

Republic of the Philippines  
Province of Cagayan  
**TUGUEGARAO CITY**

**TENTH CITY COUNCIL**

**COMMITTEE REPORT NO. 08-10- 2025**

July 08, 2025

**Submitted by: COMMITTEE ON RULES, LAWS, AND ETHICS**

**PRESENT:**

HON. MARC ALDOUS C. BACCAY	- Chairman, Rules
HON. JUDE T. BAYONA	- Vice Chairman
HON. MARIA ROSARIO B. SORIANO	- Member,
HON. RONALD S. ORTIZ	- Member
HON. TIRSO V. MANGADA	- Member

**RESOURCE PERSONS:**

Atty. Gerome A. Pagalilauan	- <i>Asst. City Legal Officer</i>
Engr. Marvie Q. Alvarez	- <i>City Assessor</i>
Engr. Gilbert Z. Quinan	- <i>Asst. CPDC</i>
Mr. Teddy A. Lorenzo	- <i>HDMF</i>
Engr. Perlita b. Calubaquib	- <i>Division Chief, HREDRD 4PH FP</i>
Atty. Jannel B. Natividad	- <i>Legal Officer, DHSUD RO2</i>
Mr. Carl Quilang	- <i>DHSUD RO2</i>

**SUBJECT:**

Indorsement from City Mayor Hon. Maila Rosario S. Ting-Que regarding the request of Ms. Grace A. De Vera, OIC Regional Director of the Department of Human Settlements and Urban Development-Regional Office 02. This concerns the **Tripartite Agreement** between the Tuguegarao City Government, DHSUD, and Pag-IBIG Fund.

**FOR THE PRESIDING OFFICER:**

The Members of Committee met and deliberated on the Indorsement of the City Mayor Hon. Maila Rosario S. Ting-Que regarding the request of Ms. Grace A. De Vera, OIC Regional Director of the Department of Human Settlements and Urban Development-Regional Office 02. This concerns the Tripartite Agreement between the Tuguegarao City Government, DHSUD, and Pag-IBIG Fund. The Committee respectfully submits the herein Committee Report and has the honor to report to this august Body in session the following actions taken, its findings, and recommendations.

**ACTIONS TAKEN:**

The committee conducted a thorough evaluation of the Indorsement of the City Mayor Hon. Maila Rosario S. Ting-Que regarding the request of Ms. Grace A. De Vera, OIC Regional Director of the Department of Human Settlements and Urban Development-Regional Office 02. This concerns the Tripartite Agreement between the Tuguegarao City Government, DHSUD, and Pag-IBIG Fund.

Resource persons were present to assist the committee in the deliberation.

## **FINDINGS:**

1. The Department of Human Settlements and Urban Development (DHSUD) launched its Flagship Program in the year 2022: Pambansang Pabahay para sa Pilipino: Zero ISF Program for 2028," wherein the Pambansang Pabahay para sa Pilipino (4PH) Program was declared as the Department's priority program.
2. The LGU shall be the lead proponent for the Project, the DHSUD shall oversee the implementation and other compliances necessary for the project, and the Pag-IBIG FUND shall fund the project as needed.
3. The Bipartite Memorandum of Agreement between the Developer and LGU Tuguegarao was already approved on March 11, 2024, which contains specific details or discussion about the project, its construction, its cost, and inclusions. Following this is the Tripartite Memorandum of Agreement among DHSUD, HDMF, and the Tuguegarao City Government, which contains the obligations and responsibilities of the three parties.
4. The Ninth City Council in its 87<sup>th</sup> Regular Session held on April 16, 2024 passed and approved City Resolution No. 213-09-2024 "Resolution Approving the Proposed Tripartite Agreement Relative to the 4PH Condominium Program and Granting Authority to the City Mayor, Hon. Maila Rosario S. Ting-Que, to Sign for and on Behalf of the Tuguegarao City Government the said Tripartite Agreement" with the colatilla that the provision on Section 4.3.10 under the Responsibilities and Obligations of the Local Government Unit (LGU) shall be deleted.
5. The City Mayor in her letter dated June 16, 2025 forwarded to the City Council the Department of Human Settlements and Urban and Development (DHSUD) Memorandum dated May 07, 2025 containing therein the position of the department not to delete the provision but instead proposed a revised version of Section 4.3.10 that clarifies the LGUs' role without removing its support function.
6. The City Planning and Development Coordinator, Ms. Chona Q. Sedano already reviewed and evaluated the proposed revision of the Department of Human Settlements and Urban and Development (DHSUD), and she opined that the section forms an important part of the tripartite agreement and its inclusion is necessary for alignment and consistency with National Guidelines.

## **RECOMMENDATION:**

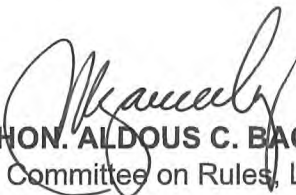
The Committee upon perusal of the proposed revision of Section 4.3.10 of the Tripartite Agreement between DHSUD, Pag-IBIG FUND and the City Government of Tuguegarao in consultation with the City Legal Office (CLO), City Assessor (CA), City Planning and Development Coordinating Office (CPDCO), Pag-IBIG FUND and The Department of Human Settlements and Urban and Development (DHSUD) representatives recommend for the adoption of the proposed revision of Section 4.3.10 of the Tripartite agreement to wit:

**FROM:** "4.3.10 It shall ensure for the estate/property management of the PROJECT and the availability of funds for the purpose;

**TO:** "4.3.10 It shall assist in ensuring the estate/property management of the PROJECT. The estate/property management shall be the primary responsibility of the Project Beneficiaries and the Condominium Owners' Association, to be assisted by the Estate Management Welfare Council (EMWC). The LGU shall be a member of the EMWC;"

The committee further recommends the passage of a Resolution Approving the Revision of Section 4.3.10 of the Tripartite Agreement between the DHSUD, Pag-IBIG FUND, and Tuguegarao City Government.

**Respectfully submitted:**



**HON. ALDOUS C. BACCAY**

Chairman, Committee on Rules, Laws and Ethics



**HON. JUDE T. BAYONA**

Vice Chairman, Committee on Rules, Laws and Ethics



**HON. MARIA ROSARIO B. SORIANO**

Member, Committee on Rules, Laws and Ethics



**HON. RONALD S. ORTIZ**

Member, Committee on Rules, Laws and Ethics



**HON. TIRSO V. MANGADA**

Member, Committee on Rules, Laws and Ethics