boundaries.
 - Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
 - Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
 - Where the boundary of a zone follows a stream or other bodies of water, said boundary line should 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.
 - Where a lot of one ownership, as of record the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
 - Where zone boundaries are indicated by Lot Parcels or said to be one-lot deep, this should mean that the said zone boundaries are defined by the parcellary subdivision existing at the time of the passage of this Ordinance.
- The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

ARTICLE V. ZONE REGULATIONS

Section 12. General Provision

Zone regulations refer to Use and Building Regulations as described below:

a. Allowable Uses

The uses enumerated in the succeeding sections are not exhaustive nor all inclusive. The Local Zoning Board of Appeals (LZBA) may allow other uses subject

to the requirements of the Mitigating Devices provision of this Ordinance.

b. Building Regulations

Building regulations specify whether buildings/structures may be allowed in specific zones/sub-zones. When allowed, buildings//structures shall be designed, constructed and operated in accordance with the requirements of each zone's/sub-zone's governing authority as well as the relevant provisions of the National Building Code (NBC) and this Ordinance.

In certain zone, the design of buildings/structures may also be regulated by this Ordinance according to Building Height Limit in consonance with NBC and to architectural design to ensure harmony with the desired character of the zone in consideration.

Section 13. Regulations in Base Zones

Base Zones refer to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

Section 13.1 Regulations in Forest Zone

The Forest Zone includes the Protection Forest and Production Forest. The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and specific proclamations of Forest Reservations, and related issuances as well as with approved Municipal Forest Land Use Plan (FLUP).

Section 13.1.1 Protection Forest Sub-Zone

Protection Forest is an area within the municipality that are forestlands outside of NIPAS obtained essentially for their beneficial influence on soil and water in particular and environment in general. (DENR DAO 95-15)

Areas wholly or partially covered with woody vegetation manage primarily for its beneficial effects on water, climate, soil aesthetic value and preservation of generic diversity.

- a. Allowable Uses
 - Reforestation
- b. Building Regulations
 - No permanent buildings or structures are allowed.

Section 13.1.2 Production Forest Sub-Zone

An area within the municipality which are forestlands tended primarily for the production of timber. These areas are below 50% slope or less than 1,000 meters in elevation. This includes natural and man-made forest.

- a. Allowable Uses
 - Agro-forestry
 - Ecotourism
- b. Building Regulations
 - No permanent buildings or structures are allowed.

Section 13.2 Agricultural Zone

The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations (AFMA). This include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by the municipality.

Regulations shall be in accordance with AFMA, CARL, Republic Act 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 13.2.1 Protection Agriculture Sub-Zone

Per the AFMA, this include the Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD) which are "agricultural areas identified by the Department of Agriculture through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth."

a. Allowable Uses/Activities:

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco etc.
- Silviculture, mushroom, culture and the like
- Pastoral activities such as goat and cattle raising
- Fishpond activities
- Backyard raising of livestock and fowl provided that
 - For livestock-maximum of 1 sow and 10 heads
 - For fowl – a maximum of 500 heads
- Single-detached dwelling for units of landowners
- Customary support of facilities such as palay driers, rice threshers and storage bar and warehouses
- Ancillary dwelling units/farmhouses for tenants, fillers and laborers
- Engaging in home businesses such as dressmaking, tailoring. Baking.
 - Running a sari-sari store and the like provided that:
 - The number of persons engaged in such business/industry shall not exceed five inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - 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 the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, odor and electrical interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home industry classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; and
 - Such shall consider the provisions pertaining to customary accessory users, traffic and equipment as enumerated under Home Occupation

of this section.

b. Building Regulations

- When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the NBC and with the provisions of this ordinance.
- The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

Section 13.2.2 Production Agricultural Sub-Zone

This refers to areas that are outside of NPAAAD and declared by the Municipality for agriculture use.

- a. Allowable Uses/Activities:**
- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
 - Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
 - Silviculture, mushroom culture and the like
 - Pastoral activities such as goat raising and cattle fattening
 - Fishpond activities
 - Backyard raising of livestock and fowl, provided that:
 - For livestock – maximum of 1 sow and 10 heads
 - For fowl – a maximum of 500 heads
 - Rice/corn mill (single pass such as cono mill)
 - Rice/corn warehouses and solar dryers
 - Agricultural research and experimentation facilities such as breeding stations, fish farm, nurseries, demonstration farms, etc.
 - Plant nursery
 - Single-detached dwelling units of landowners
 - Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
 - Ancillary dwelling units/farmhouse for tillers and laborers
 - Engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in aresidential 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 the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odorsandelectrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
 - Home Industry Classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section * Class “A” slaughterhouse/abattoir

- b. Building Regulations**
- The Building Height Limit is 15.00 meters above established grade as provided in the National Building Code (NBC).
 - No planting of corn in areas that are highly susceptible to landslides and slopy areas unless there is sustainable land use management that restores ecological balance and reduces soil erosion, and no glyphosate herbicide introduced to be determined by the Municipal Agriculturist Office.

Section 13.3 Agri-Industrial Zone

These are areas within the municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

- a. Allowable Uses/Activities**
- Rice/corn mills
 - Rice/corn mill warehouse & solar dryers
 - Agricultural and/or agri-industrial research & experimentation facilities
 - Drying, cleaning, curing and preserving of meat and its by-products and derivatives
 - Drying, smoking and airing of tobacco
 - Flour mill
 - Cassava flour mill
 - Manufacture of coffee
 - Manufacture of unprepared animal feeds and other grain milling
 - Production of prepared feeds for animals
 - Cigar and cigarette factory
 - Curing and re-dying tobacco leaves
 - Miscellaneous processing of tobacco leaves n.e.c.
 - Weaving hemp textile
 - Jute spinning and weaving
 - Manufacture of charcoal
 - Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
 - Butter and cheese processing plants
 - Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
 - Other dairy products n.e.c.
 - Canning and preserving of fruits and fruit juice
 - Canning and preserving of vegetables and vegetable juices
 - Canning and preserving of vegetable sauces
 - Miscellaneous canning and preserving of fruit and vegetable n.e.c.
 - Fish canning
 - Patis factory
 - Bagoong factory
 - Processing, preserving and canning of fish and other seafood n.e.c.
 - Manufacture of desicoated coconut
 - Manufacture of starch and its products
 - Manufacture of wines from fruit juices
 - Vegetable oil mills, including coconut oil
 - Muscovado sugar mill
 - Cotton textile mill
 - Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
 - Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials
 - Other accessory uses incidental to agri-industrial activities

- Sugarcane milling (centrifugal and refined)
- Sugar refining
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouse
- Ancillary dwelling unit:/farmhouses for landowners. Tenants, tillers and laborers
- Poultry and Piggery (for other regulations refer to DHSUD IRR for locational clearance)
- Class “A” slaughterhouse/abattoir
- Class “AA” slaughterhouse/abattoir

b. Building Density and Bulk Regulations

The Building Height Limit is 15.0 meters above established grade as provided in the NBC.

Section 13.4 Regulations in Municipal Waters

Per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which include not only streams, inland bodies of water and tidal waters within the municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters (boundary delineation defined in the Fisheries Code).

Regulations shall be in accordance with the Fisheries Code, Presidential Decree No. 1067 or the Water Code of the Philippines, Republic Act No. 9275 or the Philippine Clean Water Act of 2004 and related issuances.

Section 13.4.1 Protection Water Sub-Zones

Section 13.4.1.1 Marine Protected Area Sub-Zone

Per the Fisheries Code, these are designated areas where fishing and other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted.

- a. Allowable Uses/Activities:**
- Regeneration of marine life
- b. Building Regulations:**
- No permanent buildings or structures are allowed.

Sections 13.4.1.2 Mangrove Sub-Zone

Per the Fisheries Code and approved Municipal Fishery Ordinance, this zone is characterized as a community of intertidal plantsincluding all species of trees, shrubs, vines and herbs found on coasts, swamps or border of swamps.

- a. Allowable Uses/Activities:**
- Mangrove plantations
 - Educational and Research Studies
 - Aquasilviculture
 - Shell Culture
 - Ecotourism
 - Mangrove Nurseries
- b. Building Regulations**
- No permanent buildings or structures are allowed

Section 13.4.1.3 Seagrass Sub-Zone

- a. Allowable Uses/Activities:**
- Seagrass propagation
 - Ecotourism
- b. Building Regulations:**
- No permanent buildings or structures are allowed.

Section 13.4.1.4 Foreshore Land Sub-Zone.

This refers to the foreshore areas exposed during low tide. No person shall be licensed to fish or any purposes within the municipal zone unless he/she is duly registered in the Registry of Fisherfolks.

- a. Allowable Uses/Activities:**
- Shell Gathering
 - Shell Culture
 - Mussel and Oyster Culture
 - Mangrove Nurseries
 - Research Activities
 - Mangrove Plantation
- b. Building Regulations:**
- No permanent building and structures are allowed.

Section 13.4.2 Production Water Sub-Zones

Section 13.4.2.1 Shallow Water Sub-Zone

An area within the Water Zone of the municipality where only municipal fishing, as defined in the approved Municipal Fishery Ordinance, is allowed. This also refers to the area with a water depth of 0.5 to 10 meters during lowest tide.

- a. Allowable Uses/Activities:**
- Fishing using motorized and non-motorized fishing vessel
 - Shallow water fish corral
 - Fish Shelter
 - Stationary Lift Net
 - Crab Pots
 - Fish Pots
 - Cast Nets
 - Push Nets (for catching hipon)
 - Culture of mussels and oysters, seaweeds
 - Recreational Fishing
 - Bangus Fry Gathering
 - Floating cottages
 - Gleaning
 - “Panulo”
- b. Building Regulations:**
- No permanent buildings or structures are allowed.

Section 13.4.2.2 Seaweeds Sub-Zone

- a. Allowable Uses/Activities:**

- Seaweeds plantations
- Educational and Research Studies
- Seaweeds nurseries
- Ecotourism

- b. Building Regulations:**
- No permanent buildings or structures are allowed.

Section 13.4.2.3Fish Cage Sub-Zone

- a. Allowable Uses/Activities:**
- Fish Cage
 - Floating Cottage
 - Fish Pens

- b. Building Regulations:**
- No permanent buildings or structures are allowed.

Section 13.4.2.4 Fishpond Zone

An area within the municipality intended for the culture of bangus and other brackish water fishes.

- a. Allowable Uses:**
- Aquaculture and agriculture
 - Breeding of bangus and other fish species
 - Educational and Research Studies

- b. Building Regulations:**
- No permanent buildings or structures are allowed

Section 13.5. Quarry Zone

An area within the Mineral Land Zone of the municipality that are declared by the Director of Mines and Geosciences Bureau as having quarry resources such as but not limited to andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass. (Philippine Mining Act).

- a. Allowable Uses/Activities:**
- Quarrying or the process of extracting, crushing, removing and disposing quarry resources found on or underneath the surface of private or public land public land
- b. Building Regulations:**
- Except for duly-approved small scale mining related structures, no other permanent buildings or structures are allowed.
 - When allowed, buildings and structures shall be designed and constructed in accordance with the requirements of the governing authority, NBC and with the provisions of this Ordinance.
 - Subject to Joint Ocular Inspection to be conducted by DENR, MGB, and other partner agencies prior to the issuance of the Sangguniang Bayan Resolution endorsing to the CENRO the legislative measure of barangay interposing no objection to any quarry operation application.
 - For buildings and structures, clearance from the Mines and Geosciences Bureau is a requirement prior to the issuance *of locational clearance*.
 - Only those areas below 18% slope in conformity with DENR provisions and Mining Act PD 705 and RA 7942.

Section 13.6 Regulations in General Residential Zone

- a. Allowable Uses/Activities:**
- Single-detached dwelling units
 - Semi-detached family dwelling units, e.g. duplex
 - Townhouses
 - Apartments
 - Residential condominium
 - PD 957 Subdivisions and Condominiums
 - Boarding houses
 - Dormitories
 - Pension houses
 - Hotel apartments or apartels
 - Hotels
 - Museums
 - Libraries
 - Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - 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 the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
 - Home Industry classified as cottage industry, provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/ non-hazardous as provided in this Ordinance
 - Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/ process under Home Occupation of this section
 - Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
 - Parks and Open Spaces
 - Nursery/ Elementary school
 - High school
 - Vocational school
 - Tutorial services

- Sports club
- Religious Use
- Multi-purpose/Barangay Hall
- Clinic, nursing and convalescing home, health center
- Plant nurseries
- Parking buildings (above ground/underground)
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

- b. Building Regulations:**
- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
 - Any building or structure that is 12 meters high and above should submit a structural plan duly signed by a Structural Engineer and a soil analysis for evaluation by the Municipal Engineering Office, prior to the issuance of the locational clearance.
 - Subject to other applicable laws or ordinances

Section 13. 7 Regulations in Socialized Housing Zone

An area within the municipality designated to housing programs and projects covering houses and lots or home lots only undertaken by the government or the private sector for the underprivileged and homeless citizens. (UDHA)

- a. Allowable Uses:**
- All uses allowed according to the provisions of BP 220.

- b. Building Density and Bulk Regulations:**
- Applicable provisions of BP 220.

Section 13.8 Regulations in General Commercial Zone

An area within a city or municipality intended for trading/ services/ business purposes.

- a. Allowable Uses**
- All uses allowed in all Residential Zones.
 - Offices
 - Wholesale stores
 - Wet and dry markets
 - Shopping center, malls and supermarkets
 - Retail stores and shops like:
 - Department store
 - Bookstore and office supply shop
 - Home appliance store
 - Car shop
 - Photo shop
 - Flower shop
 - Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
 - Drugstores
 - Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries - Supermarkets
 - Convenience stores
 - Product showroom/ display store

- Warehouse/ storage facility for non-pollutive/ non-hazardous finished products
- Personal Service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage, and facial clinics
 - Dressmaking and tailoring shops

- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/ video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Recreational center/ establishments like:
 - Movie house/ theater
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Stadium, coliseum
 - Gymnasium
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Plant nurseries
- Restaurants and other eateries
- Bars cocktails, sing – along lounges, bistros, pubs, beer gardens, disco, dance halls
- Vocational/ technical schools
- Special Education (SPED) school
- Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory

- Pension house
- Motel
- Condotel
- Libraries/ museums
- Exhibit halls
- Convention centers and related facilities
- Financial institutions/ services like:
 - Banks
 - Stand – alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- Courier services
- Security agencies
- Janitorial services
- Travel Agencies
- Business Process Outsourcing services
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/ underground)
- Transportation terminals/ garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Machinery display shop/ center
- Gasoline/ filling stations/ service stations/Technology Solution Retail Outlet (TSRO)
- Vehicle emission testing center
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Glassware and metal ware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/ typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply depots
- Gravel, and sand stores
- Lumber/ hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/ contractors
- Funeral parlors (all categories)
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory – manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Machinery display shop/ center
- Welding shop
- Machine shop service operation (repairing/ rebuilding or custom job orders)
- Medium scale junk shop
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/ quarters
 - Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses
 - Other commercial activities not elsewhere classified

b. Building Regulations

- Per the relevant provisions of the latest edition of the NBC.
- Subject to national locational guidelines and standards of concerned agencies
- Any building or structure that is 12 meters high and above should submit a structural plan duly signed by a Structural Engineer and a soil analysis for evaluation by Municipal Engineering Office, prior to the issuance of the locational clearance.
- No junk shop shall be allowed along National Road unless situated at least 25 meters away from the road legal easement.
- The gasoline filling station shall be located at least five hundred (500) meters from the municipal building. It shall be located at least 200 meters from the nearest schools, hospitals, and other similar institutions. It shall be located at least 200 meters away from another gasoline station.
- Firewalls should be provided higher than its storage facility in cases where flammable materials and chemicals are kept in storage facilities.
- Video games, restaurants with KTVs, and nightclubs should be situated 200 meters away from school premises.
- Welding shops and other related activities should be situated not less than 200 meters from the municipal building and 100 meters from residential and institutional areas.

Section 13.9 Regulations in General Institutional Zone

An area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

a. Allowable Uses

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers

- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lot/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

b. Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The Building Height Limit: 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 13.10 Regulations in Parks and Recreation Zone

An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

a. Allowable Uses:

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
- Ball courts, skating rinks and similar uses
- Memorial/ Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/ facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

b. Building Density and Bulk Regulations:

- Per relevant provisions of the NBC and this ordinance
- Building Height Limit: 15 meters above highest grade
- Subject to national locational guidelines and standards of concerned agencies

Section 13.11 Regulations in Cemetery/ Memorial Park Zone

a. Allowable Uses:

- Memorial Parks
- Cemetery
- Columbarium
- Crematorium
- Ossuary
- Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

b. Building Density and Bulk Regulations:

- Per relevant provisions of the NBC and this Ordinance
- The building height limit is 15 meters above highest grade as provided in the NBC
- Subject to DHSUD Rules and Regulations for Memorial Parks and Cemeteries and other applicable guidelines/standards of concerned agencies
- Subject to national locational guidelines and standards of concerned agencies
- The development shall not be located along the National Highway
- The development shall be situated beyond a radius of fifty (50) meters from residences.
- The development shall be located or shall provide for an easement or buffer zone of at least of fifty (50) meters away from actual or potential ground water sources, banks of rivers or other bodies of water adjoining the same.

Section 13.12 Regulations in Ecologicsl Solid Waste Management Center Zone

a. Allowable Uses:

- Material Recovery Facility (MRF)
- Vermi-culture Composting
- Tree Plantation
- Tree nurseries
- Waste Recycling/Diversion
- Waste Shredder/Pulverizer

b. Building Density and Bulk Regulations

- Building Height Limit: 6 meters above highest grade
- Subject to national locational guidelines and standards of concerned agencies

Section 13.13 Utilities, Transportation and Services Zone

An area in the municipality designated for a “range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g. Terminals, inter-modals, multi-modals, depots, power and water generation/ distribution facilities, telecommunication facilities, drainage/wastewater handling facilities and the like”. (NBC)

a. Allowable uses:

- Roads
- Motorpool
- Cell Sites
- Bus/PUJs terminal
- Power Lines
- Power and Water Provider Offices
- Power Plants (solar, windmill, hydro, geothermal etc.)
- Climate monitoring facilities
- Rain water harvesting and treatment facility
- Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants] accessory
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarter
 - Offices
 - Parking lots/garage facilities

- Eateries/canteens
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

b. Building Density and Bulk Regulations:

- Per relevant provisions of the NBC and this Ordinance.
- The Building Height is fifteen (15) meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 13.14 Cockpit Zone

An area within the municipality intended for cockfighting or cockfighting derbies and its related activities. Regulations shall be in accordance with PDs 449 and 1802.

a. Allowable Uses

- Cockpit Arena
- Customary accessory uses incidental to any principal uses such as but not limited to:
 - Garage
 - Guardhouse
 - Pump Houses
 - Generator houses
 - Parking Area

b. Building Regulations:

- Per the relevant provisions of the NBC
- Cockpit must be situated at a distance of 200 to 500 meters from the national highway

Section 13.15 Slaughterhouse Zone

a. Allowable Uses:

- Class “A” slaughterhouse/abattoir

b. Building Regulations:

- As per relevant provisions of NBC
- Subject to national guidelines and standards of concerned agencies

Section 13.16 Easement Zone- An open space imposed on any land use/activities sited along with waterways pursuant to the provisions of the Water of Code of Philippines: 3 meters (urban uses), 20 meters (agricultural) and 40 meters (forest).

a. Allowable Uses/Activities

- Recreation
- Fishing
- Trees plantation/growing
- Riverbank protection

b. Building Regulations:

- No other permanent buildings or structures are allowed.
- Other activities/uses shall be subjected to an environmental impact assessment prior to the approval of its use.

Section 13.17Tourism Zone (TZ)

No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT) Guidelines and standards.

a. Allowable Uses:

- Agri-tourism
- Resort areas, e.g. beach/mountain resort including accessory uses
- Theme Parks
- Heritage and historical sites
- Other related activities such as tree parks and botanical gardens
- Tourism accommodation such as:
 - Cottages
 - Lodging Inns
 - Restaurants
 - Home stays
- Souvenir shops
- Open Air or outdoor sports activities
- Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
- Parking areas

b. Building Regulations:

- Per the relevant provisions of the NBC and DENR and other concerned national government agencies.

Section 14. Regulations in Overlay Zones.

A “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses; building density and bulk and building/structure design that are deemed necessary to achieve the objectives for the Overly Zone.

Section 14.1 Landslide Overlay Zone

Objective:

LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence and to protect lives and properties from its impacts.

a. Allowable Uses:

- Allowable uses shall be as provided in the Base Zone, subject to the additional regulations that may be approved by the municipality.

b. Building Density and Bulk Regulations:

- The Maximum Allowable Percentage of Site Occupancy (MAPSO) (defined in the NBC as the area of ground coverage of Allowable Maximum
- Building Footprint), expressed as a percentage of the total lot area, shall be:
 - 20% for Parks and Recreation uses
 - 30% for all other uses/ activities

The MAPSO shall include all buildings and structures built or to be built on the lot.

- The Unpaved Surface Area (USA) of developments shall:
 - Not be less than 70% for Parks and Recreation uses
 - Not be less than 60% for all other uses/ activities

As defined in the NBC, USA is the “true open space which should be of exposed soil and planted.” The USA is located outside the building envelope.

c. Building/ Structure Design Regulations:

Site development shall be designed with consideration to avoiding/minimizing (1) risks that it will be affected by landslides; (2) its adverse impacts to the soil; (3) and risks that it will cause landslides to nearby areas/properties.

- Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities
- Appropriate slope, erosion and soil stabilization measures shall be applied, either through hard or soft engineering measures
- Indigenous and mature vegetation should be retained
- Natural drainage patterns should not be altered; and
- Use sustainable drainage systems to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

Section 14.2. Flood Overlay Zone

Objective:

FLD-OZ regulations are applied in areas that have been determined in the CLUP as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

a. Allowable Uses

- Allowable uses shall be as provided in the respective Base Zone, subject to the additional regulations that may be approved by the municipality.

b. Building Density and Bulk Regulations

- The Maximum Allowable Percentage of Site Occupancy (MAPSO): (70)% of TLA
- USA: not less than (30)% of TLA

c. Building/ Structure Design Regulations

- Buildings shall be made flood-proof through any or combination of the following means:
 - Raising the lowest floor line at or above the Flood Protection Elevation (FPE) as determined by the DPWH either through fill or by using stilts;
 - Providing roof decks that can be used for evacuation purposes;
 - Building utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than the FPE;
 - Natural drainage patterns should not be altered; and
 - Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

Section 14.3 Storm Surge Overlay Zone

Objective:

SS-OZ regulations are applied in areas that have been determined in the CLUP as storm surge-prone. The objective of the Storm Surge Overlay Zone is to protect lives and properties from the harmful effects of flood.

a. Allowable Uses:

- Allowable uses shall be as provided in the respective Base Zone, subject to the additional regulations that may be approved by the municipality.

b. Building Density and Bulk Regulations:

- MAPSO: (70)% of TLA
- USA: not less than (30)% of TLA

c. Building/ Structure Design Regulations:

- Buildings shall be made storm surge proof through any or combination of the following means:
- Raising the lowest floor line at or above the Flood Protection Elevation (FPE) as determined by the DPWH either through fill or by using stilts;
 - Providing roof decks that can be used for evacuation purposes;
 - Building utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than the FPE;
 - Natural drainage patterns should not be altered; and
 - Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that candecrease the flow and make productive use of storm water run-off.

For areas identified as high susceptibility to flood, landslide and storm surge, local government units through the Office of Building Administrator shall require project proponents to comply with the above provisions (Sections 13-1 to 13.3) before the issuance of a building permit.

Section 14.4 Ecotourism Overlay Zone

Objective:

The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

a. Allowable Uses:

- Accommodation facilities
- Boardwalks
- Dining Facilities
- Dive shops recreation/sports rental equipment shops
- Tourism-oriented retail shops (e.g. souvenirs, clothes, etc.)
- Foreign exchange shops/establishments
- Viewing Deck
- Hiking/Camping
- Trekking
- Mountain Biking

b. Building Density and Bulk Regulations:

- Ecotourism facilities such as resorts should have heights of no greater than 8 meters from the highest to roof apex
- The minimum setback of buildings from the inland foreshore is line is 40 meters
- The maximum building footprint shall be 40% of the total lot area.

c. Building/Structure Design Regulations:

- Ecotourism facilities such as resorts should be made of light indigenous materials.
- Designs should conform to the applicable standards of the Department of Tourism.
- Only single-detached or duplex structure shall be allowed.
- The freeboard elevation of buildings shall be 600 mm measured from the outermost building line facing the foreshore to the building's floor line.
- Buildings on stilts are encouraged.

- Electrical appliances should be raised with a minimum height of 600mm from each building’s finish floor line.
- The use of impermeable paving materials outside the building envelopes shall not be allowed.
- Only picket fences made of wood or bamboo and with heights no greater than 600mm shall be allowed.
- The use of firewall along property lines shall not be allowed.

Section 14.5 Biodiversity/Conservation Area OverlayZone

Objective:

The objective for this Overlay Zone is to ensure that areas having high biodiversity are protected.

a. Allowable Uses

- Only scientific studies which do not involve gathering of species or any alteration in the area is allowed.

b. Building Density and Bulk Regulations

- No buildings/structures shall be allowed.

c. Other Regulations

- The gathering of natural and historical artifacts shall not be allowed.

Section 14.6 Liquefaction Overlay Zone (LQ-OZ)

Objective:

LQ-OZ regulations are applied in areas that have been determined in the CLUP as moderately to highly susceptible to liquefaction. The objective of the Liquefaction Overlay Zone is to protect lives and properties from the harmful effects of liquefaction..

Allowable Uses:

- Allowable uses shall be as provided in the respective Base Zone, subject to the additional regulations that may be approved by the municipality.

Conditional Uses

- Structures are allowed provided they shall:
- Conduct geo-testing to verify soil suitability
- Employ soil mitigation such as engineered fill if found necessary
- Employ structural mitigation such as mat foundation or piles

Building Density and Bulk Regulations:

- MAPSO: (70) % of TLA
- USA: not less than (30) % of TLA

Building/ Structure Design Regulations:

- Buildings shall be made liquefaction- proof through any or combination of the following means:
- Natural drainage patterns should not be altered; and
- Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of stormwater run-off.
- Buildings and structures exceeding two-storey shall submit additional requirements for the approval of the MunicipalEngineer as an additional requirement for a Locational Clearance
- The Office of Building Administrator shall require project proponents to comply with the above provisions before the issuance of a building permit.

Section 14.7Ground Shaking Overlay Zone

Objective:

GS-OZ regulations are applied in areas that have been determined in the CLUP as susceptible to intensity VII ground shaking. The objective of the Ground Shaking Overlay Zone is to protect lives and properties from the harmful effects of ground shaking.

Allowable Uses:

- Allowable uses shall be as provided in the respective Base Zone, subject to the additional regulations that may be approved by the municipality.

Conditional Uses

- Developments are allowed, provided the they shall:
- Conduct geo-testing to verify soil suitability
- Employ mitigation such as engineered fill if found necessary
- Employ structural mitigation such as mat foundation or piles as needed
- Government regulation on ground water use must be followed

Building Density and Bulk Regulations:

- MAPSO: (70) % of TLA
- USA: not less than (30) % of TLA

Building/ Structure Design Regulations:

- Buildings shall be made ground shaking- proof through any or combination of the following means:
- Buildings and structures exceeding two-storeys shall submit additional requirements for the approval of the Municipal Engineer as an additional requirement for a Locational Clearance
- Natural drainage patterns should not be altered; and
- Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of stormwater run-off.
- The Office of Building Administrator shall require project proponents to comply with the above provisions before the issuance of a building permit.

Section 14.8 Earthquake Induced Landslide Overlay Zone.

Objective:

EIL-OZ regulations are applied in areas that have been determined in the CLUP as moderately to highly susceptible to earthquake induced landslide. The objective of the Earthquake Induced Landslide Overlay Zone is to protect lives and properties from the harmful effects of earthquake induced landslides.

Allowable Uses:

- Allowable uses shall be as provided in the respective Base Zone, subject to the additional regulations that may be approvedby the municipality.

Prohibited Use:

- This zone is designated as a “no dwelling zone” which means that no house or structure for human dwelling is allowed within this zone.
- Critical and lifeline facilities such as hospitals, fire stations, and evacuation centers shall not be allowed within this zone.
- Mining and quarrying are prohibited within this zone.

Building Density and Bulk Regulations:

- MAPSO: (70) % of TLA
- USA: not less than (30) % of TLA

Building/ Structure Design Regulations:

- Buildings shall be made earthquake induced landslide -proof through any or combination of the following means:
- Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities;
- Appropriate slope, erosion, and soil stabilization measures shall be applied, either through hard or soft engineering measures;
- Indigenous, and mature vegetation should be retained;
- Natural drainage patterns should not be altered; and
- Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of stormwater run-off.
- The Office of Building Administrator shall require project proponents to comply with the above provisions before the issuance of a building permit.

Section 15. Supplementary Regulations

Section 15.1. Filling Stations or Fuel Stations

- The station and the number of stations shall comply with the standards set by the Department of Energy and Bureau of Fire Protection.
- The stations shall not constitute safety hazards to nearby residences or residential communities.
- The station premises shall not be used for overnight parking of trucks and transport vehicles.
- The station premises shall not be used for mechanical and body work and other related services.
- The stations shall have adequate firefighting equipment.
- Major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics that are greater than normally found in service stations shall not be included.

Section 15.2. Technology Solution Retail Outlet (TSRO)

- A distance of 1 km shall be maintained from another retail outlet shall be strictly observed.
- Shall conform with the provisions of the Department of Energy and Bureau of Fire Protection.

Section 15.3. For Crushers, Classifiers, Washers and Batching Plant

- Must be at least 500 meters away from any existing and proposed residential area, school buildings, churches, or any other institutional buildings.
- Must be at least 200 meters away from the national highway.
- Must conform with the regulations set forth under its governing laws and regulations.

Section 15.4. For Computer Shops/Internet Cafés

- Internet cafés and cyber stations that offer online or offline and single- or multi-player games shall be located beyond a radius of 500 meters from the nearest nursery school / kindergarten / pre-schools / day care centers / primary schools, elementary schools and high schools.

Section 16. Zoning Incentives.

Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/ DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems.

Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

ARTICLE VI. GENERAL REGULATIONS

Section 17. Height Regulations.

Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP). Exempted from the imposition of height regulations in residential zones are the following: towers, church, steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the CAAP.

Section 18. Area Regulations.

Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 957, “Subdivision and Condominium Buyers’ Protective Law” and its revised implementing rules and regulations
2. Batas Pambansa 220, “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations
3. RA 7279 – Urban Development and Housing Act
4. PD 1096 – National Building Code
5. PD 1185 – Fire Code
6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – DHSUD Town Planning and Zoning Program
10. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands
11. PD 705 or Revised Forestry Code – forestlands
12. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands
14. RA 7279 or Urban Development and Housing Act (UDHA) – socialized housing and settlements development
15. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas
16. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands
17. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones

- 18. RA 9593 or Philippine Tourism Act – tourism zones and estates
- 19. RA 9729 or Philippine Climate Change Act, as amended
- 20. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
- 21. RA 100121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
- 22. Other relevant guidelines promulgated by the national agencies concerned.
- 23. HLURB Locational Guidelines and CLUP Guidebook 2013 - 2014

Section 19. Easement.

Pursuant to the provisions of the Water Code, the banks of rivers and streams and the shores of the seas throughout their entire length within a zone of at least three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.

No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind. As required by the municipal government, road widening and road construction as well as other project that may be identified shall conform to the provision of the National Building Code.

Section 20. Buffer Regulations.

A minimum of four (4) meters buffer shall be provided along entire boundary length between two or more conflicting zones allocating two (2) meters from each side of the Zone/sub-Zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 21. Specific Provisions in the National Building Code

Specific provisions stipulated in the National Building Code (P.D. 1096), as amended there to, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Section 22. Advertising, Billboards and Business Signs

No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without Locational Clearance from the Zoning Administrator/ Zoning Officer. Locational Clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/Zoning Officer. Temporary signs and billboards for not more than two months may be allowed by the Zoning Administrator/Zoning Officer upon payment of corresponding fees to the Municipality. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than 60 days there from.

ARTICLE VII. PERFORMANCE STANDARDS

Section 23. Application of Performance Standards

The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments shall comply with the applicable performance standards which shall form part of the requirements for Locational Clearance.

These standards are by no means exhaustive or all inclusive. The Local Zoning Board of Appeals (LZBA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility. These shall be enforced through the Implementing Guidelines that is made part of this ZO.

Section 24. Environmental Conservation and Protection Standards

It is the intent of the ZO to protect the natural resources of the Municipality. In order to achieve this objective, all developments shall comply with the following regulations:

- 1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
- 2. Heavy water using industrial (e.g. soft drink bottling), recreational (golf courses, water theme parks and the like) and other facilities that will cause excessive and non-sustainable draw-out of groundwater shall not be allowed to locate within the Municipality unless the proponent proves that their water requirement will not be detrimental to the residents.
- 3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands or ponds shall not be altered, regraded, developed, piped, diverted or built upon;
- 4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
- 5. All developments shall undertake the protection of rivers, streams and ponds from sedimentation and erosion damage;
- 6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria
- 7. Identify additional Protected Area for Mangrove Conservation and Preservation
- 8. Formulation of Environmental code to include regulations on coastal waters
- 9. Formulate Coastal Resource Management Plan
- 10. Secure necessary permit such as CNC and/or ECC prior to actual implementation of the projects affecting the coastal waters.
- 11. Formulate an ordinance designating a specific area for fish landing in order to protect the seaweeds plantation and mangroves
- 12. Prohibit the disposal of waste along the coastal areas
- 13. Require owners of business establishments to have its own waste water treatment facility.

14. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;

15. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;

16. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;

17. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;

18. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.

19. Development that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.

20. Industrial processes/ activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.

Section 25. Agricultural Land Conservation and Preservation Criteria

Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the municipality shall not be prematurely re-classified. Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160 Authorizing municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

Applications for agricultural land re-classification approved by the municipality shall be submitted to the DHSUD/Sangguniang Panlalawigan for review and final approval.

Section 26. Network of Green and Open Spaces

The Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

- 1.All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.
- 2.Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws, these mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
- 3.Roof decks of all buildings shall be landscaped, as applicable.
- 4.Parking lots having at least 20 car parking slots shall be:
 - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
 - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

Section 27. Site Development Standards.

The municipality consider it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

- 1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
- 2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/ Zoning Officer prior to the granting of a Locational Clearance;
- 3.The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
- 4.Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
- 5.Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
- 6.Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
- 7.Fencing along roads shall be see-through Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

Section 28. Infrastructure Capacities

All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them. The Zoning Administrator shall require the following:

1. Drainage Impact Assessment Study

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public

markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

2. Traffic Impact Statement

Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/ garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator/ Zoning Officer, shall be required to submit the same.

ARTICLE VIII. MITIGATING DEVICES

Section 29. Deviation.

Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions exist:

1. Variances (deviation from applicable Bulk and Density Regulations, Building Design Regulations and Performance Standards). Variance may be allowed provided that proposals satisfy all of the following provisions:

- a.Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
- b.The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- c.The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- d.That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- e.The variance will be in harmony with the spirit of this Ordinance.

2. **Exceptions** (deviations from allowed use provisions). Exceptions may be allowed provided that proposals satisfy all of the following conditions:

- a.The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.
- b.The proposed project shall support economic based activities/ provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
- c.The exception will not adversely affect the appropriate use of adjoining properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or generating excessive noise and the like.
- d.The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

Section 30. Procedures for Evaluating Variances and/ or Exceptions.

The procedure for evaluating applications for Variances and/ or Exceptions is as follows:

1. The project proponent shall file a written application for Variance and/ or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
4. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.
5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

All expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

ARTICLE IX. ADMINISTRATION AND ENFORCEMENT

Section 31. Approved Zoning Maps.

The Approved Municipal Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

1. Office of the Municipal Mayor
2. Office of the Zoning Administrator
3. Municipal Planning and Development Office
4. Municipal Assessor's Office
5. Municipal Engineer's Office
6. Municipal Agrarian Reform Office
7. Municipal Agriculture's Office

Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials. These should similarly be printed in standard color codes and minimum dimensions of 1.20m x 1.20m.

Section 32. Locational Clearance.

All owners/developers shall secure Locational Clearance from the Zoning Administrator/Zoning Officer or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property/land located in Forest Lands, Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

Section 33. Projects of National Significance.

Based on established national standards and priorities, the DHSUD shall continue to issue Locational Clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Paragraph 2 Section 3a of EO 72)

Section 34. Major and/ or Innovative Projects.

The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, may seek the assistance of the DHSUD or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

Section 35. Subdivision Projects.

All owners and/ or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

Proposed subdivision projects shall prepare their respective Deed of Restrictions to include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of the Deed Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

Section 36. Environmental Compliance Certificate.

No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.

Section 37. Building Permit.

No Building Permit shall be issued by the Municipal Building Official without a valid Locational Clearance in accordance with this Ordinance.

Section 38. Business Permit.

The Business and Licensing Division shall require a Locational Clearance for new developments. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/ developer shall apply for a new Locational Clearance.

Section 39. Occupancy Permit.

No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/ Zoning officer that the building has complied with the conditions stated in the Locational Clearance.

Section 40. Validity of Locational Clearance.

Upon issuance of a Locational Clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non – use of LC within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/ developer shall apply for a new Locational Clearance.

Section 41. Notice of Non-Conformance.

Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

Section 42. Existing Non-Conforming Uses, Buildings and Structures.

The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of the Revised ZO, provided:

1. That no such non-conforming use shall be expanded 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 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 operation for more than one (1) year be again revived as non-conforming use.
- 3.A vacant/ idle building or structure may not be used for non-conforming activity;
- 4.That any non-conforming building/ structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
- 5.That should such non-conforming portion of any building/ 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.
- 6.That no such non-conforming use maybe moved to displace any conforming use;
- 7.That no such non-conforming use and/ or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
- 8.That should such use and/ or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
- 9.That such non-conforming use and/ or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
10. The owner of a non-conforming use and/ or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

Section 43. Responsibility for Administration and Enforcement.

This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

Section 44. Qualifications of the Zoning Administrator/ Zoning Officer.

The Zoning Administrator/ Zoning Officer should have at least five years relevant experience in the field of development planning, zoning and related fields and preferably with background in Architecture, Civil Engineering, Environmental Planning, or Law.

Section 45. Powers and Functions of a Zoning Administrator/ Zoning Officer.

Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following:

1. Enforcement
- a. Act on all applications for Locational Clearance.

b. Issuance of Notice of Non-Conformance to owners/ operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.

c. Monitor on-going/ existing projects and issue Notices of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the Revised ZO.

d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.

e. Coordinate with the Municipal Fiscal and or Municipal Legal Officer for other legal actions/ remedies relative to the foregoing.
2. Planning
- a. Coordinate with the Regional Office of the Department of Human Settlement and Urban Development (DHSUD)regarding proposed amendments to the Revised Zoning Ordinance prior to adoption by the Sangguniang Bayan.

Section 46. Complaints and Oppositions.
A complaint for violation of any provision of the Zoning Ordinance or any clearance or permit issued pursuant thereto shall be filed with the LZBA. Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

- Section 47. Functions and Responsibilities of the Local Zoning Board of Appeals.**
There is hereby created a LZBA which shall perform the following functions and responsibilities:
1. Act on applications of the following nature:

a. Variances

b. Exceptions

c. Non – Conforming Uses

d. Complaints and Oppositions to Application/s

2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator/Zoning Officer.

3. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.

4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

Section 48. Appeals to LZBA Decisions
Decisions of the LZBA shall be appealable to the Human Settlement Adjudication Commission (HSAC).

- Section 49.Composition of the Local Zoning Board of Appeals (LZBA)**
- The LZBA shall be composed of the following members:
1. Municipal Mayor as Chairman

2. Sangguniang Bayan Committee Chairperson on Infrastructure and Land Use

3. Municipal Legal Officer

4. Municipal Assessor

5. Municipal Engineer

6. Municipal Planning and Development Coordinator (if other than the Zoning Administrator/ Zoning Officer)

7. Municipal Environment and Natural Resources Officer/ Disaster Risk Reduction and Management Officer

8. Two (2) representatives of the private sector nominated by their respective organizations

9. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.
- The Municipal Planning and Development Office shall serve as the Secretariat to the LZBA. The LZBA may invite resource persons in support of the performance of its functions.

- Section 50. Review of the Zoning Ordinance**
The Local Zoning Review Committee (LZRC) is hereby created under the Municipal Development Council, to review the integrated ZO considering the CLUP, based on the following reasons:
1. Updating/ Revision of the CLUP

2. Introduction of projects of national and/ or local significance

3. Force majeure events with Municipal-wide land use implications

4. Petition for re-zoning/ re-classification with Municipal-wide implications

5. Increasing number of applications/ issuances invoking Variances and Exceptions

- Section 51. Composition of the Local Zoning Review Committee (LZRC)**
The Local Zoning Review Committee shall be composed of the following:
1. Sangguniang Bayan Committee Chairperson on Infrastructure and Land Use

2. Municipal Planning and Development Coordinator

3. Municipal Zoning Administrator/ Zoning Officer

4. Municipal Assessor

5. Municipal Legal Officer

6. Municipal Engineer

7. Municipal Environment and Natural Resources Officer/ Disaster Risk Reduction and Management Officer

8. Municipal Agriculturist

9. Municipal Agrarian Reform Officer

10. President, Liga ng mga Barangay

11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner’s associations, and academe.

12. Two (2) non-government and civil society organization representatives
- The Municipal Planning and Development Office shall serve as the Secretariat to the LZRC. The LZRC may invite resource persons in support of the performance of its functions.

- Section 52. Functions of the Local Zoning Review Committee.**
The Local Zoning Review Committee shall have the following functions:
1. Review the Zoning Ordinance for the following purposes:

- a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.

b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
2. Recommend to the Sangguniang Bayan necessary legislative amendments on the needed changes in the integrated ZOas a result of the review conducted.
3. Coordinate with DHSUD of the recommended changes to the revised zoning ordinance as a result of its review.

Section 53. Amendments to the Integrated ZO
Changes in the Integrated ZO, as a result of the review by theLZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out by a three-fourths (3/4) vote of all the members of Sangguniang Bayan. Any amendment shall take effect only after approval and authentication by Sangguniang Panlalawigan.

Section 54. Penalty
Any person or persons who violate any of the provisions of this Ordinance shall, upon conviction, be punished by a fine based on the Local Government Code of 1991, Revenue Code and other applicable laws or imprisonment of six (6) months, or both, at the discretion of the court. If the violation is committed by any juridical entity, the President, General Manager, or the individual entrusted with the administration thereof at the time of the commission of the violation shall be held responsible or liable thereof.

Section 55. Suppletory Effect of Other Laws and Decrees.
The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 56. Non-Diminution of National Standards.
The rules and standards provided in this Revised ZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

Section 57. Consistency between National and Local Plans, Programs and Projects.
Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the Integrated ZO.

Section 58. Separability Clause.
Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 59. Repealing Clause.
All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 60. Effectivity Clause.
This Zoning Ordinance take effect upon approval by the Sangguniang Panlalawigan (SP) and after compliance with the publication requirements of the Local Government Code.

ENACTED ON MAY 20, 2025 AT SAN DIONISIO, ILOILO.

I HEREBY CERTIFY TO THE CORRECTNESS OF THE ABOVE-QUOTED MUNICIPAL ORDINANCE.

(SGD.) ATTY. FRANCES PERL E. LUMAUAG-DE GUZMAN

Secretary to the Sangguniang Bayan

CERTIFIED AND ATTESTED TO BE DULY ADOPTED:

(SGD.) HON. ERMA A. PEREZ

Municipal Vice Mayor/Presiding Officer

CONCURRED:

(SGD.) HON. CHERRY LYN T. JACOMINA

SB Member

(SGD.) HON. KIM RICHARD T. HECHANOVA

SB Member

(SGD.) HON. RUFINO B. ALKONGA

SB Member

(SGD.) HON. HERJHUN A. ALBANIA

SB Member

(SGD.) HON. TESSIE P. VILLANUEVA

SB Member

(SGD.) HON. JOSEPH RHOEL P. BAJADA

SB Member

(SGD.) HON. CHRISTIAN PAUL A. LOPEZ

SB Member

(SGD.) HON. JEFF D. ALBANIA

SB Member

(SGD.) HON. ROMMEL P. LUCERO

Liga President/ Ex-Officio Member

(SGD.) HON. MARIA BERNADETH T. SEVIGAN

SK President/Ex-Officio Member

APPROVED:

(SGD.) HON. DARWIN E. BAJADA

Municipal Mayor

REPUBLIC OF THE PHILIPPINES
6th JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT & EX-OFFICIO SHERIFF
CJ Ramon Q. Avanceña Hall of Justice
Bonifacio Drive, Iloilo City
(033)3353190/rtc1iloocc@judiciary.gov.ph

FORECLOSURE NO. F-11367-25

For: Extra-Judicial Foreclosure of
Real Estate Mortgage under
Act No. 3135, as amended

BDO UNIBANK, INC.,
Mortgagee,

-versus-

**SPS. BOBBY J. BARRETO
AND LORNA A. TERRESTRE
BARRETO,**
Debtors/Mortgagors.

X-----X

RE-NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Foreclosure and Sale of Real Estate Mortgage under Act 3135, as amended, filed by **BDO UNIBANK, INC., (“Mortgagee”)**, a universal banking corporation duly organized and existing under the laws of the Republic of the Philippines, with office at 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City, against **SPS. BOBBY J. BARRETO AND LORNA A. TERRESTRE BARRETO (“Debtors/Mortgagors”)**, of legal age, Filipinos and with postal address/es at: **(1) Casanayan Pilar, Pilar, Capiz and (2) Lot 4, Block. 1, Road Lot 5 (Colorado St.,) Savannah Crest A Subdivision, Brgy. Abilay Norte, Oton, Iloilo Province**, to satisfy the mortgaged indebtedness which as of **March 21, 2025**, amounted to **FIVE MILLION TWO HUNDRED FIFTY-FIVE THOUSAND FORTY PESOS & 60/100 (Php5,255,040.60)** Philippine Currency, including interest, penalties, other charges besides the attorney’s fees and incidental expenses incurred for the foreclosure, the Ex-Officio Provincial Sheriff of Iloilo or his duly authorized deputy will sell at Public Auction on **March 26, 2026** at TEN (10:00) o’clock in the morning at the Ground Floor, Office of the Clerk of Court, Regional Trial Court, New Castle Hotel, Bonifacio Drive, Iloilo City, for CASH or MANAGER’S CHECK to the highest bidder and in Philippine Currency the mortgaged real property with all the improvements found thereon, to wit:

TRANSFER CERTIFICATE OF
TITLE NO. 090-2011005268

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ABILAY NORTE, MUNICIPALITY OF OTON, PROVINCE OF ILOILO ISLAND OF PANAY, bounded and described as follows:

A PARCEL OF LAND (**LOT 4, BLK. 1, PCS-06-004731, BEING A CONS. SUBD. OF LOT 3784, AGONOA CAD. 8 & BLOCK 33, PCS-06-004278**), SITUATED IN BRGY. OF ABILAY NORTE, MUNICIPALITY OF OTON, PROVINCE OF ILOILO, ISLAND OF PANAY. BOUNDED ON x-x-x-x-x-x-x-x CONTAINING AN AREA OF **TWO HUNDRED FIFTY THREE (253) SQUARE METERS MORE OR LESS.**

All sealed bids must be submitted to the undersigned on the aforementioned date and time.

In the event the Public Auction should not take place on the said date, it shall be held on **April 16, 2026** at the same time and place without further notice.

Iloilo City, Philippines, **December 02 2025.**

(SGD.) LENY GEMMA P. CASTILLO
Sheriff-in-Charge
09283358725

(SGD.) ATTY. GERRY D. SUMACULUB
Clerk of Court VII & Ex-Officio Sheriff

WARNING:

It is absolutely prohibited to remove, deface or destroy this Notice of Sale on or before the date of sale, under penalty of law.

Republic of the Philippines
REGIONAL TRIAL COURT
Sixth Judicial Region
OFFICE OF THE PROVINCIAL SHERIFF
Iloilo New Castle Hotel
Bonifacio Drive, Iloilo City
(033) 3353190/rtc1iloocc@judiciary.gov.ph

FORECLOSURE NO. F-11316-25

Extra-Judicial Foreclosure
of Real Estate Mortgage
Under Act 3135, as Amended
by Act 4118,

SOCIAL SECURITY SYSTEM
Mortgagee,

-versus -

JOSE MARIA M. BUENAFLO,
Debtor/Mortgagor.

X-----X

SHERIFF’S RE-NOTICE OF SALE
AT PUBLIC AUCTION

Upon extra-judicial petition/Application for sale under Act 3135 filed by the mortgagee, **SOCIAL SECURITY SYSTEM - Lending and Asset Management Group - Housing & Acquired Asset Management Department (HAAMD) c/o HAAMS Bacolod, 2nd Lacson Street, Bacolod City**, against **JOSE MARIA M. BUENAFLO** with postal address at **Lot 24, Block 3, Mirasol Street, Vic Imperial Homes Subd., Brgy. Oñate de Leon, Mandurriao, Iloilo City**, to satisfy the mortgage indebtedness which as of **March 31, 2025**, without counting yet the additional interest and other charges such as attorney’s fees, publication cost, sheriff’s fee, registration fee and other expenses, is **TWO MILLION TWO HUNDRED FIVE THOUSAND SIX HUNDRED THIRTY-SIX PESOS & 49/100 (Php2,205,636.49)**, the Ex-Officio Provincial Sheriff of Iloilo will sell at public auction on **FEBRUARY 13, 2026** at 10:00 o’clock in the morning at Ground Floor, Office of the Clerk of Court, Iloilo New Castle Hotel, Bonifacio Drive, Iloilo City, to the HIGHEST BIDDER, for CASH or MANAGER’S CHECK and in Philippine Currency, the following properties described hereunder, together with the improvements now and existing or which may hereafter be made thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
No. T-75216

Registry of Deeds for Iloilo City

A PARCEL OF LAND (LOT 24, BLOCK 3, PCS-06-000852, BEING A CONS.-SUBD. OF LOTS 2-5, BLOCK, LOTS 1-12, BLOCK 2, LOTS 1-16, BLOCK 3, LOTS 1-5, BLOCK 4, PHASE 1, LOTS 1-4, BLOCK 1, LOTS 1-12, BLOCK 2, LOTS 1-16, BLOCK 3, LOTS 6-14, BLOCK 4, PHASE II, PCS-06-0000781), SITUATED IN THE DISTRICT OF MANDURRIAO, CITY OF ILOILO, ISLAND OF PANAY. BOUNDED ON THE SE AND SW., ALONG LINES 1-2-3-4 BY ROAD LOT 3; ON THE NW., ALONG LINE 4-5 BY LOT 2, PCS-06-000364; ON THE NE., ALONG LINE 5-1 BY LOT 23. BEGINNING AT A POINT MARKED “1” ON PLAN, BEING S. 27-48 W., 692.39 M. FROM BLLM. NO. 1, AGONOA CADASTRE, THENCE S. 38-26 W., 4.94 M TO POINT 2; 75-00 W., 2.90 M. TO POINT 3 N. 68-28 W., 14.62 M. TO POINT 4; N. 38-26 E., 12.48 M. TO POINT 5; S. 48-11 E., 15.81 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF ONE HUNDRED FIFTY (150) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS/BY FOLLOWS: P.S. CYL. CONC. MONS., BEARINGS TRUE, SURVEYED BY ENGINEER GORGONIO O. PALMA, JR. ON SEPTEMBER 8-10, 1986 AND APPROVED ON OCTOBER 29, 1986.

All sealed bids must be submitted to the undersigned on the aforementioned time and date.

In the event the public auction should not take place on the said date, it shall be held on **FEB. 20, 2026**, at the same time and place aforementioned without further re-notice and republication.

Iloilo City, Philippines, December 1, 2025.

(SGD.) ATTY. GERRY D. SUMACULUB
Clerk of Court VII and Ex Officio Sheriff

(SGD.) SARAH C. DORONILA
Sheriff IV/Sheriff-in-Charge

Republic of the Philippines
Sixth Judicial Region
REGIONAL TRIAL COURT
Iloilo City
OFFICE OF THE EX OFFICIO SHERIFF
Tel. Nos. (033)-338-1580/(033)-335-3180
Email: rtc1iloocc@judiciary.gov.ph

FORECLOSURE FILE NO. F-11436-25

BDO UNIBANK, INC.,
Mortgagee,

-versus-

**NICK CARLSON SOLIJON TAI, GOLDENTOP
MARKETING INTERNATIONAL CORPORATION,**
Mortgagors.

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon verified petition for extra-judicial foreclosure of real estate mortgage under Act 3135 as amended, filed by **Mortgagee BDO UNIBANK, INC.**, a domestic banking corporation with principal business address at BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City, Philippines, against **Mortgagors NICK CARLSON SOLIJON TAI**, with residence/principal address at No. 35 Atok Street, Barangay Sto. Domingo, Gintong Silahis, Quezon City, and **GOLDENTOP MARKETING INTERNATIONAL CORPORATION**, to satisfy the mortgage indebtedness which as of **July 31, 2025**, has amounted to **Three Million Three Hundred Six Thousand Twenty and 14/100 (Php3,306,020.14)**, the undersigned Ex Officio Sheriff of Iloilo and/or ANY of his duly authorized deputy will sell at public auction on **February 05, 2026**, at 10:00 o’clock in the morning at the **Office of the Clerk of Court and Ex Officio Sheriff, Regional Trial Court, Newcastle Iloilo Hotel, Bonifacio Drive, Iloilo City**, to the highest bidder, for cash or manager’s check and in Philippine Currency, the mortgaged property covered by **Transfer Certificate of Title No. 090-2023013908**, including all the improvements thereon, bounded and described as follows:

“LOT NO: 6 BLOCK NO: 16 PLAN NO: **PCS-06-006593**
PORTION OF: THE CONSOLIDATION
SUBDIVISION OF BLK. 17, PSD-06-083158; LOT-5248-R-2-D-3, PSD-06-066757; LOTS-5248-L, 5248-P, 5248-Q, BSD-06-000202 (OLT); LOTS-876 & 604, STA. BARBARA CAD. 7;
LOCATION: BARANGAY OF INANGAYAN, MUNICIPALITY OF STA. BARBARA, PROVINCE OF ILOILO, ISLAND OF PANAY

| BOUNDARIES: | | |
|-------------|-----------|---|
| LINE | DIRECTION | ADJOINING LOT(S) |
| 1-2 | NW | LOT 225, (ALLEY), BLOCK 16, PCS-06-006593 |
| 2-3 | NE | LOT 5, BLOCK 16, PCS-06-006593 |
| 3-4 | SE | ROAD LOT 16, PCS-06-006593 |
| 4-1 | SW | LOT 7, BLOCK 16, PCS-06-006593 |

XXXX

AREA: TWO HUNDRED FORTY SQUARE METERS (240), MORE OR LESS

XXXX

Owner: NICK CARLSON SOLIJON TAI, OF LEGAL AGE, FILIPINO

Address: 35 ATOK STREET, QUEZON CITY”

All SEALED bids must be submitted to the undersigned on the abovementioned date and time.

In the event the public auction should not take place on the said date, it will be held instead on **March 05, 2026**, at the same time and venue without further notice and re-publication.

Iloilo City, Philippines, **November 17, 2025.**

(SGD.) ATTY. GERRY D. SUMACULUB
Clerk of Court and Ex Officio Sheriff

Prepared by:

(SGD.) RAMIL G. FACURIB
Authorized Deputy/Sheriff-in-charge

NE/Dec. 22, 29, 2025 & Jan. 5, 2026



Republic of the Philippines
REGIONAL TRIAL COURT
6th Judicial Region
Branch 24 – Bugasong, Antique
(036) 540 7204
rtc2bgs064@judiciary.gov.ph
Station: Justice Calixto O. Zaldivar Hall of Justice
San Jose, Antique

File No. F2025-158

IN RE: PETITION FOR EXTRA JUDICIAL
FORECLOSURE OF REAL ESTATE
MORTGAGE UNDER ACT 3135, AS AMENDED,

BARBAZA MULTIPURPOSE COOP.,
REPRESENTED BY IT’S REMEDIAL MANAGEMENT
MANAGER, BUENA JEAN V. VECINA,

Petitioner.

X-----X

**SHERIFF’S NOTICE OF EXTRAJUDICIAL
AUCTION SALE**

Upon petition for extra-judicial foreclosure sale under *Act 3135, as amended*, filed by **BARBAZA MULTIPURPOSE COOP.**, represented by its Remedial Management Manager, Buena Jean V. Vecina, with principal office at Cubay, Barbaza, Antique, against mortgagor **Silver Von Baghari Suyom**, a resident of Jinalinan, Barbaza, Antique, to satisfy the mortgage indebtedness, which is as of 28 November 2025 amounts to Phil: Pesos: **Two Hundred Seventy Eight Thousand Two Hundred Seventy & 95/100 (Pha278,270.95)**, exclusive of attorney's fees, sheriff fee and other fees relative to foreclosure proceedings, the undersigned sheriff will sell at public auction on **09 January 2026**, at 10:00 o'clock in the morning, or soon thereafter, at the Office of the Sheriff, RTC, Branch 64, Zaldivar Hall of Justice, Binirayan Hills, San Jose, Antique, to the highest bidder for cash or manager's check and in Philippine currency, the following property with all its improvements thereon, to wit:

Original Certificate of Title No. 2021000385
Residential Free Patent No. 060602-2021-883

“A parcel of land (Lot 989-B, Csd.06-018788, Barbaza Cadastre) situated at Barangay Jinalinan, Barbaza, Antique. Bounded on the N., along lines 1-2-3 by Lot 989-A; on the E., along lines 3-4 by Nalupa River; on the S., along line 45 by Lot 991; on the W, along line 5-1 by Lot 989-C (Road), all of Csd. 06-018788, Cad. 818-D Barbaza Cadastre. Containing an area of Three Hundred Sixty One (361 sq.m.) square meters, more or less. Declared in the name of Silverio B. Suyom married to Ma. Luz B. Suyom.”

All sealed bids must be submitted to the undersigned on the above stated time and date.

In the event the public auction should not take place on the said date, it shall be held on **16 January 2026** at the same time and place abovementioned without further notice.


San Jose for Bugasong, Antique, 05 December 2025,

EMILIO FELIPE Y. LEGASPI II
OIC, Clerk of Court VI & Ex-Officio Sheriff

(SGD.) RAMIL P. MARTINEZ
Sheriff IV

WARNING:
It is absolutely prohibited to remove,
deface or destroy this Notice of Sale
on or before the date of Sale
under the penalty of law.

NE/December 15, 22 & 29, 2025



SOMBILLA

DENTAL LABORATORY

Hoskyn's Compound Guanco St., Iloilo City
Cell# 0927-9960389 Tel. No. 3351367

ANDRESITO SOMBILLA, JR.
Owner

Republic of the Philippines
National Authority for Child Care
Regional Alternative Child Care Office
Region VI – Western Visayas
TIN: 200-137-390-000

DOMESTIC ADMINISTRATIVE ADOPTION
CASE NO:
RACCO VI-DAA-2025-0151

DATE: **DEC 12,2025**

IN RE: PETITION FOR ADOPTION
OF ARVEJOY BALDORADO NABUAB
TO BE KNOWN THEREAFTER AS
RICHIE GIA NEJAR GELVOLEO

SPOUSES, RICHARD TACLOBOS
GELVOLEO AND LALAINE NEJAR
GELVOLEO

Petitioners

X-----X

ORDER

A verified petition for the adoption of Arvejoy Baldorado Nabuab filed by the petitioners through the Regional Alternative Child Care Office (RACCO) praying that the after due notice, publication and appearances, a judgement be rendered to the effect that the minor **Arvejoy Baldorado Nabuab** be declared for all legal intents and purposes the legitimate child of the petitioners and that the name of the child be changed particularly to appear as **Richie Gia Nejar Gelvoleo**.

Finding the said Petition to be sufficient in form and substance, let the same be set for Mandatory Appearance on **March 12, 2026** to be held at **RACCO VI at 3F Ana Ros Bldg., Simon Ledesma Street, Jaro, Iloilo City**. Any interested party may appear and may file an opposition/complaint supported by evidence to the National Authority for Child Care (NACC), through the RACCO where the Petition was filed. The complaint will be subjected for verification and further investigation.

Let a copy of this Order be published at the expense of the Petitioners once a week for three (3) successive weeks in a newspaper of general circulation pursuant to Section 31 of R.A. No. 11642 or the Domestic Administrative Adoption and Alternative Child Care Act.

(SGD.) AIRLN JENM C. BARRO, RSW
Alternate Officer-in-Charge

NE/Dec. 22, 29, 2025 & Jan. 5, 2026

Republic of the Philippines
Province of Iloilo
Municipality of Dueñas
OFFICE OF THE MUNICIPAL CIVIL REGISTRAR

NOTICE FOR PUBLICATION

In Compliance with Section 5 of R.A. 9048, a notice is hereby served to the public that **DAVID JR. LALANTACON SUAREZ** has filed with this Office a petition for change of first name from **“BERNARD”** to **“DAVID JR.”** in the birth certificate of **BERNARD LALATACUN SUAREZ** who was born on **OCTOBER 27, 1965** at **MANILA** and whose parents are **DAVID REYES SUAREZ** and **EDITHA LALANTACON**.

Any person adversely affected by said petition may file his written opposition with this Office.

(SGD.) ALDA JANE L. DATOR
Municipal Civil Registrar

NE/Dec. 22, 2025 & Dec. 29, 2025



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Barotac Viejo, Iloilo
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Mobile: 0910-9799-017

FORECLOSURE NO. EJF-2025-548

FOR:
EXTRA-JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER
ACT NO. 3135, AS AMENDED

RURAL BANK OF DUMANGAS, INC.,
rep. by RAC JOHN VILLA,
Mortgagee,

versus

MELANIE C. LABOR,
Mortgagor,

NOTICE OF SALE AT PUBLIC AUCTION

Upon Extra-Judicial Petition for Foreclosure of Real Estate Mortgage under Act. 3135 as amended filed by **RURAL BANK OF DUMANGAS, INC.**, a banking institution duly organized and existing by virtue of the laws of the Philippines, with principal office address at **Corner Burgos-J.M. Basa Sts., Dumangas, Iloilo, Philippines**, hereinafter referred to as the **“MORTGAGEE”**, against **MELANIE C. LABOR**, of legal age, Filipino and with residential address at Sitio Cambalatong, Brgy. Bancal, Carles, Iloilo, Philippines, hereinafter referred to as the **“MORTGAGOR”**, for the satisfaction of the mortgaged indebtedness which as of **August 27, 2025**, amounted to **ONE MILLION FOUR HUNDRED SIXTY FOUR THOUSAND SEVEN HUNDRED TWENTY TWO PESOS & 05/100 ONLY (P1,464,722.05)** Philippine Currency exclusive of accruing interests, penalties and lawful charges and other charges incurred during the foreclosure proceedings, the Ex-Officio Provincial Sheriff of Barotac Viejo, thru her authorized Deputy Sheriff Will **SELL AT PUBLIC AUCTION on March 11, 2026 at 2:00 o'clock in the afternoon** or soon thereafter at the Office of the Clerk of Court, Regional Trial Court, Barotac Viejo, Iloilo, to the **HIGHEST BIDDER**, for **CASH** or **MANAGER’S CHECK** and in Philippine Currency, the real property with all the improvements that may be found thereon, to wit:

TRANSFER CERTIFICATE OF TITLE
NO. (T-15459) 090-2020000102

“A parcel of Land (Lot 555-C, Psd-063014-029572, being a portion of Lot 555, Cad. 478-D, Carles Cad.), situated in the Brgy. of Bancal, Mun. of Carles, Province of Iloilo, Island of Panay. Bounded on the NW., along Lines 1-2-3 by Road; on the NE., along Line 3-4 by Lot 555-B, of this subd. survey; along Line 4-5 by Lot 560, Cad. 478-D, Carles Cad.; on the SE., along Line 5-6 by Visayan Sea; on the SW., along Line 6-1 by Lot 555-D, of this subd. survey. xxxxxx Containing an area of TWO THOUSAND TWO HUNDRED FIFTY (2,250) SQUARE METERS, more or Less.” xxxxx

All sealed bids must be submitted to the undersigned on the aforementioned time and date.

In the event the public auction should not take place on the said date, it shall be held on **March 18, 2026** at the same time and place above-described without further notice.

Prospective bidders are hereby enjoined investigate for themselves the title of the above-described property and encumbrances existing thereon, if any there be. Let therefore, this Notice of Sale be published and posted in accordance with the provisions of law.

Barotac Viejo, Iloilo, Philippines, **10 December 2025.**

(SGD.) ATTY. RETZEL AMOUR P. CADENA-VILLARUZ
Clerk of Count VI, RTC-OCC
and Ex-Officio Provincial Sheriff of Barotac Viejo, Iloilo

(SGD.) GLEMARIE PEE B. BACERRA
Sheriff IV

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Sale on or before the date of sale under penalty of law.

NE/December 15, 22 & 29, 2025

Time Proven Quality



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