



Republic of the Philippines
Province of Zamboanga del Norte
MUNICIPALITY OF PIÑAN



Office of the Sangguniang Bayan

EXCERPT FROM THE MINUTES OF THE 98th REGULAR SESSION OF THE 11TH SANGGUNIANG BAYAN OF PIÑAN, ZAMBOANGA DEL NORTE HELD ON JUNE 10, 2024 AT THE SB SESSION HALL

Present:

Honorable Rommel I. Gudmalin	Municipal Vice-Mayor <i>Presiding Officer</i>
Honorable Glecerio Y. Redillas, Jr.	Sangguniang Bayan Member
Honorable Benedicto C. Cainta II	Sangguniang Bayan Member
Honorable Gina R. Aleta	Sangguniang Bayan Member
Honorable Al Immanuel U. Cantila	Sangguniang Bayan Member
Honorable Ricardo R. Sabandal	Sangguniang Bayan Member
Honorable Celso M. Montemayor	Sangguniang Bayan Member
Honorable Jose Antonio L. Galan	Sangguniang Bayan Member
Honorable Greg C. Belangoy	Sangguniang Bayan Member
Honorable Ignacio L. Galan	Ex-Officio Sangguniang Bayan Member
	<i>(Liga ng mga Punong Barangay- President)</i>
Honorable Joel Audrey Cristal P. Galvez	Ex-Officio Sangguniang Bayan Member
	<i>SKF President</i>
Honorable Jodilyn P. Tatad	Ex-Officio Sangguniang Bayan Member
	<i>IPMR</i>

Absent: None

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MUNICIPAL ORDINANCE NO. 2024-008
Series of 2024

AN ORDINANCE RECLASSIFYING LOT NO. 7, PCS -09-000619 COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. T-127-2021000887 CONSISTING OF 33,070 SQ. METERS MORE OR LESS OF MR. NILO E. LUBRICO, APPLICANT/ATTORNEY-IN-FACT OF THE LAND OWNERS NAMELY: MS. ROSEMINDA D. LUBRICO AND MR. EROS ADONIS ROLAND D. LUBRICO SITUATED AT BARANGAY SEGABE, PIÑAN, ZAMBOANGA DEL NORTE FROM AGRO-INDUSTRIAL TO COMMERCIAL -RESIDENTIAL USE

Sponsored by: Honorable Celso M. Montemayor

WHEREAS, submitted for the consideration of the Body is a request for reclassification of the agro-industrial lot of Mr. Nilo E. Lubrico, Applicant/Attorney-In-Fact of Ms. Roseminda D. Lubrico and Mr. Eros Adonis Roland D. Lubrico with the desire to develop and construct business establishments and residential houses;

WHEREAS, under the Local Government Code of 1991, the Sangguniang Bayan may reclassify lands to other purposes if it deems that is more viable or suitable for the land to be used for said purposes;

WHEREAS, the Committee on Housing and Land Utilization finds the request to be in order and in accordance with the existing laws, rules and regulations, hence, the

Committee recommends for the approval of the request for the reclassification of the agro-industrial lot of Mr. Nilo E. Lubrico, Applicant/Attorney-In-Fact of Ms. Roseminda D. Lubrico and Mr. Eros Adonis Roland D. Lubrico of Barangay Segabe for Lot No. 7, PCS-09-000619 covered under TCT No. T-127-2021000887;

WHEREAS, the approval of the Sangguniang Bayan is without prejudice to the compliance of other existing national laws relative to this land reclassification;

WHEREAS, such reclassification does not exceed the 10% limitation on the reclassification of agricultural lands as provided under Section 20 of the Local Government Code of 1991 and the land have substantially greater economic value for commercial and residential uses as determined by this Sanggunian;

NOW, BE IT ENACTED by the Sangguniang Bayan Council of Piñan in a session duly assembled that:

SECTION 1. Title – This ordinance shall be known as the “*Reclassification Ordinance of Lot No. 7, PCS- 09-000619 covered under TCT No. T-127-2021000887 of Mr. Nilo E. Lubrico, Applicant/Attorney-In-Fact of Ms. Roseminda D. Lubrico and Mr. Eros Adonis Roland D. Lubrico of Barangay Segabe, Piñan, Zamboanga del Norte*” from *Agro-Industrial to Commercial-Residential Use*.

SECTION 2. Scope – This ordinance covers specifically Lot No. 7, PCS- 09-000619 covered under TCT No. T-127-2021000887 containing an area of Thirty-Three Thousand Seventy (33, 070 sq. meters) situated at Barangay Segabe, Piñan, Zamboanga del Norte.

SECTION 3. Authority

- (1) Article III, Sec. 447, Paragraph 2 (viii), of Republic Act 7160 otherwise known as the Local Government Code of 1991.
- (2) Rule VII, Article 38, paragraph (a) and (b) No. 2 of the Rules and Regulations Implementing the Local Government Code of 1991.
- (3) Municipal Ordinance No. 2021-01, Series of 2021 entitled “This ordinance shall be known as the “*Land Reclassification Ordinance of the Municipality of Piñan*”.
- (4) Memorandum Circular No. 54 dated June 8, 1993 issued by the Office of the President thru Executive Secretary Edelmiro A. Amante, Sr.

SECTION 4. Limitations – Reclassified lands above-mentioned shall be used solely for the purpose intended as stated in this ordinance.

SECTION 5. Declaration of Intent to Conform the Law – This ordinance is subject to national laws, rules and regulations governing its subject matter and has complied the requirements set forth under Municipal Ordinance No. 2021-01, Series of 2021 of this municipality under the reclassification of non-agricultural lands.

SECTION 6. Repealing Clause – All ordinances, rules and regulations, or part thereof, in conflict with or inconsistent with any provisions of this Ordinance are hereby repealed or modified accordingly.

SECTION 7. Separability Clause – If for any reason, any section or provision of this Ordinance or any part thereof, or the application of such section, provision or portion is declared invalid or unconstitutional, the remainder thereof shall not be affected by such declaration.

SECTION 8. EFFECTIVITY – This ordinance shall take effect upon its approval by the reviewing authority.


UNANIMOUSLY ADOPTED.

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I HEREBY CERTIFY to the correctness of the above-quoted Municipal Ordinance.


MARIA CELESTE B. CANOY
Secretary to the Sangguniang Bayan

CERTIFIED CORRECT AS TO ITS
PASSAGE ON THE THIRD AND FINAL
READING:


ROMMEL I. GUDMALIN
*Municipal Vice Mayor
(Presiding Officer)*

APPROVED:


CECILIA J. CARREON
Municipal Mayor

20 JUN 2024

APPLICATION LETTER

February 28, 2024

Hon. Vice Mayor ROMMEL J. GUDMALIN
Chairman, Sangguniang Bayan
Municipality of Piñan, Zamboanga del Norte

Dear Vice Mayor Rommel J. Gudmalin,

Good day,

This letter pertains to our intention to apply for reclassification of our land from agro-industrial to commercial-Residential land with TCT No. 127-2021000887, located at Barangay Segabe, Piñan, Zamboanga del Norte registered under the name of **Roseminda D. Lubrico and Eros Adonis D. Lubrico**

The location of our property is potential for commercial-residential uses and economically feasible which will address livelihood needs and it will contribute to the increase of taxes in the Municipality

We are hoping for your kind consideration of this request.


Thank you very much. God Bless.

Respectfully yours.


NILO E. LUBRICO

Atty-in-Fact/ Applicant

CP # 0955-0572796


ROSEMINDA D. LUBRICO
Applicant (Land Owner)


EROS ADONIS ROLAND D. LUBRICO
Applicant (Land Owner)

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, ROSEMINDA D. LUBRICO, of LEGAL AGE, FILIPINO, WIDOW, a resident of brgy. Estaka, Dipolog City, Zamboanga Del Norte, Philippines and EROS ADONIS ROLAND D. LUBRICO, of LEGAL AGE, FILIPINO, SINGLE and resident of brgy. Estaka, Dipolog City, Zamboanga Del Norte, Philippines, do hereby NAME, CONSTITUTE, and APPOINT, NILO E. LUBRICO likewise of legal age, Filipino, single and a resident of brgy. Biasong, Dipolog City, to be our true and lawful Attorney-In-Fact to act for and in our behalf and stead and to perform the following acts, to wit:

To sale, mortgage and other legal means of disposition of our respective parcel of land identified as follows:

TCT No.	Lot No.	Area
T-127-2021000887	7	33,070 sqm. more or less

PCS-09-000619 being a portion of lot 5204. Dipolog Cadastre 85 EXT. situated at brgy. Segabe, Pinan, Zamboanga Del Norte, Philippines.

To deliver, sign, and execute any and all related documents in relation to the said transaction

To sell, mortgage and sign the necessary Deed of Absolute Sale and Real Estate Mortgage and other documents related thereto;

To sign, received checks or any other negotiable instrument as payment in relation to the above said transaction, and thereafter encash said check or any other negotiable instrument that will be issued in relation thereof

HEREBY GRANTING unto our representative full power and authority to execute and perform every act necessary to render effective and power to sell or mortgage the foregoing property as though we ourselves, have so performed it, and HEREBY APPROVING ALL that he may do by virtue hereof with full right of substitution of his person and revocation of this instrument.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OURS HANDS THIS _____ day of _____, 2023, _____, Philippines;


ROSEMINDA D. LUBRICO

Principal



EROS ADONIS ROLAND D. LUBRICO

Principal

Conforme;


NILO E. LUBRICO

Witnesses



JAPULAO

ACKNOWLEDGEMENT

Republic of the Philippines)
_____) S.S

BEFORE ME, this MAR 15 2023 day of _____, 2023, personally appeared

Names	Gov't ID	ID No.	Date and Place Issued
Roseminda D. Lubrico	SC ID	9341	DIP. CITY
Eros Adonis Roland D. Lubrico	DRIVER'S LIC	J05-20-011003	DIP. CITY
Nilo E. Lubrico	SC ID	20469	DIP. CITY

Known to me and to me known to be the same persons who executed the foregoing instrument and acknowledgement to me that the same is their free and voluntary act and deed.

This instrument consisting of two (2) pages, including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witnesses each and every page thereof

WITNESS MY HAND AND SEAL, on the date and place first above written


MANUEL P. ABAD

Notary Public

CITIES OF _____ AND PROVINCE _____

OF _____ RTE _____

IBP C. No. _____ 01/2023

PTR OR. No. _____ 05/2023

SN: F71101 AC 16-2022

TIN No. 122-388-675

ROLL No. 26555

Doc. No. 112

Page No. 8

Book No. 150

Series of 2023 _____

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Zamboanga del Norte

Transfer Certificate of Title

No. 127-2021000887

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF SIGABE, MUNICIPALITY OF PIÑAN, PROVINCE OF ZAMBOANGA DEL NORTE, ISLAND OF MINDANAO, bounded and described as follows:

A PARCEL OF LAND (LOT 7) OF THE CONSOLIDATION SUBD. PLAN, PCS-09-000619, BEING A PORTION OF LOTS 5204, DIPOLOG CADASTRE 85 EXT., SITUATED IN THE BARRIO OF SIGABE, MUNICIPALITY OF PIÑAN, PROVINCE OF ZAMBOANGA DEL NORTE, ISLAND OF MINDANAO. BOUNDED ON THE NW., LINE 2-3 BY LOT (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: 1) ROSEMINDA D. LUBRICO, OF LEGAL AGE, FILIPINO, WIDOW

Address: ESTAKA, DIPOLOG CITY

(Continued on next page)

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No.: 769 & 769
Orig. Reg. Date: 11 & 01 20 & 30 1958 &, ETC.	Decree No.: N-67253 & N-159195
Original RD: PROVINCE OF ZAMBOANGA DEL NORTE	OCT No.: OCT-O-306 & O-652
Volume No.: 2 & 4	Page No.: 52 & 106
Original Owner: SPS. PANTALEON LUBRICO	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-41219 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Zamboanga del Norte, Philippines on the 2nd day of NOVEMBER 2021 at 12:57pm.

ATTY. BRYAN SY LIM, REB, REA
Register of Deeds II

It is hereby certified that this is a true electronic copy of TCT 2021000887 on file in Registry of Deeds of Province of Zamboanga del Norte, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Zamboanga del Norte. Requested By: PEDRITO TALAI

Ref. : 2023005422 OR No. : 1030624517
Date : 11/09/2023 OR Date : Nov 9 2023
Time : 01:51:32 PM Amt. Paid : 546.70



TCT No.: 127-2021000887

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: 2) EROS ADONIS ROLAND D. LUBRICO, OF LEGAL AGE, FILIPINO,
SINGLE

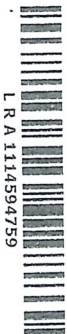
Address: ESTAKA, DIPOLOG CITY

TECHNICAL DESCRIPTION (Continued from page 1)

5151, ON THE SE., LINES 3-4-1 BY LOT 5208, BOTH OF DIPOLOG CADASTRE 85 EXT., ON THE SW., LINE 1-2 BY LOT 6, OF THE CONSOLIDATION SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 07 DEG. 08' W., 299.09 M. FROM BLLM NO. 52, DIPOLOG CADASTRE 85 EXT. THENCE: N. 19 DEG. 22' W., 186.18 M. TO POINT 2; N. 82 DEG. 02' E., 270.19 M. TO POINT 3; S. 18 DEG. 27' W., 131.67 M. TO POINT 4; S. 61 DEG. 46' W., 186.36 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF THIRTY THREE THOUSAND SEVENTY (33,070) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND AS FF: POINTS 3, 4 BY OLD BL AND THE REST BY PS CYL. CONC. MONS. 15 X 60 CMS., BEARINGS TRUE; DATE OF ORIGINAL SURVEY NOV. 1910 - JAN. 1911 AND JAN. 1925 - NOV. 1925 AND THAT OF THE CONSOLIDATION SUBD. SURVEY EXECUTED BY ENGR. LUDOVICO P. OBORDO ON MARCH 28-30, 1984.

It is hereby certified that this is a true electronic copy of TCT 2021000887 on file in Registry of Deeds of Province of Zamboanga del Norte, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Zamboanga del Norte. Requested By: PEDRITO TALOID

Ref. : 2023005422 OR No. : 1030624517
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Time : 01:51:32 PM Amt. Paid : 546.70



TCT No.: 127-2021000887

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001814

Date: November 02, 2021 12:57:32PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED NENA L. LUBRICO AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT.

ATTY. BRYAN SY LIM, REB, REA
Register of Deeds II

It is hereby certified that this is a true electronic copy of TCT 2021000887 on file in Registry of Deeds of Province of Zamboanga del Norte, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Zamboanga del Norte. Requested By: PEDRITO TALAID

Ref. : 2023005422 OR No. : 1030624517
Date : 11/09/2023 OR Date : Nov 9 2023
Time : 01:51:32 PM Amt. Paid : 546.70

Republic of the Philippines
PROVINCE OF ZAMBOANGA DEL NORTE
Municipality of Piñan
OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that as per records file in this office **ROSEMINDA D. LUBRICO** is a registered owner of Real Property located in this Municipality to wit:
And EROS ADONIS ROLAND D. LUBRICO

LOCATION OF PROPERTY	PROPERTY INDEX NO.	ASSESSMENT OF REAL PROPERTY NO.	AREA (Has./sq.m.)	ASSESSED VALUE	BASIC TAX			S.E.F. TAX			
					LAND TAX RECEIPT NO.	AMOUNT PAID	DATE PAID	LAND TAX RECEIPT NO.	AMOUNT PAID	DATE PAID	YEAR PAID
SEGAIBE, Piñan, Zambo. Del Norte	050-13-0015-010-01	13-0015-00704	3.3070 Has. Agri. Land	74,680.00	1068496	597.44	11/13/2023	1068496	597.44	11/13/2023	2024
XXXX	XXXX	XXXX									

It is further certified that all taxes for the previous years has been fully paid both **BASIC & SEF.**

This certification is issued upon request of **Nilo Lubrico** for whatever legal purpose this may serve. Done this **26th** day of **February 2024** at Municipal Treasurer's Office, Piñan, Zamboanga del Norte.

Paid under O.R. No. 0152357

Place MTO - Piñan, ZN.

Issued on 2/26/2024

Amount Paid P 50.00

Prepared by:



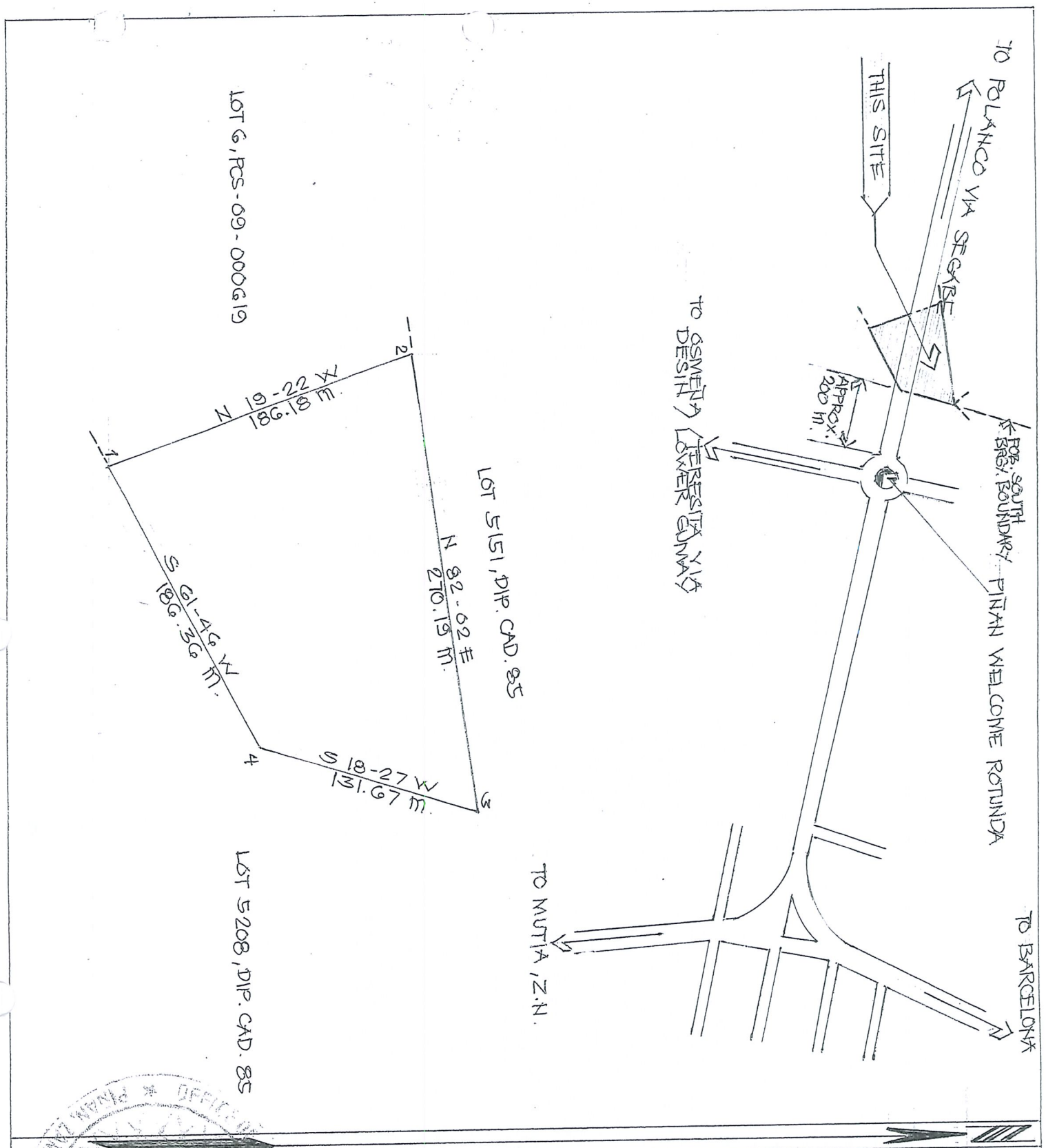
JULIET F. GRANADA

AA-IV

Certified Correct:



MELISSA B. EMPEYNADO
Municipal Treasurer

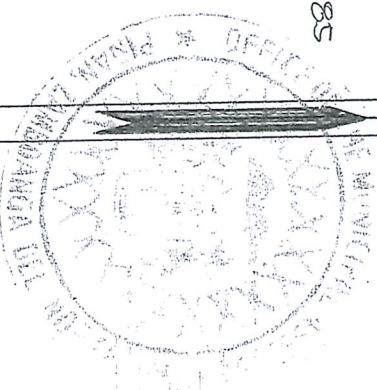


SKETCH PLAN
 OF
LOT 7, PCS-09-000619
 AS PREPARED FOR
HAZEL A. SASO

SITUATED IN THE:
 BARANGAY OF: SEGABE
 CITY/MUN. OF: PIÑAN
 PROVINCE OF: ZAMBOANGA DEL NORTE
 ISLAND OF: MINDANAO, PHILIPPINES
 AREA = 33,070 SQ.M.

SCALE: 1:3,000 M.
 CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS TRUE AND CORRECT PLOTTING OF LOT 7 PCS-09-000619 AS PLOTTED BASED ON THE TECHNICAL DESCRIPTIONS FOUND IN THE OCT/CT NO T-127-2021000887 REGISTERED IN THE NAME OF ROSEMINDA D. LIBRICO, ET AL. ISSUED UPON THE REQUEST OF HAZEL A. SASO THIS 2ND DAY OF FEBRUARY 2024 AT THE MUNICIPALITY OF PIÑAN, Z.N. PHILS.

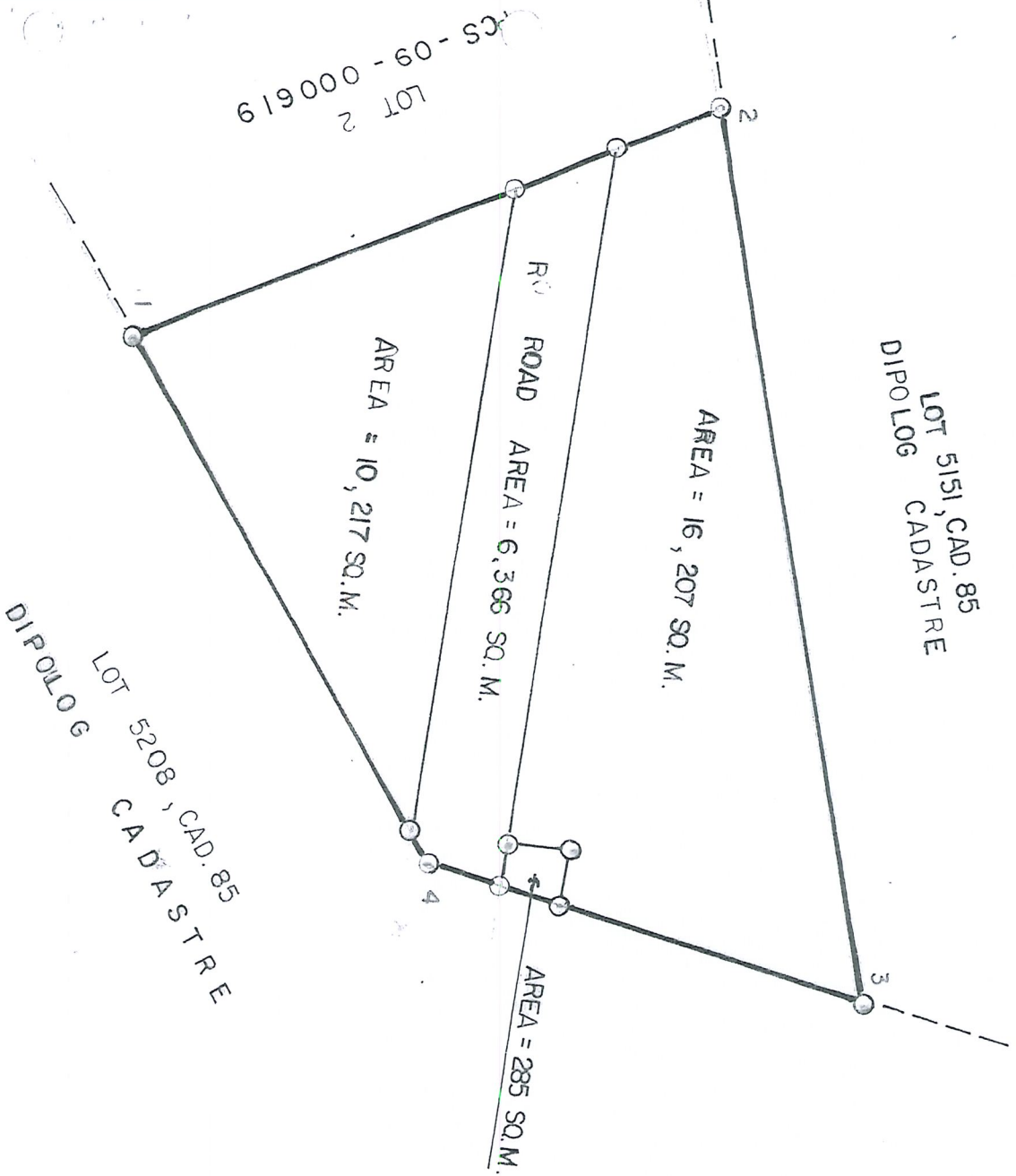


[Signature]
NOEL D. ANTIQUINA
 CIVIL ENGINEER
 LIC. NO. 0086798
 ASSESSMENT CLERK II

LOT 6, PCS-09-000619

LOT 5151, DIP. CAD. 85

LOT 5208, DIP. CAD. 85



SKETCH PLAN

OF LOT 7, PCS-09-000619

AS PREPARED FOR

NENA L. LUBRICO, ET-AL


SITUATED AT

BARANGAY SIGADE
MUNICIPALITY OF PINAN
PROVINCE OF ZAMBANGA DEL NORTE
ISLAND OF MINDANAO
CONTAINING AREA OF 33,070 SQ. M.,
SCALE 1:2000 M.

C E R T I F I C A T I O N

I HEREBY CERTIFY THAT THIS IS A TRUE AND A CORRECT SKETCH PLAN OF LOT 7, PCS-09-000619 AS PLOTTED BASED FROM THE TECHNICAL DESCRIPTION FOUND ON TRANSMITTAL CERTIFICATE OF TITLE No. T-41219 AS REGISTERED IN THE NAMED OF NENA L. LUBRICO

ISSUED ON THIS 27th DAY OF APRIL 2023 AT DIPOLOG CITY, PHILIPPINES.


ROSELINDO R. JAUCULAN
Geometric Engineer
Reg. 4621 Dated: 03-03-97
Lic. No. 9228401 Date: 01-19-23

PROJECT FEASIBILITY STUDY

I. EXECUTIVE SUMMARY

Urban Development increased globally contributed by increase population and demand of services of every locality which participated in the competitiveness of industrial world in land utilization for equal distribution for public uses.

The strategy is to provide a venue for economic activity and to serve the number of population through construction of different facilities of local government unit.

This, study aims to facilitate a venue for the local government to support the request of the proponent by converting their non productive agricultural land into commercial - Residential land use.

To address the purpose, the government encourage landholders to develop their land by planning into multi land uses to support the demand of development of the government.

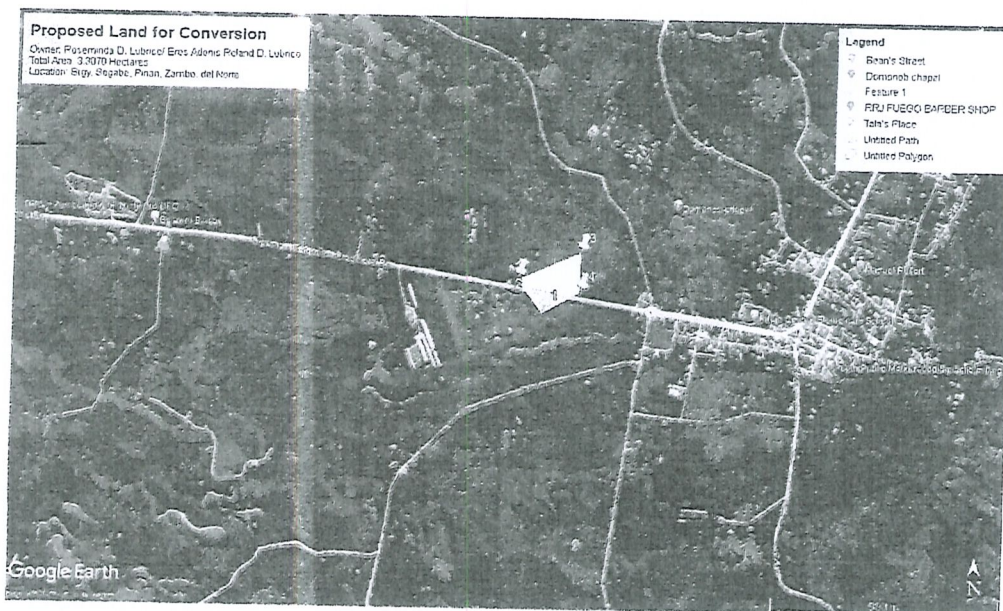
The plan to develop the titled land will provide spaces for the development direction of the local government unit of Municipality of Piñan considering its economic feasibility .

The proposed area is located along National Road going to the West Dipolog City and East to Oroquieta City of which the area potentially feasible for economic purposes when converted into commercial-Residential land use. The project area is 33,070 square meters land located in Barangay Segabe, Piñan, Zamboanga del Norte.

B. TECHNICAL ASPECT

1. Project Location:

The project is located in flat terrain , open land with no infrastructure it is located along the National highway going to East , West and Provincial road going to South. The project area lies in the latitude ; $7^{\circ}53'15.01''$, Longitude $123^{\circ}24'24.564''$



2. Accessibility :

The area can be reached by all types of transportation with the following estimated time;

30 minutes from Dipolog City

2 Hours from Oroquieta City

3 Hours from Pagadian City

3. Utilities and infrastructure

a. **Water.** The Municipality of the Piñan has abundant water supply to support the needs of the community. The proponent will install water tanks to sustain water needs through complying the requirement for the installation of water lines for the Level III connection required by the Municipality of Piñan Water District.

b. **Movement and Circulation.** One of the requirement for the community to feel comfort and easement of movement. The proponent will comply requirement in the dimension of from the Alley to Major road , Minor Roads, Curbs and Gutter which is requires the standard dimension for the Primary and Secondary Roads.

As a requirement the proponent allotted a total area of 11,396 square meters of road lot or 34.36% the total area. For the main road or primary road dimension is 8.00 meters road right of way and 6.50meters road right of way.

c. **Storm drainage.** The project will establishment proper drainage system to ensure rain water will directly flows down to the drainage canal. The proponent will provide funds for the construction of storm drainage following the required standard design .

d. **Solid Waste Management Facilities/ Disposal.** The Municipality adopted ordinance in the Solid Waste Management following the provision of the ordinance it will regulate proper waste segregation of all commercial establishment, business establishment / households and institutions to ensure waste volume reduction/diversion and sanction of the prohibited acts of the Municipal Ordinance. Materials Recovery Facility (MRF) will be constructed in strategic location of the common collection of residual waste, special waste and recyclable waste.

e. **Parks and Playground.** The land owner will allot 330 square meters for the parks and playground which is one (1) percent of the total land area. The parks and playground space provided for relaxation during weekends.

f. **Electricity /Power.** The Zamboanga del Norte Electrical Company served the needed power/ electricity supply for the connection of all the different offices, commercial establishment within the Municipality . The availability power supply in the Municipality will ensure electricity to the plan commercial centers.

g. Hospital. The available hospital is 1,691 meters away from the area which is accessible through the National road. The area is a good venue for the Pharmacy to support the hospital medical needs.

h. Schools. The Municipality of Piñan Central school is 718 meters away the proposed area which is an accessible place for display of school supplies.

4. Project Development

The owner will be undertaking several improvements ; earthworking, clearings and road improvement includes road pavement , curbs and gutters , sidewalks , drainage , water lines installation, electrical system.

III. MARKET FEASIBILITY

The project is feasible for ownership of which the area is located in the National Highway going to the two provinces going to the West is the Zamboanga Sibugay, to the South Zamboanga del Sur and to the East the Misamis Occidental. The project accessibility will provide opportunity for the disposal/utilization of commercial-Residential spaces for investment .

The marketing strategy of the land owner employed land services which is a valuable resources to offer i.e. location of the land describes the potential of the area for commercial and Residential activities through construction of buildings ,houses and offices; accessibility to all types of mobility unit in reaching the project.

IV. TECHNICAL FEASIBILITY

The project area is ninety (90) percent flat and ten percent rolling. High slopes observed in the Northern portion of the Municipality. The propose site is ideal area for investment since location and the available services can easily be accessed. Available services will be established such as; water resources is available 24/7 through the Municipal Water Cooperative to sustain domestic use of food establishment and for the maintenance of facilities and electricity for power sources of the establishment, offices and for internet connections.

V. FINANCIAL FEASIBILITY

The propose commercial- Residential land is a valuable asset of the owner it can be disposed easily due to the potential of the area and its accessibility. The proponent knowledge the nature of the property will ensure return of investment and with positive objectives the proposed development will be offered / realized in the future.

Below is the breakdown of cost and computation of return.

Land Value	: Php14,514,500
Land Area	: 33,070 square meters
Land Development	: 26,930 square meters
Saleable lots	; 20,834 square meters
Cost per square meter	: Php 1,500
Amenities(Parks & Playgrounds)	: 792 square meters
Community Facilities	: 263 square meters
Road Lot	: 11,176 square meters
Total Project Cost. The total estimated cost of the project when completed is:	

Broken down as follows:

TOTAL ESTIMATED PROJECT COST

A. Value of Land : P 14,514,500,

B. Development- : P 9,000,000 - Which includes the following;

Earthwork : Php1,000,000

Gravelling :Php 2,500,000

Drainage System :Php3,000,000

Water Supply : Php1,000,000

Electricity :Php 1,500,000

C. Overhead Expenses/ Legal Document

Processing(Reclassification,DAR,ECC,LTS, Notarial):Php1,800,000

Miscellaneous :Php 2,020,000

D. Survey/ Approval of Subdivision Plan/ Bureau Lands:Php 500,000

Total Cost : P 31,251,000

Total Area/ Saleable Lots: 20,838 square meters @1,500/ sq. meter

= Php 31,251,000

==Php27,834,500

Return of Investment = P 3,416,500 (prospected)

VI. LAND DEVELOPMENT FEASIBILITY

As population increase demand of land for construction of facilities, housing and offices is present. The land use conversion of agricultural land to commercial land uses is feasible idea wherein the land is denuded and abandoned for many years by considering value of land in the present condition it is evident the proponent is in right path of decision.


The construction of different facilities, road improvement; opening. gravelling, water system, electricity, drainage and other facilities will ensure services and assurance of the client to avail the lots . To this end, the propose will save his capital to implement the projected development.

VII. CONCLUSION AND RECOMMENDATION

Looking into the financial aspect of the project it shows that the rate of investment in the project development cost; Overhead Expenses, legal document processing against internal rate of return is positive.

It is therefore concluded, that the project is feasible and should be utilized into more profitable uses subject for conversion to achieve the economic benefits of the land to facilitate more investment will come in the coming years and will become livelihood center for the development in the Municipality.

Prepared by:


NILD E. LUBRICO
Atty-in-Fact/proj.Manager

Approved:


ROSEMINDA D. LUBRICO
Owner


EROS ADONIS ROLAND D. LUBRICO
Owner

COMMITMENT CERTIFICATE

WE, ROSEMINDA D. LUBRICO AND EROS ADONIS ROLAND LUBRICO, registered owner of a parcel of land described as lot 7, CTC No. 127-2021000887 located at Brgy. Segabe, Pinan, Zamboange del Norte , represented by our Atty.- In - Fact NILO E. LUBRICO, the described land is the subject of a reclassification.

We hereby commit to implement the proposed project within three (3) years from the passage of the reclassification Ordinance .

R. Lubrico

ROSEMINDA D. LUBRICO

Land owner

Eros Adonis Roland D. Lubrico

EROS ADONIS ROLAND D. LUBRICO

Landowner

Nilo E. Lubrico

NILO E. LUBRICO

Atty.-In-Fact



REPUBLIC OF THE PHILIPPINES
PROVINCE OF ZAMBOANGA DEL NORTE
MUNICIPALITY OF PIÑAN
BARANGAY SEGABE

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG PAMBARANGAY OF SEGABE, PIÑAN, ZAMBOANGA DEL NORTE, HELD ON JANUARY 15, 2024 AT ITS BARANGAY SESSION HALL.

PRESENT:

HON. JAIME I. ANIÑON JR.	PUNONG BARANGAY (Presiding Officer)
HON. CHONA S. GONZALO	BARANGAY KAGAWAD
HON. EPIFANIO N. TIPANERO	BARANGAY KAGAWAD
HON. DIEGO P. ENON	BARANGAY KAGAWAD
HON. RUTCHIE C. PORAZO	BARANGAY KAGAWAD
HON. ROLANDO P. CAPIN	BARANGAY KAGAWAD
HON. CLARK ORVIN R. BALLADARES	BARANGAY KAGAWAD
HON. AMADO A. TIMUGIUNG	BARANGAY KAGAWAD
HON. LEONARDO T. LICMAO	IPMR
HON. CORNELIUS ADAM D. DONDOYANO	SK CHAIRMAN

ABSENT: NONE

RESOLUTION NO. 43
SERIES 2024

RESOLUTION EXTENDING SUPPORT AND APPROVAL FOR THE ESTABLISHMENT OF COMMERCIAL PROJECT LOCATED IN BARANGAY SEGABE, PIÑAN, ZAMBOANGA DEL NORTE.

WHEREAS, ROSEMINDA D. LUBRICO & EROS ADOMS D. LUBRICO., promoted to establishment an Commercial Project Located in Barangay Segabe of this municipality;

WHEREAS, the proposed location and the said project in owned by ROSEMINDA LUBRICO & EROS ADOMS LUBRICO covered under TCT-127- 2021 000 887 with an area of 33,070 square meters;

WHEREAS, the owner of this Project appeared to his Sangguniang Barangay Council asking support and cooperation of the proposed Commercial Project in compliance to the requirements as set forth in the municipal Zoning rules and regulation;

WHEREAS, finding the prepare of which beneficial to the constituents for delivery of basic services and provide and income to the constituents, hence this resolution;

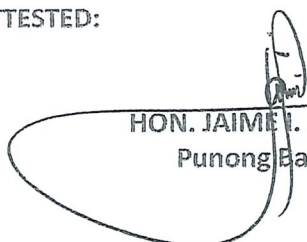
NOW, after due deliberation, on motion of kagawad Chona S. Gonzalo, duly seconded by the August Body.


RESOLVED, as it is hereby RESOLVED, to Support and Approval for the Establishment Commercial Project Located in the Barangay Segabe, Piñan, Zamboanga del Norte.

Carried Unanimously.

I HEREBY CERTIFY to the correctness of the above-quoted resolution.

ATTESTED:


HON. JAIME I. ANIÑON JR.
Punong Barangay


LAILA P. TUBIGAN
Barangay Secretary



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Community Environment and Natural Resources Office
CENRO IX-A1, Piñan
1st Congressional District
Segabe, Piñan, Zamboanga del Norte
cenro.pinanzn@gmail.com

DENR – R9 – A1, Technical Services

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that per actual ground verification conducted on November 30, 2023 and mapping projection using our office available reference map, wherein it appears that a parcel of land **Lot No. 7, Pcs-09-000619** situated at Barangay Segabe, Piñan, Zamboanga del Norte is within Project No. 2, classified as Alienable and Disposable Land based on Approved Replotted Land Classification Map and Per LC Map No. 572 certified on October 15, 1925 and retraced on December 18, 1979 Certified under the Provision of Section 1827 of the Administrative Code for the purpose of Section 1844 of said Code as amended by section 1, of Act 3077.

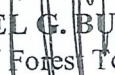
This certification is issued upon the request of Mrs. Marecil G. Sabate for whatever legal purposes it may serve her best.

Given this 4th day of December 2023 at Segabe, Piñan, Zamboanga Del Norte.

Certification fee in the amount of P50.00 was paid in favor of the DENR under Official Receipt No. _____ dated _____, 2023.

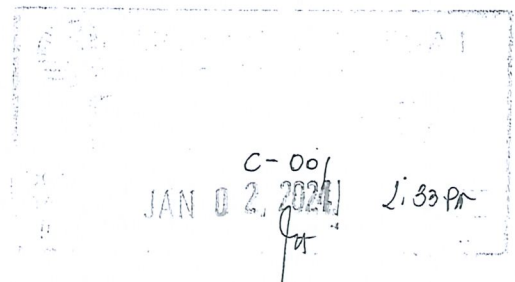

ADELAIDA R. BORJA
CENR Officer

Prepared/Verified by:


RAMEL G. BUHI - AN
Forester/ Forest Technician I

Reviewed by:


Engr. CAMELO G. ARCO
DMO IV/Deputy CENRO





Republic of the Philippines
DEPARTMENT OF AGRICULTURE
Regional Field Office No. 09
Pagadian City

Annex A

LUR Form No. 01
Series of 2022

APPLICATION FORM
(LAND USE RECLASSIFICATION)

Name of Applicant: LGU PIÑAN, ZAMBOANGA DEL NORTE
Name of Representative: NILO E. LUBRICO

Contact Information

Mobile No. 09177773969
Landline _____
Email _____
Mailing Address Mun. Hall, Pinan, Zamboanga del Norte

A. Description of areas proposed to be reclassified.

Location Brgy. Municipality, Province	Geographical Coordinates (Longitude, Latitude)	Specific Existing Land Use	Adjacent Surrounding Land use	Proposed Use for Reclassification (Pls. specify)	Area Applied (Has.)
Purok 3, Segabe, Piñan, Zamboanga del Norte	123.44285302 8.48138130 123.44243506 8.48026643 123.44243378 8.48026571 123.44090447 8.47949722	Agriculture	Agriculture	Residential	3.2365


We are providing you the following maps and photos"

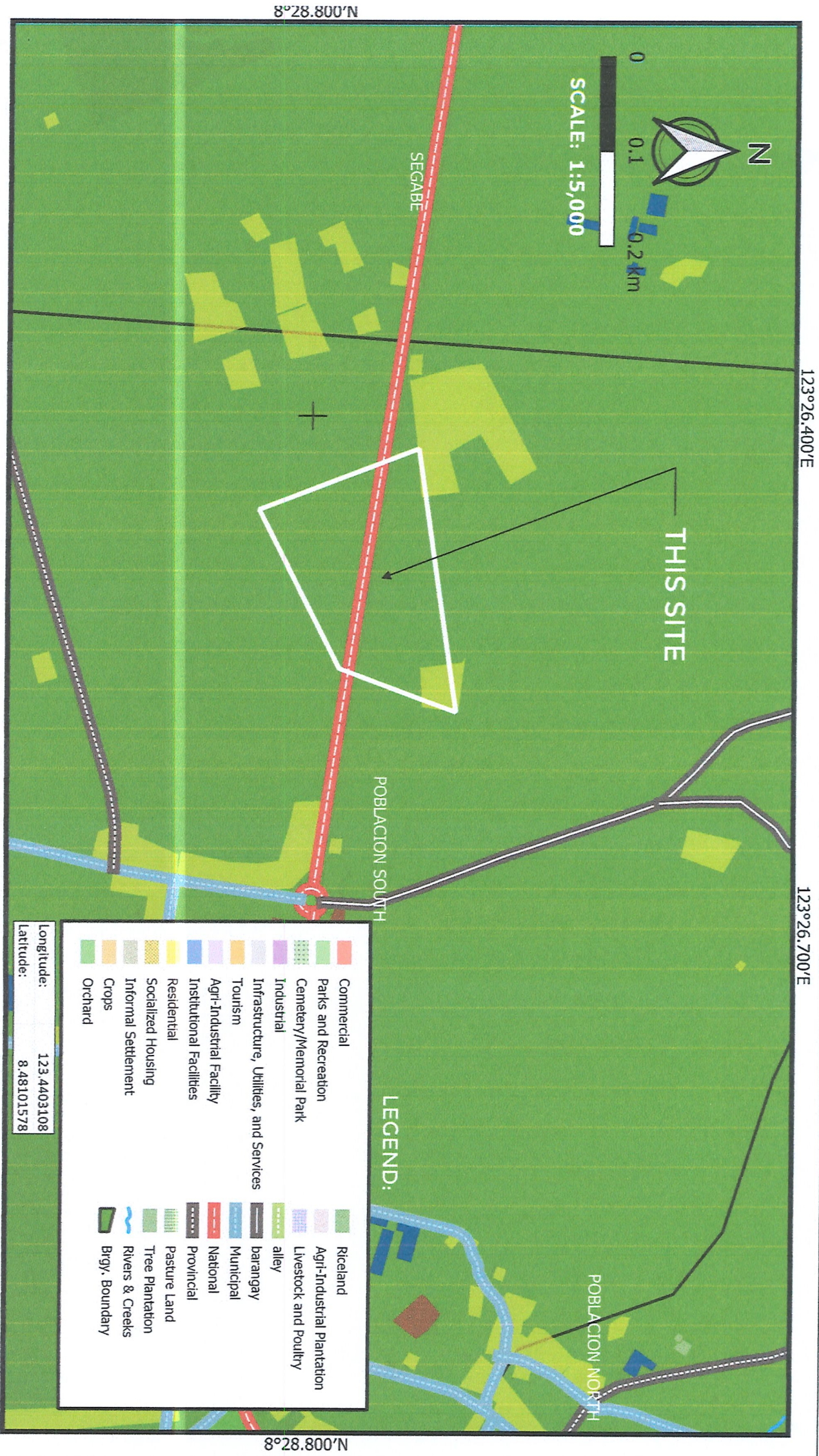
1. Municipal Land Use Plan Map (Scale 1:20,000 or larger) showing the proposed land to be reclassified with coordinates (longitude and latitude); and
2. Panoramic photos of the area with caption (East, west, North, South) taken not earlier than one (1) month before filing of application
3. Others, if available please specify; _____

B. Other relevant information*

1. DA Programs Implemented in the area to be reclassified
 - i. _____
 - ii. _____
 - iii. _____
2. Infrastructure and support facilities (FMR, Post Harvest Facilities, Mills, Cold Storages, Warehouses, etc..)
 - i. _____
 - ii. _____
 - iii. _____
3. Irrigation (NIA, BSWM, DDA RFOs and privately owned irrigation facility)
 - i. _____
 - ii. _____
 - iii. _____

Prepared by:


CECILIA J. CARREON
Applicant



123°26.400'E

123°26.700'E

8°28.800'N

8°28.800'N



0
0.1
0.2 km

SCALE: 1:5,000

THIS SITE

SEGABE

POBLACION SOUTH

LEGEND:

POBLACION NORTH

	Commercial		Riceland
	Parks and Recreation		Agri-Industrial Plantation
	Cemetery/Memorial Park		Livestock and Poultry
	Industrial		alley
	Infrastructure, Utilities, and Services		barangay
	Tourism		Municipal
	Agri-Industrial Facility		National
	Institutional Facilities		Provincial
	Residential		Pasture Land
	Socialized Housing		Tree Plantation
	Informal Settlement		Rivers & Creeks
	Crops		Brig. Boundary
	Orchard		

Longitude: 123.4403108
Latitude: 8.48101578

BARANGAY SEGABE, PIÑAN, ZDN

Location

LUBRICO, ROSEMINDA D. & LUBRICO,
EROS ADONIS ROLAND D.

Owner

Content:

PROPOSED RECLASSIFICATION

AGRICULTURAL - RESIDENTIAL

T-127-2021000887, LOT 7, Area=3,3070 HAS.

8°28.560'N

8°28.800'N

8°29.040'N

123°26.160'E

123°26.400'E

123°26.640'E

123°26.880'E



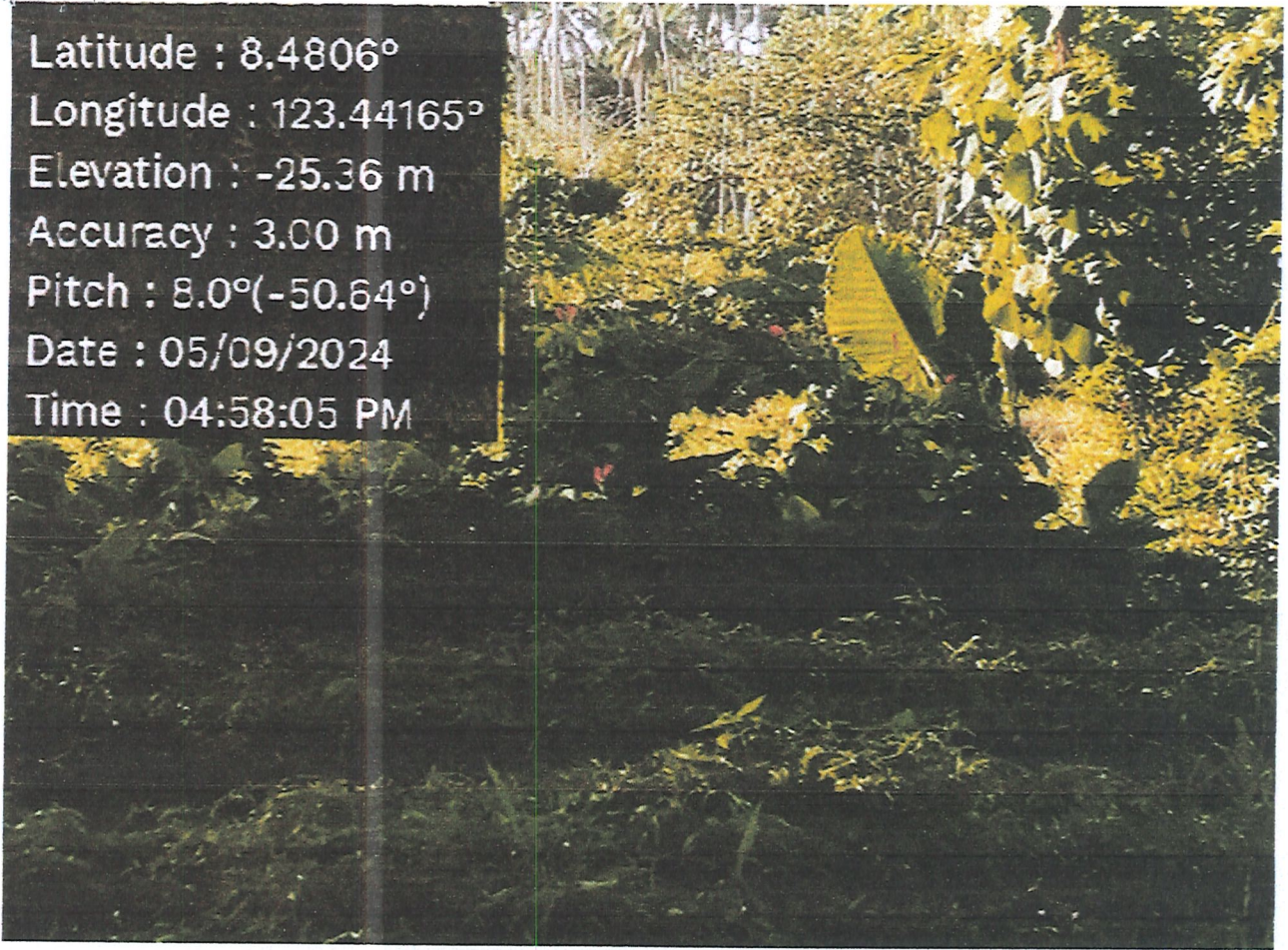
SCALE: 1:5,487.83

0 50 100 m



PROPOSED LAND FOR RECLASSIFICATION/CONVERSION
 Owner: LUBRICO, ROSEMINDA D. & LUBRICO, EROS ADONIS
 ROLAND D.
 Total Area: 3,307.0 has.
 Location: Segabe, Pinan, Zamboanga del Norte

Latitude : 8.4806°
Longitude : 123.44165°
Elevation : -25.36 m
Accuracy : 3.00 m
Pitch : 8.0°(-50.64°)
Date : 05/09/2024
Time : 04:58:05 PM



SOUTH

Latitude : 8.48075°
Longitude : 123.44175°
Elevation : -25.36 m
Accuracy : 3.15 m
Pitch : 10.1°(-34.26°)
Date : 05/09/2024
Time : 04:55:45 PM

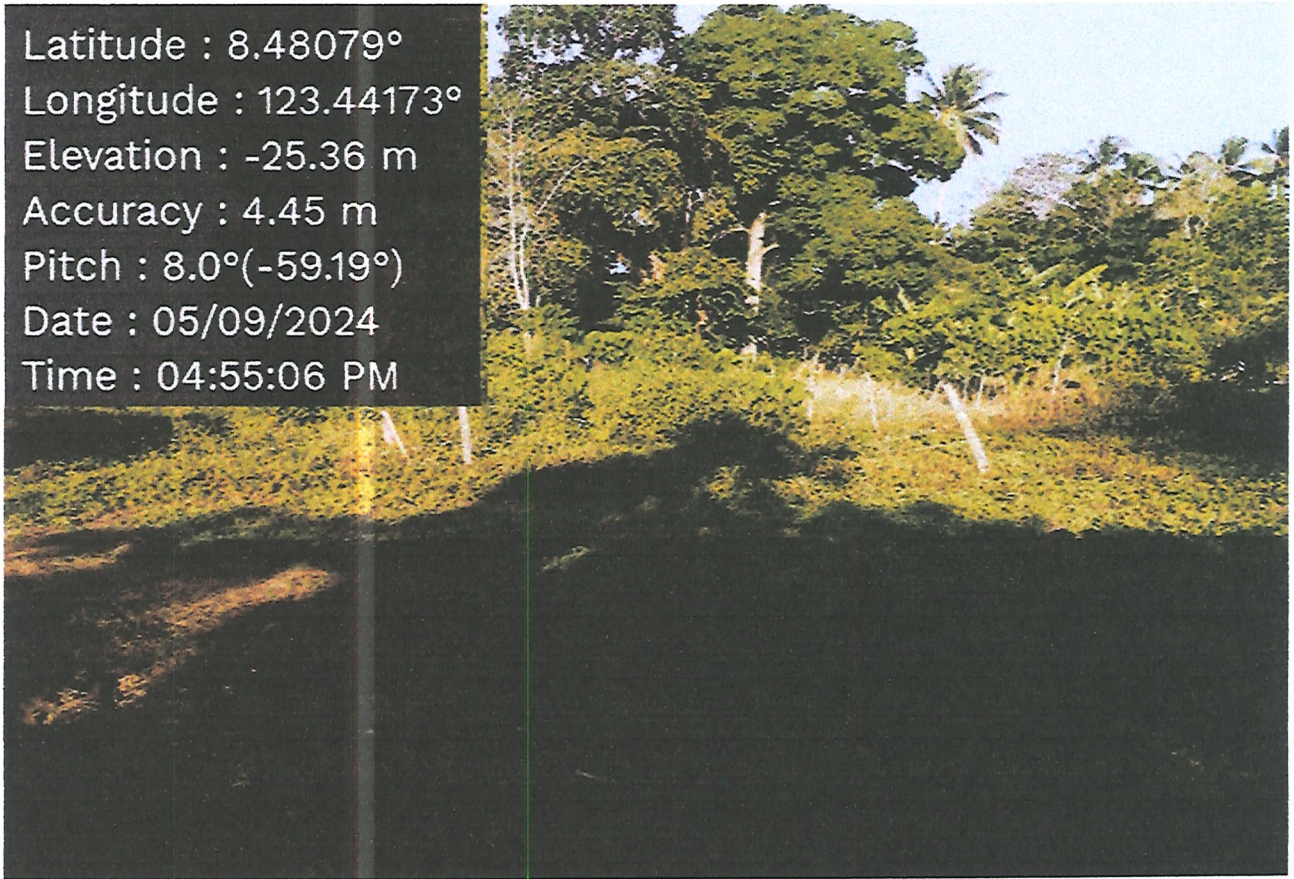


NORTH

Pitch : 10.2°(-42.56°)
Date : 05/09/2024
Time : 04:56:48 PM

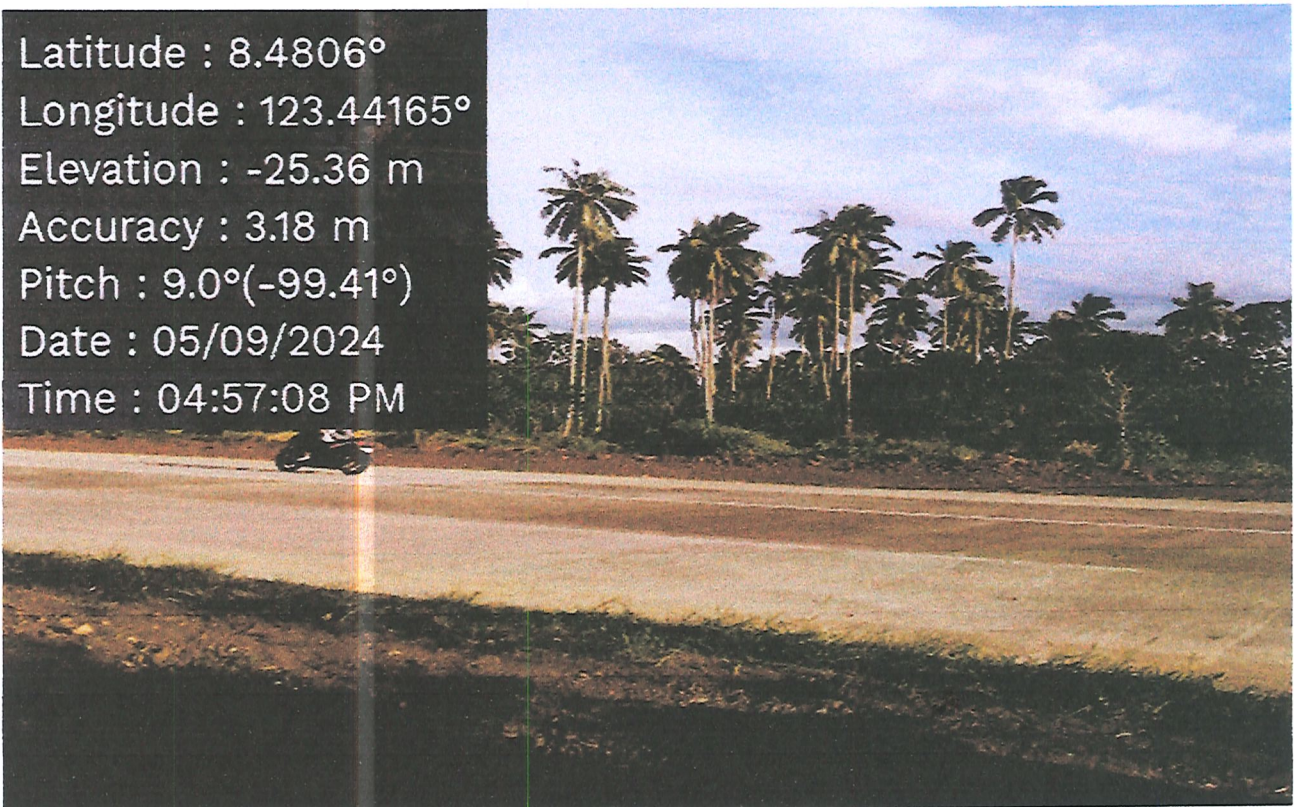


Latitude : 8.48079°
Longitude : 123.44173°
Elevation : -25.36 m
Accuracy : 4.45 m
Pitch : 8.0°(-59.19°)
Date : 05/09/2024
Time : 04:55:06 PM



NORTH EAST

Latitude : 8.4806°
Longitude : 123.44165°
Elevation : -25.36 m
Accuracy : 3.18 m
Pitch : 9.0°(-99.41°)
Date : 05/09/2024
Time : 04:57:08 PM



EAST



CERTIFICATION

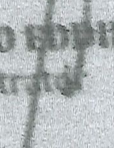
This is to certify, based on the Field Verification Report submitted by Zamboanga del Norte Regional Sub-Office, that parcel of land(s) situated at Barangay Sagabe, Municipality of Pitan, Province of Zamboanga del Norte, specifically described hereunder is/are found to be:

Item No.	Registered Owner	Cadastral Lot No.	TCT / TJ No.	Land Area (Ha)	Area Applied (Ha)
1	Roseminda D. Lubrico & Eros Adonis Roland D. Lubrico	T. Pcs-09-000619	No. 137-2021000897	3.3070	3.3070
TOTAL				3.3070	3.3070

- Within the irrigation service area
- Within irrigable land/s
- Outside irrigation service area
- Outside irrigable lands

This certification is issued upon the request of Roseminda D. Lubrico & Eros Adonis Roland D. Lub

Given this day of JUN 11 2024


ENGR. EDUARDO EDDIE G. GUILLEN
 Administrator
 Date:

NOTE:

1. This certificate is issued relative to the requirements of the Department of Agrarian Reform (S of DAR AO No 03 series of 2021) and shall not be construed as a Certificate of Eligibility for Co
2. This shall not be construed as a certification as to the ownership by the applicant of the other parcel(s) of land.
3. Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cancellation of this certification.