



**CITY PLANNING AND DEVELOPMENT OFFICE**

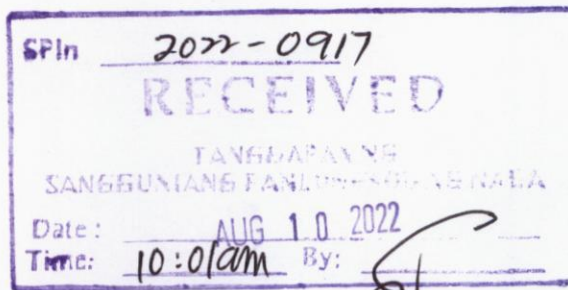
J. Miranda Ave., Concepcion Pequena, Naga City 4400  
 Tel. No. 205-2980 loc. 2080

10 August 2022

**THE HONORABLE MEMBERS**

Sangguniang Panlungsod  
 Naga City

Attn: **Hon. SALVADOR M. DEL CASTILLO**  
 Chair, Committee on Land Use



Gentlemen/Mesdames:

Below is our technical evaluation of the documents submitted by Mr. Joselito Dayao, authorized representative of Adolfo L. Olivan Marketing Corporation, relative to their application for **land reclassification** of parcel of land located at Barangay Mabolo, this city, into Commercial Use.

In compliance with the directive, and as provided for in Ordinance 2000-071 (Naga City Zoning Ordinance), we conducted site inspection of the area and below is our observation:

1. Both lot covers a total of 18,626 sq.m (1.8626 has), located between Felix Plazo St. (Extension) and PNR railway.
2. Terrain is relatively flat and covered with vegetation. Terrain also resembles that of shrub swamp due to the existence of water in the area.

Likewise, specified below is our technical evaluation:

• **TECHNICAL EVALUATION** •

**Land Reclassification Requirements per Ordinance No. 97-050**

Documentary Requirements	Compliance/Remarks
1. Letter of application in the name of the owner of the land	<b>COMPLIED</b> Letter dated June 14, 2022, addressed to Mr. Wilfredo B. Prilles, Jr. requesting for the reclassification of land acquired by the Adolfo Olivan Corp from Lourdes Anonas located at Barangay Mabolo from agricultural to commercial.
2. Special Power of Attorney, if the applicant is other than the owner of the land	<b>COMPLIED</b> Secretary Certificate enacted on August 17, 2021, by Rosemary Olivan, duly elected and qualified corporate secretary of Adolfo L. Olivan Marketing Corporation, authorizing and designating Joselito Dayao to represent the corporation.
3. Original or Transfer Certificate of Title and/or other documents establishing ownership of the land	<b>COMPLIED</b> <ul style="list-style-type: none"> <li>• TCT No.086-2017000482 under the name of Spouses Lourdes S. Anonas and Jose D. Anonas with a total area of 9,500 sqm.               <ul style="list-style-type: none"> <li>○ Deed of Absolute Sale between Lourdes S. Anonas and Adolfo L. Olivan Marketing Corp., enacted on October 7, 2019</li> </ul> </li> <li>• TCT No.086-2021001337 under the name of Adolfo L. Olivan Marketing Corporation with a total area of 9,126 sqm.</li> </ul>

Documentary Requirements	Compliance/Remarks
<p>4. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer</p>	<p style="text-align: center;"><b>COMPLIED</b></p> <ul style="list-style-type: none"> <li>• Tax Declaration No. 0802-0016-01223 issued on November 18, 2021, certified true and correct by Cesar R. Magistrado, City Assesor. (9,500 sqm)</li> <li>• Certificate of Tax Payment issued on November 23, 2021 for the year 2022.</li> <li>• Tax Declaration No. 0802-0016-01415 issued on September 14, 2021, certified true and correct by Cesar R. Magistrado, City Assesor. (9,126 sqm)</li> <li>• Certificate of Tax Payment issued on November 19, 2021 for the year 2022.</li> </ul>
<p>5. Location Plan and/or Vicinity Map</p>	<p style="text-align: center;"><b>COMPLIED</b></p> <ul style="list-style-type: none"> <li>• Snippet of the subject areas from Google maps illustrating the parcel of land subject for reclassification - identified as Lot 1210-L-9-H-2 and Lot 1210-L-9-G with an area of 9,500 and 9,126 sq.m respectively.</li> </ul>
<p>6. Detailed Feasibility Study of the proposed project or intended use of the land</p>	<p style="text-align: center;"><b>COMPLIED</b></p> <ul style="list-style-type: none"> <li>• Project Feasibility study on the proposed Warehouse Building in the subject area. Whereas, in view of the various business owned by the proponent and its increasing demand for storage facilities, the proponent request for the reclassification of the subject lot.</li> <li>• The submitted feasibility study includes narrative regarding the project description, timetable, management of personnel, and marketing, technical, and financial aspect of the project. With a total development cost of 10 million pesos the feasibility study also includes details regarding the source of funds and return of investments.</li> </ul>
<p>7. Sworn statement of commitment duly notarized from the owner and developer that the proposed project would be implemented within three (3) months, and completed within three (3) years from the issuance by the Department of Agrarian Reform of an order of conversion</p>	<p style="text-align: center;"><b>COMPLIED</b></p> <p>Sworn Statement of Owner/Developer, enacted on April 6, 2022, by Rosemary D. Olivan, duly elected and qualified corporate secretary of Adolfo L. Olivan Marketing Corporation. Whereas, the affiant commit to implement the proposed project within three month and completed within 3 years from the issuance the Department of Agrarian Reform (DAR-V) of an order of conversion.</p>
<p>8. Barangay Resolution endorsing the proposed project or intended use of the land is in harmony with the Barangay Development Plan</p>	<p style="text-align: center;"><b>COMPLIED</b></p> <p>Barangay Resolution No. 2022-002 of Barangay Mabolo adopted on March 10, 2022, and attested by Hon. Ramil G. Job. Whereas, on joint and collective motion, Barangay Mabolo interposes no objection for the reclassification of the parcel of land owned Adolfo L. Olivan Marketing Corporation and Lourdes S. Anonas from Agricultural to Commercial.</p>
<p>9. Certification from the National Irrigation Administration that the land is not irrigated or irrigable</p>	<p style="text-align: center;"><b>COMPLIED</b></p> <p>Certificate of Non-Irrigation Coverage issued by National Irrigation Administration, Camarines Sur, IMO Head Office, signed and approved by Gen. Ricardo Visaya (Ret) certifying that the subject lots are outside the irrigation service area and outside the service area of proposed irrigation projects of NIA.</p>

Documentary Requirements	Compliance/Remarks
10. Certification from the Department of Agriculture that the land is not necessary for the food sufficiency program of the region	<p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Certification from City Agriculture's Office, issued on March 4, 2022, certifying that the subject area "cannot be utilized in its present state for food sufficiency program of the city." Issued by Ms. Salve M. Intia, Agricultural Technologist and noted by Mr. Francisco M. Mendoza, OIC of City Agriculture Office.</i></p>
11. Certification from the Department of Agrarian Reform that the land is not subject to a voluntary offer for sale, voluntary land transfer or notice of coverage under RA 6657, and that the reclassification of the property will not prejudice the rights of any agrarian reform beneficiary	<p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Certification from Department of Agrarian Reform, issued on March 1, 2022, signed by Ms. Jennifer A. Garcia, MARRO, certifying that the subject lots are not covered by PD 27 nor RA 6657 as amended by RA 9700.</i></p>
12. Certification from the Department of Environment and Natural Resources that the land is not environmentally critical, and that the proposed or intended use is ecologically safe and sound	<p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Certification from Department of Environment and Natural Resources issued on November 23, 2021, signed by Mr. Nestor Franz A. Fortunato, OIC, CENR Officer. DMO-V, certifying that the subject lot is classified as "not within the identified Environmental Critical Areas under the Expanded National Integrated Protected Area System (ENIPAS) such as National Park &amp; Wildlife Sanctuaries" and is "within alienable and disposable land"</i></p>
13. Site zoning classification	<p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Certification from DHSUD, signed by Regional Director Atty. Richard L. Manila, certifying that the subject areas are classified under Agricultural Zone as per approved Comprehensive Land Use Plan of Naga City adopted per Res. No. 2000-353 and Zoning Ordinance No. 2000-071 as amended by Ordinance No. 2022-043 and ratified by HLURB through Resolution No. 733 dated October 16, 2002. Certification issued on October 28, 2021 per request of Adolfo Olivan Marketing Corporation.</i></p>
14. Reclassification Fee	<p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Date: July 12, 2022 OR No.: 1691070 (0.9500 has) Payment: Php 3,000</i></p> <p><i>Date: July 12, 2022 OR No.: 1691071 (0.9126 has) Payment: Php 3,000</i></p>

In view of the above, we recommend the approval of the application for reclassification of the lots owned by Adolfo L. Olivan Marketing Corporation in Barangay Mabolo.

For your information and guidance.

Very truly yours,

  
**WILFREDO B. PRILLES, JR.**  
City Planning and Development Coordinator