Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

TENTH CITY COUNCIL

Submitted by:

COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL- LEAD
COMMITTEE ON RULES, LAWS AND ETHICS

COMMITTEE REPORT NO. 27-10-2026

PRESENT: JANUARY 19, 2026

HON. JUDE T. BAYONA	-	Chairperson (Land Use) Vice Chairperson (Rules)
HON. TIRSO V. MANGADA	-	Member (Land Use and Rules)
HON. MARK ANGELO B. DAYAG	-	Member (Land Use)

RESOURCE PERSONS:

ATTY. GEROME PAGALILAUAN	-	City Legal Office
ENGR. MANOLO BARREO	-	Zoning Officer
MR. FRANCO GUILLERNO	-	CPDO
MR. ART QUE	-	VP-ASHOA
MR. JOSEPH RAFAEL DE LA RIARTE	-	Property Manager-AST
ATTY. RAFAEL DELA CRUZ III	-	President- Avida Settings (via zoom)
MS. ROXANNE DELA CRUZ	-	AVIDA Customer Unit (via zoom)
MS. IMELDA INACAY	-	AVIDA Customer Unit (via zoom)
MS. ERICA BANIL	-	AVIDA Land Corp Project Dev.(via zoom)
MR. CARLO ALDANA	-	AVIDA Land Corp Project Dev.(via zoom)
ATTY. ZAIRA AQUILIZAN	-	Land Corp. Legal Department Rep.

PRESENT: JANUARY 20, 2026

HON. JUDE T. BAYONA	-	Chairperson (Land Use) Vice Chairperson (Rules)
HON. RONALDP S. ORTIZ	-	Vice Chairperson (Land Use)
HON. TIRSO V. MANGADA	-	Member (Land Use and Rules)
HON. MARK ANGELO B. DAYAG	-	Member (Land Use)
HON. MARIA ROSARIO B. SORIANO	-	Member (Rules)

FOR THE PRESIDING OFFICER:

The joint committees met and deliberated on the referral:

ACTION TAKEN:

The committee held its initial meeting on January 19, 2026, however, due to the lack of a quorum, no official actions were taken. Since the resource persons were present, the joint committees proceeded with a discussion of the matter. A subsequent meeting was convened on January 20, 2026 to formally finalize and deliberate on the subject.

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, regarding the Draft Deed of Donation between the Tuguegarao City Government and Avida Land Corp, relative to the donation of road lots and open spaces within the project located at Carig Sur, Tuguegarao City.

FINDINGS:

1. Hon. Maila Rosario S. Ting-Que indorsed to the Tenth City Council regarding the Draft Deed of Donation between the Tuguegarao City Government and Avida Land Corp, relative to the donation of road lots and open spaces within the project located at Carig Sur, Tuguegarao City.

2. Avida Settings Tuguegarao Homeowners' Association is a residential subdivision project located along Cagayan Valley Road, Barangay Carig Sur, Tuguegarao City, owned and developed by Avida Land Corporation, with a total land area of approximately 23.7 hectares, and was launched in July 2017.

3. The Avida Land Corp. has secured a Certificate of Completion (COC) issued by the Department of Human Settlements and Urban Development (DHSUD), signifying that the subdivision development has been completed in accordance with applicable laws, rules, and standards.

4. Pursuant to Section 2 of Presidential Decree No. 1216, Avida Land Corporation is mandated, upon the completion of subdivision projects and the issuance of a Certificate of Completion, to donate the required road lots, open spaces, and other common areas to the concerned Local Government Unit (LGU). In compliance therewith, Avida Land Corporation has initiated the process for the donation of the subdivision's road lots and open spaces within the Avida Settings Tuguegarao project in favor of the City Government of Tuguegarao.

5. During the committee deliberations, Atty. Gerome Pagalilauan stated that the City Legal Office sought a legal opinion from the Department of Human Settlements and Urban Development (DHSUD), which clarified that once the Avida Land Corp. has secured the Certificate of Completion and executed a Deed of Donation in favor of the Local Government Unit (LGU), the acceptance thereof by the LGU is mandatory and no longer discretionary, and that the tender of complete documentary requirements shall be deemed as constructive acceptance by the LGU.

RECOMMENDATION:

Finding the terms and conditions of the Deed of Donation to be in order, the joint committees recommend the approval of the Deed of Donation between the Tuguegarao City Government and Avida Land Corp, relative to the donation of road lots and open spaces within the project located at Carig Sur, Tuguegarao City and authorize the City Mayor, Hon. Maila Rosario S. Ting-Que, to sign for and on behalf of the Tuguegarao City Government the said Deed of Donation.

Respectfully Submitted:

HON. JUDE T. BAYONA
Chairperson, Committee on Land Use
Vice Chairperson, Committee on Rules, Laws and Ethics

HON. RONALDO S. ORTIZ
Vice Chairperson, Committee on Land Use

HON. TIRSO V. MANGADA
Member, Committee on Land Use
Member, Committee on Rules, Laws and Ethics

HON. MARK ANGELO B. DAYAG
Member, Committee on Land Use

HON. MARIA ROSARIO B. SORIANO
Member, Committee on Rules, Laws and Ethics