



Republic of the Philippines
Province of Oriental Mindoro
MUNICIPALITY OF PINAMALAYAN

OFFICE OF THE MUNICIPAL MAYOR

Madrid Blvd., Zone III, Pinamalayan, Oriental Mindoro 5208

Email: mayorsoffice@pinamalayan.gov.ph

Telephone No.043-284-3146

EXECUTIVE ORDER NO. 022-2026

AN ORDER CONSTITUTING THE LOCAL LAND DEVELOPMENT MONITORING TEAM (LLDMT) IN THE MUNICIPALITY OF PINAMALAYAN, ORIENTAL MINDORO

WHEREAS, Section 16 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, mandates local government units to promote the general welfare, which includes the preservation and enrichment of natural resources, the maintenance of ecological balance, and the promotion of sustainable development within their respective territorial jurisdictions;

WHEREAS, Municipal Ordinance No. 07, otherwise known as the Pinamalayan Zoning Ordinance, provides the framework for regulating land use and guiding the orderly growth and development of the Municipality of Pinamalayan, Oriental Mindoro, and for preserving the character, integrity, and stability of its designated zones and functional areas;

WHEREAS, Article I, Section 4 of the said Ordinance declares that zoning regulations serve as vital land use management tools designed to provide clear direction on land development and to promote the general welfare and common good of the community;

WHEREAS, it has been observed that significant cases of land development activities, along with both vertical and horizontal construction are undertaken without prior locational clearances, and other required clearances and permits, thereby resulting in unauthorized land use conversion, illegal construction, environmental degradation, and potential conflicts with pertinent policies and laws;

WHEREAS, the absence of a coordinated and institutionalized inspection and monitoring mechanism at the local level may lead to inconsistencies in enforcement, delays in regulatory action, and increased risk of non-compliant or illegal developments;

WHEREAS, there is a necessity to establish a systematic and mandatory pre-development inspection and assessment process to determine the current classification of land, verify its allowable use under existing zoning regulations, and ensure that all required permits, certifications, and clearances from concerned government agencies are secured prior to the commencement of any construction or development activity;

WHEREAS, the creation of a Local Land Development Monitoring Team (LLDMT), composed of representatives from relevant municipal offices and the concerned Barangay/s, will strengthen inter-office coordination, enhance transparency and accountability, and ensure community-level participation in the monitoring of land development activities and real estate investments;

WHEREAS, such mechanism will serve as a proactive measure to prevent illegal land conversion, protect agricultural and environmentally critical areas, uphold zoning and land use policies, and promote sustainable and responsible development within the Municipality of Pinamalayan;

NOW, THEREFORE, I, RODOLFO M. MAGSINO, Municipal Mayor of Pinamalayan, Oriental Mindoro, by virtue of the powers vested in me by law, do hereby order:





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SECTION 1. CREATION OF THE LOCAL LAND DEVELOPMENT MONITORING TEAM (LLDMT). There is hereby created a Local Land Development Monitoring Team (LLDMT) in the Municipality of Pinamalayan, Oriental Mindoro, which shall be responsible for the on-site inspection and validation of any premature and unauthorized land mobilization operations.

SECTION 2. COMPOSITION. The LLDMT shall be composed of the following:

Chairperson:

MR. DANNY S. VILLACRUSIS - Municipal Agriculturist

Vice-Chairperson:

MR. NORMAN T. DELA CRUZ - Zoning Officer III

Members:

MR. CARLITO M. MEJICO, CPA, REB - Municipal Assessor

ENGR. MANOLITO E. MASCULINO - Municipal Engineer

ENP ORLEX H. MARAYAN - DMO IV/Acting MPDC

MR. YUAN GABRIEL T. RAMOS - Project Development Officer II

ENGR. ANGELA CAMILLE F. SAMARITA - Administrative Officer IV/OIC-MENRMD

MR. REX M. SALENDRES - Legislative Staff Officer I

Barangay Captain/s with territorial jurisdiction over unauthorized land mobilization operations.

SECTION 3. FUNCTIONS AND RESPONSIBILITIES. The LLDMT shall have the following duties and functions:

1. Conduct on-site inspection and validation of any premature and unauthorized land mobilization operations, including those infrastructures that spans across lands and structures that rise upwards;
2. Submit to the Office of the Municipal Mayor inspection reports embodying structured assessment of any violation committed and the impact of such unauthorized acts;
3. Instigate immediate appropriate actions and ensuring compliance in adherence to policies, laws, and regulations;
4. Recommend approval or denial of applications for required clearances or permits, based on compliance with applicable laws, rules, and regulations;
5. Coordinate with concerned national government agencies in the enforcement of land use and development regulations;
6. Perform such other functions as may be necessary.

Section 4. SECRETARIAT. The **Zoning Division** is hereby designated as the Secretariat of the Local Land Development Monitoring Team (LLDMT). The Secretariat shall have the following functions:

- a. Provide administrative and technical support to the LLDMT;
- b. Prepare notices of meetings, inspection schedules, and communications;





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- c. Document all inspections, deliberations, and findings of the Team;
 - d. Maintain records, reports, maps, and database of all monitored land development activities;
 - e. Consolidate and submit reports and recommendations to the Office of the Municipal Mayor and concerned offices; and
 - f. Perform such other duties as may be assigned by the Team.

Section 5. REPEALING CLAUSE. All orders contrary to or inconsistent with any of the provisions of this Order are hereby repealed.

SECTION 6. EFFECTIVITY. This Order shall take effect immediately.

Done this 4th day of May 2026 at the Municipality of Pinamalayan, Oriental Mindoro.


RODOLFO M. MAGSINO,
Municipal Mayor

