

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

**NINTH CITY COUNCIL**

**COMMITTEE REPORT**

June 20, 2024

**Submitted by:**

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

**PRESENT:**

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

**GUEST:**

HON. TIRSO V. MANGADA	- City Councilor
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**RESOURCE PERSONS:**

ENGR. PERLITA CALUBAQUIB	- DHSUD Representative
MS. JANNEL NATIVIDAD	- DHSUD Representative
ENGR. CLAIRE ASHLEY TABORADA	- DHSUD Representative
AR. JM UMOGNIT	- DHSUD Representative
GILBERT Z. QUINAN	- OIC-ACPD-CPDO
NOLASCO B. DELACRUZ	- ADMIN. ASST. II-CPDO

**COMMITTEE REPORT NO. 191-2024**

**SUBJECT:**

Letter of the OIC -Regional Director of DHSUD, Ms. Grace A. De Vera, regarding the alarming number of reports concerning real estate illegal transactions, specifically on subdivision projects wherein registered and unregistered developers and real estate brokers, agents and salesperson are found to be selling units or lots to the public without the proper project Certificate of Registration and License to Sell.

**FOR THE PRESIDING OFFICER:**

The committee met and deliberated on the referral:

**FINDINGS:**

1. A letter was received by the City Mayor, Hon Maila Rosario S. Ting-Que last June 03, 2024 from the Department of Human Settlements and Urban Development (DHSUD) Kagawaran ng Pananahanang Pantao at Pagpapaunlad ng Kalunsuran Regional Office 02.

*Adepero ding-De 10<sup>th</sup> pg. 7/16/2024*

2. The lifetime savings and hard-earned money of unwavering buyers are unjustly taken away from them as they either fail to determine whether the persons they are dealing with are legitimate and or registered brokers.
3. Executive Order No. 71 dated 1993 stated that *“Devolving the powers of the Housing and Land Use Regulatory Board to approve subdivisions plans to Cities and Municipalities pursuant to R.A. Mo. 7160, otherwise known as the Local Government Code of 1991”*.
4. The committee arrived at a consensus for the creation of Task Force by the Local Chief Executive to monitor the alarming number of reports concerning real estate illegal transactions, specifically on subdivision projects wherein registered and unregistered developers and real estate brokers, agents and salesperson are found to be selling units or lots to the public without the proper project Certificate of Registration and License to Sell.
5. The committee suggested that the Task Force shall consist of the following:
  - a. Representative from the Assessor’s Office;
  - b. Technical Working Group of Land Use;
  - c. Members of the Committee on Land Use; and
  - d. In-charge of the Monitoring Unit of DHSUD.

**RECOMMENDATION:**

After a thorough discussion, the committee favorably recommend for the creation of Task Force by the Local Chief Executive to monitor the alarming number of reports concerning real estate illegal transactions, specifically on subdivision projects wherein registered and unregistered developers and real estate brokers, agents and salesperson are found to be selling units or lots to the public without the proper project Certificate of Registration and License to Sell.

**Respectfully submitted:**




**HON. JUDE T. BAYONA**  
Chairman



**HON. ARNEL T. ARUGAY**  
Member



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



**HON. KARINA G. VIERNES**  
Member