

NINTH CITY COUNCIL

COMMITTEE REPORT

June 11, 2025

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. JUDE T. BAYONA	- Chairman
HON. MARK ANGELO B. DAYAG	- Member (via zoom)
HON. KARINA S. GAUANI-VIERNES	- Member (via zoom)

GUEST:

HON. RONALDO S. ORTIZ	- City Councilor
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RESOURCE PERSONS:

MR. GILBERT Z. QUINAN	- Assistant City Planning Officer
MR. ANTHONY S. REQUIMIN	- Assistant City Agriculturist
MS. VIRGINI A. TUMALIUAN	- Applicant Representative

COMMITTEE REPORT NO. 129-2025

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Mr. Ferdinand M. De Guzman for Rezoning of land situated at Capatan, Tuguegarao City from Commercial Zone to Industrial Zone.

FOR THE PRESIDING OFFICER:

The members of the committee met and reviewed the referred application for the rezoning of land from Residential Zone to Commercial Zone.

FINDINGS:

1. Hon. Maila Rosario S. Ting-Que indorsed to the Ninth City Council the application of Mr. Ferdinand M. De Guzman for Rezoning of his land situated at Capatan, Tuguegarao City from Commercial Zone to Industrial Zone.
2. Mr. Ferdinand M. De Guzman has applied for the rezoning of their parcel of land from commercial zone to industrial zone located at Capatan, Tuguegarao City.
3. EnP Chona Q. Sedano, City Planning and Development Coordinator, issued a Certification that the subject lot are classified as commercial zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

4. The Local Zoning Review Committee (LZRC) is created pursuant to Section 49 of the Approved Zoning Ordinance to recommend changes in the Comprehensive Land Use Plan and Zoning Ordinance in the light of permits granted such as variance and exemptions and increasing applications for rezoning and reclassification;
5. The Barangay Council of Capatan issued Resolution No. 004, series of 2025. A resolution interposing no objection of the rezoning of Lot No. 2749-A-2 from commercial zone to industrial zone located at Capatan, Tuguegarao City.
6. A public hearing was conducted last April 04, 2025 as required by law;
7. The applicant complied with the documentary requirements provided by the existing rules and regulations;
8. The Local Zoning Review Committee (LZRC) has endorsed to the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval its favorable review on the application of Mr. Ferdinand M. De Guzman for the rezoning of his lot from commercial zone to industrial zone;
9. After considering the documents submitted and the Inspection Report of the Technical Working Group, the Local Zoning Review Committee (LZRC) finds the request for the rezoning of the subject lots to be in order and have greater economic value for commercial purposes subject to penalties.

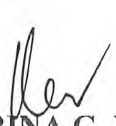
RECOMMENDATION:

Finding the application of Mr. Ferdinand M. De Guzman for the Rezoning of the lot from commercial zone to industrial zone to be in order, the committee favorably recommends the enactment of an ordinance amending Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning of the subject lot from commercial zone to industrial zone covering a total area of 1,736 square meters located at Capatan, Tuguegarao City.

Respectfully submitted:


HON. JUDE T. BAYONA
Chairman


HON. MARK ANGELO B. DAYAG
Member


HON. KARINA G. VIERNES
Member

Republic of the Philippines
Province of Cagayan
City of Tuguegarao

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON APRIL 4, 2025, 10:00 A.M., AT THE CAPATAN BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA
HON. ARNEL T. ARUGAY

Chairman
Member

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF MR. FERDINAND M. DE GUZMAN FOR RE-ZONING OF LOT FROM COMMERCIAL ZONE TO INDUSTRIAL ZONE CONTAINING AN AREA OF 0.1736 HECTARES SITUATED IN CAPATAN, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Ferdinand M. De Guzman, presented his plan to convert the subject land into a petroleum gas tank (LPG) store.

The business permit will only be granted if all safety measures are followed, so there is nothing to worry about.

A request was made to prioritize qualified or skilled constituents of Barangay Capatan for future employment opportunities and construction projects.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from commercial to industrial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Capatan for attending the public hearing, and adjourned the session at 10:25 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II



Republic of the Philippines
Province of Cagayan
Tuguegarao City

LOCAL ZONING REVIEW COMMITTEE

EXCERPTS FROM THE MINUTES OF THE MEETING OF THE
LOCAL ZONING REVIEW COMMITTEE HELD ON May 9, 2025, 1:00 PM
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL, TUGUEGARAO CITY

PRESENT:

Hon. Jude T. Bayona	Chairman
Dr. Roderick Ramirez	Member
EnP Gilbert Z. Quinan, MPA	Member
Engr. Wenceslao M. Arao Jr.	Member
Engr. Catherine G. Taguam	CENRO Representative
Engr. Marvie Q. Alvarez, REA	Member
Engr. Anthony S. Requimin	City Agriculture's Office Representative
Atty. Gerome Pagalilauan	City Legal Office Representative
Engr. Marlo Z. Liban	Member, Private Sector
Pastor Ron C. Bunzo	Member, Non-Government Organization

LZRC RESOLUTION NO. 08-2025

RESOLUTION RECOMMENDING AMENDMENTS OF ORDINANCE NO. 25-08-2021 OTHERWISE KNOWN AS THE ZONING ORDINANCE OF TUGUEGARAO CITY CY 2019-2028 INCORPORATING THE REZONING FROM COMMERCIAL ZONE TO INDUSTRIAL ZONE OF LOT NO. 2749-A-2 WITH AN AREA OF 1,736 SQUARE METERS LOCATED AT CAPATAN, TUGUEGARAO CITY:

WHEREAS, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Mr. Ferdinand M. De Guzman has applied for the rezoning of his parcel of land from commercial zone to industrial zone located at Capatan, Tuguegarao City;

WHEREAS, EnP. Chona Q. Sedano, City Planning and Development Coordinator, issued a Certification that the subject lot are classified as commercial zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

WHEREAS, The Local Zoning Review Committee (LZRC) is created pursuant to Section 49 of the Approved Zoning Ordinance to recommend changes in the Comprehensive Land Use Plan and Zoning Ordinance in the light of permits granted such as variance and exemptions and increasing applications for rezoning and reclassification.

WHEREAS, Barangay Council of Capatan issued Resolution No. 004, series of 2025, A resolution interposing no objection of the rezoning of Lot No. 2749-A-2 from commercial to industrial zone located at Capatan, Tuguegarao City.

WHEREAS, A public hearing was conducted at the Capatan Gymnasium last April 4, 2025.

WHEREAS, the applicant complied with the documentary requirements provided by the existing rules and regulations.


WHEREAS, after considering the documents submitted and the Inspection Report of the Technical Working Group, the Local Zoning Review Committee finds the request for the rezoning of the subject lot to be in order and have greater economic value for commercial purposes subject to penalties. The committee further recommends the enactment of an ordinance amending Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning of the subject lot from Commercial Zone to Industrial Zone covering a total area of 1,736.00 square meters located at Capatan, Tuguegarao City.

WHEREAS, any misrepresentation and submission of falsified documents are ground for the automatic revocation of the approved ordinance.

NOW, THEREFORE, RESOLVED, as it is hereby **RESOLVED**, to recommend the amendments of Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating **THE REZONING FROM COMMERCIAL ZONE TO INDUSTRIAL ZONE OF LOT NO. 2749-A-2 WITH AN AREA OF 1,736 SQUARE METERS LOCATED AT CAPATAN, TUGUEGARAO CITY:**

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING RESOLUTION:


EnP. GILBERT Z. QUINAN, MPA
Asst. City Planning and Dev't. Coordinator
Secretary to the Local Zoning Review Committee

ATTESTED BY:


HON. JUDE T. BAYONA
City Councilor
Chairman, Local Zoning Review Committee


RECORD OF ATTENDANCE
PUBLIC HEARING

DATE: APRIL 04, 2025 Friday
TIME: 10:00 in the morning
PLACE: CAPATAN, BARANGAY HALL

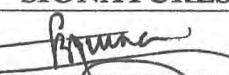

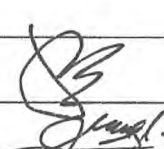
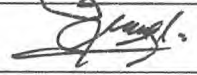


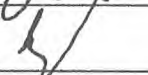
AGENDA:

- Application of Mr. Ferdinand M. De Guzman, for rezoning of lot from Commercial Zone to Industrial Zone containing an area of 0.1736 hectares situated from Capatan, Tuguegarao City, Cagayan.





A. COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL:

Chair: HON. JUDE T. BAYONA	
Vice-Chair: HON. GILBERT S. LABANG	
Members: HON. ARNEL T. ARUGAY	
HON. KARINA S. GAUANI-VIERNES	
HON. MARK ANGELO B. DAYAG	

B. CITY OFFICIALS AND EMPLOYEES:

NAMES	POSITIONS/OFFICE	SIGNATURES
1. GILBERT Z. QUINAN	Asst. CITY PLANNING OFFICER and DEVELOPMENT COORDINATOR	
2. GEROME PAGALILAUAN	CITY LEGAL OFFICE	
3. ANTHONY S. REQUIMIN	Asst. CITY AGRICULTURIST	
4. MELSON A. LAGUNDI	ZONING OFFICER I- CPDO	
5. JEREMIAS G. SUSTENTO JR.	CITY TREASURERS OFFICE	
6. CATHERINE G. TAGUIAM	CENRO	
7. PATRICK S. TAGUBA	CITY ENGINEERING OFFICE	
8. HON. RONALDO S. ORTIZ	COUNCILOR	

C. SANGGUNIANG PANLUNGSOD SECRETARIAT:

1. CLOREY G. CAMACHO	   
2. LIZEL S. DAQUIOAG	
3. JACQUELINE S. MACABABBAD	
4. MARK KEVIN A. HIPOLITO	
5. OSCAR T. HIPOLITO, JR.	



Republic of the Philippines
Province of Cagayan
Tuguegarao City
Barangay CAPATAN



APRIL 4, 2025

Public Hearing

10: AM

Name	ZONE	SIGNATURE
NORMA D. MASSALANG	ZONE 4	NORMA
PERLITA BRIDGOD	4	Perla
BALDWIN P. POCARANG	3	Baldwin
LILIA P. TAGUINAL	Zone 4	L. Taguinol
RICARDO P. BANGAYAN	4	RRB
GEOFF RADAJOZ	zone 3	geoff s.
FE HERMENIA	zone 3	FEH
JENETHY Q. QUIJANO	Zone 06	Jenethy
AMALYN A. SIERRA	Zone 5	Amalyn
CARMEN F. BANGAYAN	Zone 6	C. Bangayan
JACYPHINE C. TUNINGAN	Zone 1	J. Tunigan
EMMANUEL ANZIA	Zone 4	Emmanuel
BRYAN SANCHEZ	Zone 4	B. Sanchez
NICOLAIA CORAS	Zone 5	N. Coras
MERCEDIS BANAN	Zone 3	M. Banan
HILDA F. CALUBAGUIB	Zone 5	H. Calubaguib
TERESITA F. TASI	Zone 4	T. Tasi
LATRINA M. FELIPE	Zone 1	L. Felipe
NORA T. LANGUIAN	Zone 1	Nora T. Languiay
MYLENE BANAN	Zone 4	M. Banan
ROSEHILL C. ANDRES	ZONE 6	R. Andres
ROSARIA CABALZA	4	R. Cabalza
ANALIZA ANDRES	zone 6	A. Andres
ANITA DELA CRUZ	Zone 1	anita dela cruz
ERWIN M. ESTRADA	Zone 4	E. Estrada
ADRA B. ALVARADO	ZONE -4	A. Alvarado
NORA H. FONTANILLA	Zone -I	N. Fontanilla
EVA F. TAYAMAN	ZONE 1	E. Tayaman
RICHARDO R. ARAO	ZONE -3	R. ARAO
LALLY P. BANZUELA	ZONE -6	L. Banzuela
PAUL A. SANCHEZ	ZONE -4	P. Sanchez
JULIAN M. ALLAM	ZONE -3	J. Allam



Republic of the Philippines
Province of Cagayan
Tuguegarao City
Barangay CAPATAN



Name	ZONE	SIGNATURE
Martin M. Doray	5	M. Doray
Lupcalio B. Quilang	4	Lupcalio B. Quilang
Chila B. Paddayuma	4	Chila B. Paddayuma
Flora A. Villapando	4	Flora A. Villapando
Mylene D. Segismundo	2	Mylene D. Segismundo
Jermara Quilang	2	Jermara Quilang
Chloe Edric B. Boring	2	Chloe Edric B. Boring
MARJOLIE GALINDON	1	Marjolie Galindon
Visitacion B. Magara	1	Visitacion B. Magara
CARIDAD BALIGOD	1	Caridad Baligod
Yessie M. Arao	4	Yessie M. Arao
Nora Langman	1	Nora Langman
Clarissa Jane H. Dela Cruz	2	Clarissa Jane H. Dela Cruz
Doris D. Quilang	2	Doris D. Quilang
Eleka B. Durin	5	Eleka B. Durin
Amelia B. Asuncion	5	Amelia B. Asuncion
Virginia M. Dela Cruz	1	Virginia M. Dela Cruz
Jovany Langman	4	Jovany Langman
Robert John L. Barrera	4	Robert John L. Barrera
Jaylin Macanang	4	Jaylin Macanang
CRISTY Macanang	3	CRISTY Macanang
CHRONICLE MACANANG	3	CHRONICLE MACANANG
Maria G. Quilang	4	Maria G. Quilang
Cecilia Compler	2	Cecilia Compler
JOSE ALLAM	2	JOSE ALLAM
Verona Macarubko		Verona Macarubko
Rolando G. Soriano	4	Rolando G. Soriano



Republic of the Philippines
Province of Cagayan
CITY OF TUGUEGARAO
BARANGAY CAPATAN



OFFICE OF THE SANGGUNIAN BARANGAY

EXCERPT: FROM THE MINUTES FROM THE MINUTES OF THE 1st REGULAR SESSION OF THE BARANGAY COUNCIL OF CAPATAN HELD JANUARY 06, 2025 AT THE BARANGAY SESSION HALL FROM 9:00 A.M.

PRESENT:

HON. JAYSON B. ALLAM	.....	PUNONG BARANGAY
HON. RANDY F. BACCAY	.....	BARANGAY KAGAWAD
HON. JESUS A. BANGAYAN	.....	BARANGAY KAGAWAD
HON. KERBIN L. BACCAY	.....	BARANGAY KAGAWAD
HON. MARY JANE S. CORPUZ	.....	BARANGAY KAGAWAD
HON. TIRSO A. PADDAYUMAN	.....	BARANGAY KAGAWAD
HON. VIRGILIO G. ANZIA	.....	BARANGAY KAGAWAD
HON. MARLON C. CORPUZ	.....	BARANGAY KAGAWAD
HON. KARL ANDREI A. LY	.....	SK CHAIRMAN

OTHER PRESENT:

MS. MARIA LIEZEL T. DANAQ	.....	BARANGAY SECRETARY
MS. NIDA A. CALATA	.....	BARANGAY TREASURER

RESOLUTION NO. 004

Series of 2025

A RESOLUTION INTERPOSING NO OBJECTION ON THE REQUEST OF MR. FERDINAND M. DE GUZMAN ON THE CONVERSION OF COMMERCIAL LOT INTO INDUSTRIAL LOT ALONG MAHARLIKA HIGHWAY, CAPATAN, TUGUEGARAO CITY, CAGAYAN

WHEREAS, presented for the favorable consideration of the Sanggunian is the verbal request of Mr. Ferdinand M. De Guzman to convert his commercial lot into industrial lot located along Maharlika Highway, Capatan, Tuguegarao City, Cagayan;

WHEREAS, further inspection and study was conducted, the conversion of residential lot into commercial lot will not in any way possess threat or create harm on the health of the nearby residents but will rather help in the employment and income for the barangay through local revenues;

WHEREAS, the owner is advised to maintain cleanliness in the area and abide to the existing rules and regulation upon the operation of the business;

WHEREAS, this resolution is given in favor of Mr. Ferdinand M. De Guzman as one of the requirements in securing permit from the City Government of Tuguegarao.

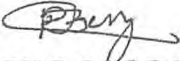
NOW THEREFORE, on motion of Kagawad RANDY F. BACCAY duly seconded by the body;

RESOLVED AS IT IS HEREBY RESOLVED, by the Sangguniang Barangay, to interpose no objection on the conversion of commercial lot into industrial lot located along Maharlika Highway, Capatan, Tuguegarao City, Cagayan.

I hereby certify the correctness of the above foregoing:


Maria Liezel T. Danao
MARIA LIEZEL T. DANAQ
Barangay Secretary

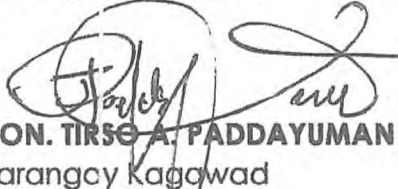
APPROVED BY:


HON. RANDY F. BACCAY
Barangay Kagawad

HON. JESUS A. BANGAYAN
Barangay Kagawad


HON. KERBIN L. BACCAY
Barangay Kagawad


HON. MARY JANE S. CORPUZ
Barangay Kagawad


HON. TIRSO A. PADDAYUMAN
Barangay Kagawad

HON. VIRGILIO G. ANZIA
Barangay Kagawad


HON. MARLON C. CORPUZ
Barangay Kagawad


HON. KARL ANDREI A. LY
SK Chairman

ATTESTED BY:


HON. JAYSON B. ALIAM
Punong Barangay



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
NINTH CITY COUNCIL



OFFICE OF CITY COUNCILOR JUDE T. BAYONA

MR. FERDINAND M. DE GUZMAN
Applicant

**SUBMITTED REQUIREMENTS FOR REZONING OF LOT FROM
COMMERCIAL ZONE TO INDUSTRIAL ZONE SITUATED AT BARANGAY
CAPATAN, TUGUEGARAO CITY, CAGAYAN CONTAINING AN AREA OF
0.1736 HECTARES**

- A. Electronic Copy of Certified True Copy of Title
- B. Copy of Tax Declaration
- C. Vicinity Map
- D. Subdivision Plan
- E. City Planning and Development Coordinating Office (CPDCO) Certification stating that the landholdings is classified as commercial.
- F. Barangay Resolution of No Objection.
- G. Site Inspection Report of the Technical Working Group (TWG)
- H. Special power of Attorney (SPA)

officeofhonjudetbayona@gmail.com



Rm. 307 3rd Flr., City Hall Bldg.,

Enrile Blvd., Regional Gov't. Center, Carig Sur, Tuguegarao City, Cagayan



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4

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Tuguegarao, Cagayan
Transfer Certificate of Title
No. 032-2024003377

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF CAPATAN, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND OF LOT NO. 2749-A-2 OF THE SUBD. PLAN PSD-AF-02-040459 BEING A PORTION OF LOT # 2749-A, PSD-AF-02-035970, SITUATED IN THE BARRIO OF CAPATAN, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 2749-A-1 (continued on next page)

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

Owner: SPS. FERDINAND M. DE GUZMAN AND JANTZEN CRIZELLE N. DE GUZMAN, BOTH OF LEGAL AGE, FILIPINO CITIZENS

Address: 48 CABALZA ST., ATULAYAN SUR, TUGUEGARAO CITY, CAGAYAN

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

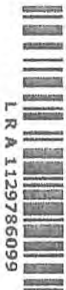
IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No.: 441
Orig. Reg. Date: 01 1927	Decree No.: 231482
Original RD: TUGUEGARAO, CAGAYAN	OCT No.: OCT-6743
Volume No.:	Page No.:
Original Owner:	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-153040 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 15th day of MAY 2024 at 03:55pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
ACTING REGISTER OF DEEDS IV



LRA 1129786099

TCT No.: 032-2024003377

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

OF THE SUBD. PLAN; ON THE N., ALONG LINE 2-3 BY LOT 2743, CAD-151; ON THE NE., ALONG LINE 3-4 BY LOT 2749-B, PSD-AF-02-035970; ON THE S. ALONG LINE 4-1 BY PROVINCIAL ROAD. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 85-43'W., 553.00 M. FROM BLLM NO. 5, CAD-151; THENCE N. 04-14'W., 129.89 M. TO POINT 2; N. 84-33'E., 13.13 M. TO POINT 3; S. 04-21'E., 131.83 M. TO POINT 4; N. 87-12'W., 13.50 M. TO POINT 1; POINT OF BEGINNING, CONTAINING AN AREA OF ONE THOUSAND SEVEN HUNDRED THIRTY SIX (1,736) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: ALL CORNERS ARE MARKED BY PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS TRUE. AND THAT OF THE SUBD. SURVEY WAS EXECUTED BY GEODETIC ENGR. ELITA FERNANDEZ ON N/A

It is hereby certified that this is a true electronic copy of TCT 2024003377 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: VIRGINIA TUMALIUAN

Ref. : 2025001024 OR No. : 1034526018
Date : 01/13/2025 OR Date : Jan 13 2025
Time : 01:18:08 PM Amt. Paid : 196.97



B

TAX DECLARATION OF REAL PROPERTY

Owner's Copy

TD No. 03-0020-01352

Property Identification No. 182-03-0020-011-18

SPS. DE GUZMAN, FERDINAND M. & JANTZEN CRIZELLE N. DE

Owner: GUZMAN

TIN:

Address: 48 CABALZA ST ATULAYAN SUR TUG CITY

Telephone No.

Administrator/Beneficial User:

TIN:

Address:

Telephone No.

Location of Property :

Capatan/03

Tuguegarao City

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. 032-2024003377

Survey No. 2749-A-2 Psd-(af)-02-040459

CCT

Lot No.

Dated

Blk No.

Boundaries:

North : Lot 2743

South : Provincial Road

N East : Lot 2749-B

S West : Lot 2749-A-1

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description:

No. of Storeys:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	675	641,250.00	Comm'l Lot	20	128,250.00
Agricultural	0.1061	5,920.00	Cornland	17	1,010.00
Total	0.1736	647,170.00			129,260.00

Total Assessed Value

ONE HUNDRED TWENTY-NINE THOUSAND TWO HUNDRED SIXTY PESOS AND XX / 100

(Amount in Words)

Taxable ☒ Exempt ☐

Effectivity of Assessment/Reassessment:

2025

Qtr. Yr.

APPROVED BY:

ENGR. MARVIE QUILANG-ALVAREZ, REA

Provincial/City/Municipal Assessor

Date

This declaration cancels TD No. 03-0020-01097

Owner: Same

Previous A.V. Php 1,650

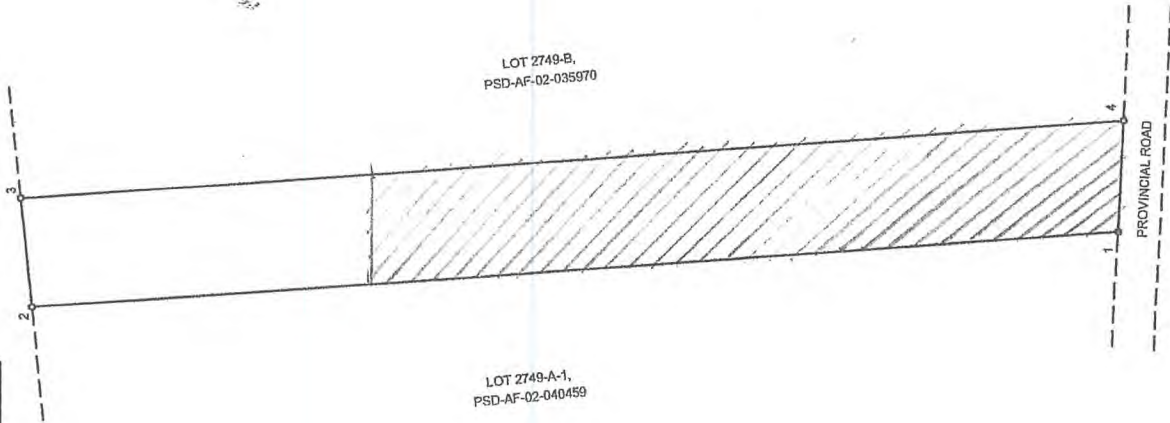
Memoranda: Revised to reclassify portion this lot from agricultural to commercial lot as per zoning cert. & letter request hereto attached thereon. 2020 tax paid under ORNO. 0480474 Dated March 3, 2025 Pin maintained AV increased due to reclassification of the lot Agricultural to residential as per zoning certification and letter request hereto attached this reclassification and reassessment is made solely for real property taxation purposes pursuant to sec 217 of RA 7160 and should not be construed as conversion as contemplated under RA NO.6657 (BLGF MEMO CIR 32-2015 Dated Dec 28,2015)

Notes:

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
BOUNDARY		
1-2	N.04°14'W.	129.89M.
2-3	N.84°33'E.	131.3M.
3-4	S.04°21'E.	131.83M.
4-1	N.87°12'W.	13.50M.
TIE LINE: N.85°43'W., 553.00 M.; From B.L.M. S, C&D 151 to Corner "1":		

LOT 2743, CAD 151



LOT 2749-A-1,
PSD-AF-02-040459

LOT 2749-B,
PSD-AF-02-035970

NOTE:
All corners are P.S. cyl. conc. mons 15 x 80 cms.

SKETCH PLAN

LOT 2749-A-2,
PSD-AF-02-040459
AS PREPARED FOR

FERDINAND M. DE GUZMAN

SITUATED IN THE

RURBAN CODE :
BARANGAY OF : CAPATAN
MUN. OF : TUGUEGARAO
PROVINCE OF : CAGAYAN
ISLAND OF : LUZON
CONTAINING AN AREA OF

1,736 SQ. M.

ZONE NO.: III
PPCS-PTMPR8 S2
BEARING: TRUE
SCALE 1:500



CERTIFICATION

This is to certify that preparations of this sketch plan
was based on the approved plans & technical descriptions
of Lot 2749-A-1, PSD-AF-02-040459 inscribed in Title
No. 1-153040 presented by the owner.

22/04/24
Date prepared:

JOSE DOMINO JR.
GEODETIC ENGINEER
Reg. Cert. No. : 000392
License No. : 3352858
Date : 01/09/09
Date : 01/03/24

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to
conform with survey data / records on file in this office.
THIS PLAN SHALL NOT BE USED FOR LAND
REGISTRATION.

DATE : 20
PURPOSE :

CHIEF, REGIONAL SURVEYS DIVISION

Date Submitted

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION

ORIGINAL SURVEY _____ Surveyed _____ Approved _____
 Cad/PLS/GSS Psd-(af)-02-035970
 Lot No. 2749-A Patent No. _____ Date _____
 Decreed _____ 20 _____ LRC Rec. No. _____
 OCT No. _____ Dated _____ Issued to _____
 TCT No. _____ Dated _____ Issued to _____

SUBDIVISION PLAN

OF LOT 2749-A, Psd-(af)-02-035970
 AS SURVEYED FOR

FORTUNATA GUZMAN

SITUATED IN THE

RURBAN CODE : **1529**
 BARANGAY OF : **CAPATAN**
 MUN./CITY OF : **TUGUEGARAO**
 PROVINCE OF : **CAGAYAN**
 ISLAND OF : **LUZON**

CONTAINING AN AREA OF **3.471** SQ. M.

ZONE NO.
 PPCS-PTM/PRS 92
 BEARINGS : GRID/TRUE
 SCALE 1: 500

0 10 20 30 40 50

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in conformity with the provisions of applicable laws of the Republic of the Philippines and the rules and regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicates the boundaries of the property as indicated to me on the ground by the survey claimant or his authorized representative and that I assume full responsibility for the technical correctness of the survey and the accuracy of the monument setting.

NOV. 18, 2005
 Date of Survey

MELITA F. FERNANDEZ
 GEODETIC ENGINEER

Reg. Cert. No. 388F Date 03-28-03
 License No. 0481031 Date 05-14-05

Republic of the Philippines

Department of Environment and Natural Resources
 Lands Management Services

Region Office 02
TUG. CITY

I hereby certify to the technical correctness of the survey plotted herein, the original fieldnotes and computations of which are on file in this office; wherefore, the same is hereby recommended for approval.

ALBERTO S. OBEDOZA, ENGR. V
 CHIEF, REGIONAL SURVEYS DIVISION

APPROVED : 12.09.05

This approved plan, however, shall not be construed as title to the land.

ENGR. RALPH C. PABLO, DPA
 REGIONAL TECHNICAL DIRECTOR
 FOR LANDS

12-06-05
 Date Submitted

DATE RETURNED	REASON	RECEIVED BY

C.M. 17°36'N 121°44'E

Signature

Date

Position verified by
 Plotted on P.M. N E. by
 Field Notes checked by:
 Computation checked by:
 Astronomical / Traverse / Lot Data
 Plotted / Inked by:



ZONING CERTIFICATION

This is to certify that the parcel of land situated at Capatan, Tuguegarao City covering a total area of 1,736 sq. m. specifically identified as follows:

Registered Owner	Lot No(s)	OCT/TC T No.	Area Per Title (Has)	Zoning Classification
SPS. DE GUZMAN, FERDINAND M.	Lot 2749-A-2, PSD-AF-02-040459	032-2024003377	0.1736	FIRST 50 M. STRIP ALONG THE CITY ROAD IS CLASSIFIED AS COMMERCIAL ZONE & THE REMAINING PORTION IS STILL CLASSIFIED AS AGRICULTURAL ZONE

which is subject of application for Zoning Certification based on the duly certified zoning map/vicinity map submitted by the applicant, is/are zoned for use (s) specified in the above table as per approved Comprehensive Land Use Plan : 2019-2028 and Zoning Ordinance of Tuguegarao City through City Resolution No. 201-08-2021 and City Ordinance No. 25-08-2021 dated April 20, 2021 ratified by the Sangguniang Panlalawigan (SP) through SP Resolution No. 2021-10-368 dated June 16, 2021 in accordance with pertinent issuances.

CONDITIONS:

[x] This certification is not considered as a locational clearance/certificate of zoning conformance or development permit.

[x] This certification shall not be considered as a certification of this office as to the ownership by the applicant of the parcel of land subject to this certification.

[x] Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for cancellation of this certification.

[] Others

Issued upon the request of Mr./Ms. Virginia R. Tumaliuan this 29th day of November 2024, for whatever purpose it may serve him/her.

Evaluated By:

ENGR. MELSON A. LAGUNDI
Zoning Officer I

Recomending Approval:

ENGR. MANOLO M. BARREO
Zoning Officer II

Approved By:

CHONA Q. SEDANO, EnP.
City Planning and Development Coordinator

Application No. 0847
Fee Paid: P 720.00
O.R. No. 3511935
Tuguegarao City
November 29, 2024

PDC-006-193



Republic of the Philippines
Province of Cagayan
CITY OF TUGUEGARAO
BARANGAY CAPATAN



OFFICE OF THE SANGGUNIANG BARANGAY

EXCERPTS FROM THE MINUTES FROM THE MINUTES OF THE 1st REGULAR SESSION OF THE BARANGAY COUNCIL OF CAPATAN HELD JANUARY 06, 2025 AT THE BARANGAY SESSION HALL FROM 9:00 A.M.

PRESENT:

HON. JAYSON B. ALLAM	.....	PUNONG BARANGAY
HON. RANDY F. BACCAY	.....	BARANGAY KAGAWAD
HON. JESUS A. BANGAYAN	.....	BARANGAY KAGAWAD
HON. KERBIN L. BACCAY	.....	BARANGAY KAGAWAD
HON. MARY JANE S. CORPUZ	.....	BARANGAY KAGAWAD
HON. TIRSO A. PADDAYUMAN	.....	BARANGAY KAGAWAD
HON. VIRGILIO G. ANZIA	.....	BARANGAY KAGAWAD
HON. MARLON C. CORPUZ	.....	BARANGAY KAGAWAD
HON. KARL ANDREI A. LY	.....	SK CHAIRMAN

OTHER PRESENT:

MS. MARIA LIEZEL T. DANA O	.....	BARANGAY SECRETARY
MS. NIDA A. CALATA	.....	BARANGAY TREASURER

RESOLUTION NO. 004

Series of 2025

A RESOLUTION INTERPOSING NO OBJECTION ON THE REQUEST OF MR. FERDINAND M. DE GUZMAN ON THE CONVERSION OF COMMERCIAL LOT INTO INDUSTRIAL LOT ALONG MAHARLIKA HIGHWAY, CAPATAN, TUGUEGARAO CITY, CAGAYAN

WHEREAS, presented for the favorable consideration of the Sanggunian is the verbal request of Mr. Ferdinand M. De Guzman to convert his commercial lot into industrial lot located along Maharlika Highway, Capatan, Tuguegarao City, Cagayan;

WHEREAS, further inspection and study was conducted, the conversion of residential lot into commercial lot will not in any way possess threat or create harm on the health of the nearby residents but will rather help in the employment and income for the barangay through local revenues;

WHEREAS, the owner is advised to maintain cleanliness in the area and abide to the existing rules and regulation upon the operation of the business;

WHEREAS, this resolution is given in favor of Mr. Ferdinand M. De Guzman as one of the requirements in securing permit from the City Government of Tuguegarao.

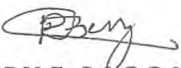
NOW THEREFORE, on motion of Kagawad RANDY F. BACCAY duly seconded by the body;

RESOLVED AS IT IS HEREBY RESOLVED, by the Sangguniang Barangay, to interpose no objection on the conversion of commercial lot into industrial lot located along Maharlika Highway, Capatan, Tuguegarao City, Cagayan.

I hereby certify the correctness of the above foregoing:

Maria Liezel T. Danao
MARIA LIEZEL T. DANA O
Barangay Secretary

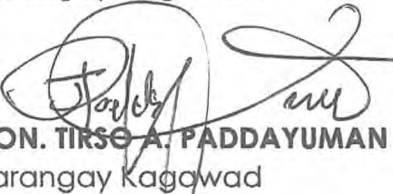
APPROVED BY:


HON. RANDY F. BACCAY
Barangay Kagawad

HON. JESUS A. BANGAYAN
Barangay Kagawad


HON. KERBIN L. BACCAY
Barangay Kagawad


HON. MARY JANE S. CORPUZ
Barangay Kagawad


HON. TIRSO A. PADDAYUMAN
Barangay Kagawad

HON. VIRGILIO G. ANZIA
Barangay Kagawad


HON. MARLON C. CORPUZ
Barangay Kagawad


HON. KARL ANDREI A. LY
SK Chairman

ATTESTED BY:


HON. JAYSON B. ALIAM
Punong Barangay

INSPECTION REPORT

NATURE OF APPLICATION : Application for Rezoning from Commercial Zone to Industrial Zone

NAME OF OWNER : SPS. FERDINAND M. DE GUZMAN and JANTZEN CRIZELLE N. DE GUZMAN

APPLICANT : FERDINAND M. DE GUZMAN

LOCATION : Capatan, Tuguegarao City

LOT NOS. /TCT NO. : Lot No. 2749-A-2/TCT No. 032-2024003377

TOTAL AREA : 0.1736 Hectares

APPROVED LAND USE 2019-2028: **COMMERCIAL/AGRICULTURAL ZONE**
(First 50m strip along the city road is classified as commercial zone & the remaining portion is still classified as agricultural zone)

SITE INSPECTION FINDINGS

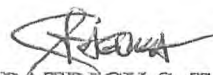
Date of Inspection: JANUARY 23, 2025

Time: 9:32 A.M.

1. There is an on-going construction of a property perimeter fence with a height of 3.5 meters and above during the time of inspection.
2. The subject property was elevated approximately 1.5 meters from the level of the city road.
3. There is an existing city road on the southern part of the lot making it accessible to any forms of land transportation.
4. Approved Land Uses of adjacent properties:
 - North : Agricultural Zone
 - East : Agricultural Zone
 - South : City Road/Agricultural Zone
 - West : Agricultural Zone
5. Dominant Existing Land Uses of adjacent properties:
 - North : Agricultural Areas
 - East : Agricultural Areas
 - South : City Road/Agricultural Areas
 - West : Dirt Road right of way (ROW)/temporary bunkhouse

SUBMITTED BY:


ENGR. RODEL B. IQUIN
TWG Member


ENGR. PATRICK S. TAGUBA
TWG Member


ENGR. CATHERINE G. TAGUAM
TWG Member

ENGR. MANOLO M. BARREO
TWG Member


EnP. GILBERT Z. QUINAN, MPA
TWG Member

SPECIAL POWER OF ATTORNEY

KNOW MEN ALL BY THESE PRESENTS:

That I, **FERDINAND M. DE GUZMAN**, of legal age, Filipino, married, and a resident of Blk 9 lot 13 St. Jude Village San Agustin, San Fernando City, Pampanga, do hereby NAME, APPOINT, and CONSTITUTE-----**VIRGINIA A. TUMALIUAN**, of legal age, Filipino, married, and a resident of Atulayan Sur, Tuguegarao City, Cagayan, to be my true and lawful Attorney-in-Fact for me in my name, place and stead, to do and perform the following acts, to wit:

1. That I am the owner of the proposed FDG Gas Refilling Station located at Capatan, Tuguegarao City; That I hereby authorized my attorney-in-fact to negotiate/ transact with the Local Government Unit of Tuguegarao City regarding SB Resolution for Conversion of land from commercial to industrial use of the said establishment, and to secure Building permit thereof; To transact with the Office of Department of Labor and Employment (DOLE), Bureau of Fire and Protection (BFP), Bureau of Internal Revenue (BIR) and Department of Environment and Natural Resources (DENR) in securing necessary permits and clearances;
2. To receive from the concerned offices in relation thereof; and
3. To execute and sign any other documents and paper/s as to claim and receive on said BIR and DENR or any other office that may be granted necessary or useful due to carry out the purpose and purposes for which this authority is hereby given

To REPLY and answer to the SAIDING unto my said Attorney-in-fact at full power and authority in the execution thereof as to my act which may be necessary or convenient, in connection with any of the foregoing, fully to all intents and purposes as aforesaid or could do, if personal present and acting in person.

TO HAVE FULL POWER AND AUTHORITY all that my said Attorney-in-fact may also do of value and effect in relation of the presents

IN WITNESS WHEREOF, We have hereunto set our hands this _____ at Tuguegarao City, Cagayan

FERDINAND M. DE GUZMAN

Principal

Signature of Principal

VIRGINIA A. TUMALIUAN

Attorney-in-Fact

ID No. 3721-9310-5013-3180

Republic of the Philippines
Tuguegarao City, Cagayan

BEFORE ME, Notary Public of October, 2024 at Tuguegarao City, personally the appeared the PRINCIPAL to me known and known to me to be the same person who personally signed before me the foregoing Special Power of Attorney and he acknowledge that the same is his free act and deed.

WITNESSES MY HAND AND SEAL on the date and place above written.

Notary Public
Signature of Notary Public
Date: 10/11/24

OFFICE OF THE CITY MAYOR

RECEIVED

JAN 14 2025

Time: 1:40 PM
By: [Signature]

Notary Public
Signature of Notary Public
Date: 10/11/24
ID No. 3721-9310-5013-3180
MORAL EXEMPT (Governing Code No. 1, 201, 10000)
Certificate Valid Until December 31, 2025

Republic of the Philippines
Province of Cagayan
City of Tuguegarao

OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON APRIL 4, 2025, 10:00 A.M., AT THE CAPATAN BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA
HON. ARNEL T. ARUGAY

Chairman
Member

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF MR. FERDINAND M. DE GUZMAN FOR RE-ZONING OF LOT FROM COMMERCIAL ZONE TO INDUSTRIAL ZONE CONTAINING AN AREA OF 0.1736 HECTARES SITUATED IN CAPATAN, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Ferdinand M. De Guzman, presented his plan to convert the subject land into a petroleum gas tank (LPG) store.


The business permit will only be granted if all safety measures are followed, so there is nothing to worry about.

A request was made to prioritize qualified or skilled constituents of Barangay Capatan for future employment opportunities and construction projects.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from commercial to industrial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Capatan for attending the public hearing, and adjourned the session at 10:25 A.M.

Prepared by:


Lizel S. Daquioag
ELSA II