

Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

**NINTH CITY COUNCIL**

**COMMITTEE REPORT NO.170-2024**

May 23, 2024

**Submitted by: COMMITTEE OF THE WHOLE**

**PRESENT:**

<b>HON. BIENVENIDO C. DE GUZMAN II</b>	-	City Vice Mayor/Chairman
<b>HON. MARK ANGELO B. DAYAG</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 V. MANGADA</b>	-	Member
<b>HON. MARC ALDOUS C. BACCAY</b>	-	Member
<b>HON. RESTITUTO C. RAMIREZ</b>	-	Ex-Officio Member

**ABSENT:**

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

**GUESTS/RESOURCE PERSONS:**

<b>MS. LUTHGARDA T. BINGCANG</b>	-	City Budget Officer
<b>MR. BUENAVENTURA F. LAGUNDI</b>	-	City Treasurer
<b>MS. CHONA Q. SEDANO</b>	-	CPDO/Officer
<b>MR. FERNANDO T. CALABAZARON</b>	-	DILG-CLGOO

**SUBJECT:**

- 1. REQUEST OF HON. CITY MAYOR MAILA ROSARIO S. TING-QUE FOR THE PASSAGE OF RESOLUTION FOR THE FOLLOWING:**
  - a. ALLOWING THE ACQUISITION OF THE LAND OWNED BY MR. MANUEL ROLAND V. ARUGAY AND MR. MARIANO ARUGAY WHICH IS A SUITABLE LOCATION FOR A GOVERNMENT PROJECT; AND**
  - b. GRANTING YOU THE AUTHORITY TO REPRESENT THE CITY GOVERNMENT IN LAND ACQUISITION.**

**FOR THE PRESIDING OFFICER:**

The Committee of the Whole met and deliberated on the following:

Endorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que for the passage of appropriate Resolution authorizing the City Government to acquire the land owned by Mr. Manuel Roland V. Arugay and Mr. Mariano Arugay, which is suitable location for the government projects and granting the Local Chief Executive the authority to enter into a contract to acquire the same.

*deferral - 6/11/2024 session - 92<sup>nd</sup> ps -*

**ACTION TAKEN:**

**On the Request of the City Mayor, Hon. Maila Rosario S. Ting-Que for the passage of appropriate Resolution authorizing the City Government to acquire the land owned by Mr. Manuel Roland V. Arugay and Mr. Mariano Arugay, which is suitable location for the government projects and granting the Local Chief Executive the authority to enter into a contract to acquire the same.**

The committee initially met on April 19, 2024 to discuss the Endorsement Letter of City Mayor Hon. Maila Rosario S. Ting-Que for the passage of resolutions, a.) allowing the acquisition of the land owned by Mr. Manuel Roland V. Arugay and Mr. Mariano Arugay which is a suitable location for a government project; and b.) Granting you the authority to represent the city government in land acquisition.

Upon inquiry of the purpose of the lots to be acquired and the kind of government project the lots are intended, Engr. Francisco Marallag of the City Engineering's Office stated that the lots will be used for tricycle parking terminal for eastern barangays.

The City Appraisal Committee during its meeting held last November 24, 2023 with the members namely ENGR. MARVIE QUILANG-ALVAREZ- City Assessor- Chairman, MR. BUENAVENTURA F. LAGUNDI- City Treasurer- Member and ENGR. EMILIO L. MATANGUIHAN- City Engineer- Member, submitted its RESOLUTION NO. 09-2023

***“RESOLUTION UNDERTAKING THE APPRAISAL OF PARCEL OF LAND OFFERED FOR SALE TO THE CITY GOVERNMENT OF TUGUEGARAO CITY OWNED BY MARIANO M. ARUGAY AND MANUEL ROLAND V. ARUCAY M/TO MARIA VICTORIA D. ARUGAY REPRESENTED BY MANUEL ROLAND V. ARUGAY OF TUGUEGARAO CITY.***

***PRESENTED:*** A Memorandum Order 495-2023 dated October 27, 2023 from the Hon. City Mayor MAILA ROSARIO S. TING-QUE addressed to the City Appraisal Committee to undertake appraisal of the following lot offered for sale to the City Government, offer by the land owner MANUEL ROLAND V. ARUGAY, MARIDA AREND V. ARUGAY, ROMULO V. ARUGAY, CHRISNAVI DOLORES A. COMIA and MARINET V. ARUGAY represented by Roland V. Arugay (Attorney-in fact), to wit:

1. Mariano M. Arugay - Lot 1118-B TCT No. 74948 650 sq. mtrs.
2. Mariano V. Arugay m/to Maria Victoria Augay - Lot 1118-C TCT No. 032-2019002020 653 sq. mtrs.
3. Mariano Arugay m/to Arcadia Victoria - Lot 116-A-1 TCT No. 94461 407 square meters

***WHEREAS***, the Manual on Real Property Appraisal and Assessments dated January 2006 under Chapter VIII, Miscellaneous Provisions of the Manual, Section 1, provides that "Whenever a private property is subject to acquisition by the government for public use, that property is referred to the Provincial/City Appraisal Committee for it to determine the market value",

***WHEREAS***, upon ocular inspection conducted by Engr. Rommel B. Iquin and Engr. Norma M. Lozada, on November 14, 2023, said lot described are predominantly for residential and located along Clonzaga Street and Valenzuela Street.

***WHEREAS**, in the year 2021 to the current year subsequent sales were executed for parcels of land within Barangay 10 (Poblacion) and adjacent lots for an average amount of Twenty Thousand Four Hundred Ninety Four Pesos and 57/100 Php20,494.57) per square meter.;*

***WHEREAS**, after thorough deliberation and study; the City Appraisal Committee decide to adopt the average amount of the deed of sale of Twenty Thousand Four Hundred Ninety Four Pesos and 57/100(Php20,494.57) per square meter be set as the price to negotiate for the purchase of the lot offered for sale to the Tuguegarao City Government;*

***WHEREFORE**, premises considered, the City Appraisal Committee recommends that in the purchase of the subject lot, amounting to Twenty Thousand Four Hundred Ninety Four Pesos and 57/100 (Php20, 494.57) per square meter which is fair, just and reasonable”.*

The committee re-scheduled the meeting on May 23, 2024 and conducted a thorough and wholistic evaluation of the subject matter with the presence of resource persons to assist the committee in the committee deliberation.

Upon inquiry on the specific use of the lots to be acquired by Tuguegarao City Government, Ms. Chona Sedano, City Planning and Development Coordinator admitted that as far as her office is concerned, there is NO specific purpose for which the lots are intended. She explained that one of the trust of the city government as contained in its Annual Development Plan and City Investment Plan, a budget has been allocated for the “Land banking”.

She admitted that there is no feasibility study nor any project brief prepared for the project for which the lots are specifically intended.

#### **FINDINGS AND RECOMMENDATION:**

After thorough discussions, the Committee of the Whole recommends the following:

1. To require the Office of the City Mayor through the City Planning and Development Office and all those concerned offices to submit a feasibility study on the actual use and intended purpose of the lots offered for sale by the Arugay’s which the Tuguegarao City Government intends to buy; and
2. The Committee of the Whole to hold in abeyance the request of the Hon. City Mayor for the passage of the requested Sangguniang Panlungsod Resolutions pending the submission of the requisite Feasibility Study of the government project for which the lots are specifically intended; and
3. Upon adoption, it is also recommended that this Committee of the Whole Report be furnished (1) The Office of the City Mayor; (2) City Planning and Development Office and Office of the City Local Government Operations Officer for their information and guidance.

SO RECOMMENDED.

Respectfully submitted:

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

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


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

**HON. RONALDO S. ORTIZ**  
Member

**HON. MARY MARJORIE P. MARTIN-CHAN** *already left during the meeting*  
Member


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

  
**HON. JUDE T. BAYONA**  
Member

  
**HON. KARINA S. GAUANI-VIERNES** OS  
Member

**HON. GRACE B. ARAGO**  
Member

**HON. RESTITUTO C. RAMIREZ**  
Member

  
**HON. TIRSO V. MANGADA**  
Member