

Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

**NINTH (9<sup>th</sup>) CITY COUNCIL**

**COMMITTEE REPORT**

January 14, 2025

Submitted by:

**COMMITTEE OF THE WHOLE**

**PRESENT:** (January 14, 2025)

<b>HON. BIENVENIDO C. DE GUZMAN II</b>	-	Chairman
<b>HON. MARK ANGELO B. DAYAG</b>	-	Member
<b>HON. MARIA ROSARIO B. SORIANO</b>	-	Member
<b>HON. RONALDO S. ORTIZ</b>	-	Member
<b>HON. MARY MARJORIE P. MARTIN CHAN</b>	-	Member
<b>HON. IMOGEN CLAIRE M. CALLANGAN</b>	-	Member
<b>HON. JUDE T. BAYONA</b>	-	Member
<b>HON. KARINA S. GAUANI-VIERNES</b>	-	Member
<b>HON. GRACE B. ARAGO</b>	-	Member
<b>HON. TIRSO S. MANGADA</b>	-	Member
<b>HON. MARC ALDOUS C. BACCAY</b>	-	Member
<b>HON. RESTITUTO C. RAMIREZ</b>	-	Member

**ABSENT:**

<b>HON. ARNEL T. ARUGAY</b>	-	Member
<b>HON. GILBERT S. LABANG</b>	-	Member
<b>HON. CERENE PEARL T. QUILANG</b>	-	Member

**RESOURCE PERSONS:**

Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Engr. Wenceslao Arao	-	City Engineer
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Marvie Q. Alvarez	-	City Assessor
Atty. Roderick S. Iquin	-	City Legal Officer

**PRESENT:** (January 08, 2025)

<b>HON. BIENVENIDO C. DE GUZMAN II</b>	-	Chairman
<b>HON. MARK ANGELO B. DAYAG</b>	-	Member
<b>HON. MARIA ROSARIO B. SORIANO</b>	-	Member
<b>HON. RONALDO S. ORTIZ</b>	-	Member
<b>HON. MARY MARJORIE P. MARTIN CHAN</b>	-	Member
<b>HON. IMOGEN CLAIRE M. CALLANGAN</b>	-	Member
<b>HON. JUDE T. BAYONA</b>	-	Member
<b>HON. KARINA S. GAUANI-VIERNES</b>	-	Member
<b>HON. ARNEL T. ARUGAY</b>	-	Member
<b>HON. GRACE B. ARAGO</b>	-	Member
<b>HON. TIRSO S. MANGADA</b>	-	Member
<b>HON. MARC ALDOUS C. BACCAY</b>	-	Member
<b>HON. RESTITUTO C. RAMIREZ</b>	-	Member
<b>HON. CERENE PEARL T. QUILANG</b>	-	Member

**ABSENT:**

**HON. GILBERT S. LABANG** - Member

**RESOURCE PERSONS:**

Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Engr. Wenceslao Arao	-	City Engineer
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Marvie Q. Alvarez	-	City Assessor
Atty. Roderick S. Iquin	-	City Legal Officer
Mr. Catalino V. Arugay	-	Representative

**PRESENT: (August 07, 2024)**

<b>HON. BIENVENIDO C. DE GUZMAN II</b>	-	Chairman
<b>HON. MARK ANGELO B. DAYAG</b>	-	Member
<b>HON. RONALDO S. ORTIZ</b>	-	Member
<b>HON. IMOGEN CLAIRE M. CALLANGAN</b>	-	Member (via zoom)
<b>HON. JUDE T. BAYONA</b>	-	Member (via zoom)
<b>HON. KARINA S. GAUANI-VIERNES</b>	-	Member (via zoom)
<b>HON. ARNEL T. ARUGAY</b>	-	Member
<b>HON. GRACE B. ARAGO</b>	-	Member
<b>HON. RESTITUTO C. RAMIREZ</b>	-	Member
<b>HON. CERENE T. QUILANG</b>	-	Member

**ABSENT:**

<b>HON. MARIA ROSARIO B. SORIANO</b>	-	Member
<b>HON. MARY MARJORIE P. MARTIN CHAN</b>	-	Member
<b>HON. GILBERT S. LABANG</b>	-	Member
<b>HON. TIRSO S. MANGADA</b>	-	Member
<b>HON. MARC ALDOUS C. BACCAY</b>	-	Member

**RESOURCE PERSONS:**

Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Mr. Buenaventura F. Lagundi	-	City Treasurer
Ms. Marvie Q. Alvarez	-	City Assessor
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Angelina T. Somera	-	City Accountant

**PRESENT: (July 01, 2024)**

<b>HON. BIENVENIDO C. DE GUZMAN II</b>	-	Chairman
<b>HON. MARK ANGELO B. DAYAG</b>	-	Member
<b>HON. MARIA ROSARIO B. SORIANO</b>	-	Member
<b>HON. RONALDO S. ORTIZ</b>	-	Member
<b>HON. MARY MARJORIE P. MARTIN CHAN</b>	-	Member
<b>HON. IMOGEN CLAIRE M. CALLANGAN</b>	-	Member (via zoom)
<b>HON. GILBERT S. LABANG</b>	-	Member
<b>HON. JUDE T. BAYONA</b>	-	Member
<b>HON. KARINA S. GAUANI-VIERNES</b>	-	Member (via zoom)
<b>HON. TIRSO S. MANGADA</b>	-	Member
<b>HON. MARC ALDOUS C. BACCAY</b>	-	Member
<b>HON. CERENE T. QUILANG</b>	-	Member

**ABSENT:**

<b>HON. MARY MARJORIE P. MARTIN CHAN</b>	-	Member (On leave)
<b>HON. ARNEL T. ARUGAY</b>	-	Member
<b>HON. GRACE B. ARAGO</b>	-	Member
<b>HON. RESTITUTO C. RAMIREZ</b>	-	Member

**RESOURCE PERSONS:**

Ms. Marvie Q. Alvarez	-	City Assessor
Mr. Buenaventura F. Lagundi	-	City Treasurer
Ms. Angelina T. Somera	-	City Accountant
Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Ms. Luthgarda T. Bingcang	-	City Budget Officer

**PRESENT: (May 23, 2024)**

<b>HON. BIENVENIDO C. DE GUZMAN II</b>	-	Chairman
<b>HON. MARK ANGELO B. DAYAG</b>	-	Member
<b>HON. MARIA ROSARIO B. SORIANO</b>	-	Member (via zoom)
<b>HON. RONALDO S. ORTIZ</b>	-	Member
<b>HON. MARY MARJORIE P. MARTIN CHAN</b>	-	Member (via zoom)
<b>HON. IMOGEN CLAIRE M. CALLANGAN</b>	-	Member
<b>HON. JUDE T. BAYONA</b>	-	Member
<b>HON. KARINA S. GAUANI-VIERNES</b>	-	Member (via zoom)
<b>HON. GRACE B. ARAGO</b>	-	Member
<b>HON. TIRSO S. MANGADA</b>	-	Member
<b>HON. MARC ALDOUS C. BACCAY</b>	-	Member
<b>HON. RESTITUTO C. RAMIREZ</b>	-	Member

**ABSENT:**

<b>HON. ARNEL T. ARUGAY</b>	-	Member
<b>HON. GILBERT S. LABANG</b>	-	Member
<b>HON. CERENE T. QUILANG</b>	-	Member

**RESOURCE PERSONS:**

Mr. Gerald O. Lim	-	Asst. City Accountant
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Marvie Q. Alvarez	-	City Assessor
Mr. Buenaventura F. Lagundi	-	City Treasurer
Atty. Roderick S. Iquin	-	City Legal Officer
Atty. Gerome A. Pagalilauan	-	Attorney II – City Legal Office
Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Mr. Catalino V. Arugay	-	Representative

**COMMITTEE REPORT NO. 015-2025**

**SUBJECT:**

**LETTER OF THE CITY MAYOR, HON. MAILA ROSARIO S. TING-QUE, REITERATING HER REQUEST FOR AN AUTHORITY TO REPRESENT THE TUGUEGARAO CITY GOVERNMENT IN ACQUIRING THE LAND OWNED BY MR. MANUEL ROLAND V. ARUGAY AND HIS CO-OWNERS.**

**FOR THE PRESIDING OFFICER:**

The Committee of the Whole met and deliberated on the subject matter.

**ACTIONS TAKEN:**

The Committee of the Whole met in several meetings to discuss the indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, for the passage of a Resolution authorizing the City Government to acquire the land owned by Mr. Manuel Roland V. Arugay and Mr. Mariano Arugay, and granting the Local Chief Executive the authority to enter into a contract to acquire the same.

The committee met again to discuss the letter of the City Mayor, Hon. Maila Rosario S. Ting-Que, reiterating her request for an authority to represent the Tuguegarao City Government in acquiring the land owned by Mr. Manuel Roland V. Arugay and his co-owners.

**FINDINGS:**

1. Attached to said indorsement is City Appraisal Committee Resolution No. 09-2023 "Resolution undertaking the appraisal of Parcels of Land offered for sale to the City Government of Tuguegarao City owned by Mariano M. Arugay and Manuel Roland V. Arugay, married to Maria Victoria D. Arugay, represented by Manuel Roland V. Arugay of Tuguegarao City.
2. During the initial meetings, upon inquiry by the members as to what particular government project these lots are intended for, Engr. Francisco Marallag of the City Engineering Office stated that this is intended for a tricycle terminal for eastern barangays. However, Ms. Chona Sedano, City Planning and Development Coordinator, mentioned, among others, that if the said lot would not be suitable for such purpose, it would be for the establishment of a public park instead.
3. As per information from the City Assessor, Ms. Marvie Alvarez, the City Appraisal Committee recommended that the purchase of the subject lots covering an area of 1,057 square meters at Twenty Thousand Four Hundred Ninety Four Pesos and 57/100 (Php20, 494.57) per square meter is fair, just and reasonable.
4. It was manifested by the members of the committee that before the government will undertake a major project, a feasibility study is required, as provided for in Executive Order No. 1035, titled "*Providing the Procedures and Guidelines for the Expeditious Acquisition by the Government of Private Real Properties or Rights Thereon for Infrastructure and other Government Projects.*"
5. The members of the Committee of the Whole were not against the land banking but were unanimous in requiring the Feasibility Study of the government project for which said lots offered for sale are specifically intended, including the submission of the updated/latest payments of real property taxes and updated electronic copies of certificates of titles. The Office of the City Mayor was formally informed of the said requests for further consideration of the committee. In response thereto, the latter transmitted the corresponding Copy of Transfer Certificate of Titles and Certificate of Tax Clearances. The Local Chief Executive

have submitted copies of the titles covering the said lot, to wit; Transfer Certificates of Title Nos. 032-2024001835, 032-2024001834 and 032-2019002020. A perusal of these Certificates of Title shows that there are existing encumbrances (adverse claims) on the subject lot, as annotated on the last page of each title. Hence, there are legal issues that have to be resolved by the owners of the subject lot first, before they can sell the said lot.

6. During the subsequent meeting held on January 14, 2025, the City Engineer, Engr. Wenceslao Arao, mentioned, among others, they have a proposed design for a 3-4 storey tricycle terminal.
7. Ms. Sedano offered to come up with a Project Concept Note instead of a Feasibility Study of the proposed tricycle terminal which outlines the overview of the project, its objectives, theoretical framework and the processes on how to go about said project since according her, a Feasibility Study comprises of highly technical aspects and this needs funding, to which some members suggested to incorporate therein the flow of traffic along the area and the desired project structure.

b

#### **RECOMMENDATION:**

The Committee of the Whole unanimously agreed to wait for the indorsement of the Local Chief Executive on the Project Concept Note of the proposed tricycle terminal and for the committee to reconvene again after submission of which for review and perusal and to further deliberate on the merits of the latter's request for an authority to represent the Tuguegarao City Government in acquiring the land owned by Mr. Manuel Roland V. Arugay and his co-owners.

**AMENDMENT TO COMMITTEE REPORT NO. 015-2025 ON THE LETTER OF THE CITY MAYOR, HON. MAILA ROSARIO S. TING-QUE, REITERATING HER REQUEST FOR AN AUTHORITY TO REPRESENT THE TUGUEGARAO CITY GOVERNMENT IN ACQUIRING THE LAND OWNED BY MR. MANUEL ROLAND V. ARUGAY AND HIS CO-OWNERS.**

To include in the Findings:

8. The Project Structure shall be provided by the City Engineer, Wenceslao Arao, which he manifested during the meeting.

Note: Amendment was made during the 122<sup>nd</sup> Regular Session of the Ninth City Council held on January 21, 2025.

PREPARED BY:




**VINIA B. ARAO**

Administrative Assistant III




Respectfully submitted:



**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor/Chairman

**HON. MARK ANGELO B. DAYAG**  
Member



**HON. MARIA ROSARIO B. SORIANO**  
Member



**HON. RONALD S. ORTIZ**  
Member




**HON. MARY MARJORIE P. MARTIN-CHAN**  
Member




**HON. IMOGEN CLAIRE M. CALLANGAN**  
Member


**HON. GILBERT S. LABANG**  
Member



**HON. JUDE T. BAYONA**  
Member



**HON. KARINA S. GAUANI**  
Member




**HON. ARNEL T. ARUGAY**  
Member

**HON. GRACE B. ARAGO**  
Member



**HON. TIRSO S. MANGADA**  
Member

**HON. MARC ALDOUS C. BACCAY**  
Member



**HON. RESTITUTO C. RAMIREZ**  
Member



**HON. CERENE PEARL T. QUILANG**  
Member

Hon. Arago  
Hon. Baccay  
Hon. ...



Republic of the Philippines  
PROVINCE OF CAGAYAN  
Tuguegarao City

OFFICE OF THE SECRETARY TO THE SANGGUNIAN

January 21, 2025

HON. MAILA ROSARIO S. TING-QUE  
City Mayor  
This City Government

OFFICE OF THE CITY MAYOR  
RECEIVED  
Date: JAN 21 2025  
Time: 4:20 PM  
By: [Signature]

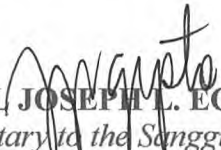
Madam:

May I respectfully furnish you a copy of the committee report below adopted by the Ninth City Council during its 122<sup>nd</sup> Regular Session held on January 21, 2025 for your information and action:

Committee Report No.	Committees	Topic
015-2025	Committee of the Whole	Letter of the City Mayor, Hon. Maila Rosario S. Ting-Que, reiterating her request for an authority to represent the Tuguegarao City Government in acquiring the land owned by Mr. Manuel Roland V. Arugay and his co-owners

Thank you.

Respectfully yours,

  
JOEL JOSEPH L. EGIPTO, Ph.D.  
Secretary to the Sanggunian