



Republic of the Philippines
PROVINCE OF CAGAYAN
Tuguegarao City

OFFICE OF THE SECRETARY TO THE SANGGUNIAN

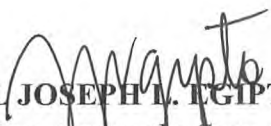
CITY ORDINANCE NO. 27-09-2025

**AN ORDINANCE AMENDING CITY 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 OF TCT NO. 032-2024003377 COVERING AN AREA OF
0.1736 HECTARE SITUATED AT CAPATAN, TUGUEGARAO CITY**

This City Ordinance was forwarded to the Office of the City Mayor on June 30, 2025 and was returned **UNSIGNED** on July 11, 2025. Relative to this, Section 54(b) of the Local Government Code states that:

“SECTION 54. Approval of Ordinances. - (a) Every ordinance enacted by the Sangguniang Panlalawigan, Sangguniang Panlungsod, or Sangguniang bayan shall be presented to the provincial governor or city or municipal mayor, as the case may be. If the local chief executive concerned approves the same, he shall affix his signature on each and every page thereof; otherwise, he shall veto it and return the same with his objections to the Sanggunian, which may proceed to reconsider the same. The Sanggunian concerned may override the veto of the local chief executive by two-thirds (2/3) vote of all its members, thereby making the ordinance or resolution effective for all legal intents and purposes.

(b) The veto shall be communicated by the local chief executive concerned to the Sanggunian within fifteen (15) days in the case of a province, and ten (10) days in the case of a city or a municipality; otherwise, the ordinance shall be deemed approved as if he had signed it.”


JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sanggunian
Date: 07/11/2025



Republic of the Philippines
PROVINCE OF CAGAYAN
Tuguegarao City

OFFICE OF THE SECRETARY TO THE SANGGUNIAN

July 11, 2025

DR. ROSALINDA P. CALLANG

Secretary to the Sangguniang Panlalawigan
Province of Cagayan
Capitol Hills, Tuguegarao City



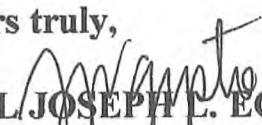
Madam:

Pursuant to Section 54 of the Local Government Code, we are now submitting for review and action the attached legislative measures enacted by the Ninth City Council:

1. **City Ordinance No. 24-09-2025** *Anti Trafficking in Persons and Mail Order Spouse Ordinance of Tuguegarao City Pursuant to the Provisions of Republic Act No. 11862: Expanded Anti-Trafficking in Persons Act of 2022 and Republic Act 10906 or the Anti-Mail to Order Spouse Act, Providing Penalties for Its Violations, Establishing the Tuguegarao City Anti Trafficking in Persons Council and for Other Purposes*
2. **City Ordinance No. 25-09-2025** *Ordinance Institutionalizing Programs for the Preservation, Promotion and Strengthening of All Languages, Dialects and Ethnicities in Tuguegarao City, Otherwise Known As the Tuguearaoeno Ako! Ordinance of Tuguegarao City, Expanding and Amending for that Purpose the Specific and General Objectives Under Section 3 As Well As the Official Council Name Under Section 1 of City Ordinance No. 053-2017 or the Ordinance Updating City Ordinance No. 10-2000 Creating the Ibanag Council of Culture and the Arts in Tuguegarao City, and Providing Funds Thereof*
3. **City Ordinance No. 26-09-2025** *An Ordinance Amending City Ordinance No. 25-08-2021, Otherwise Known as the Zoning Ordinance of Tuguegarao City Cy 2019-2028, Incorporating the Rezoning from Residential Zone to Commercial Zone of Lot No. 9600-A of TCT No. 032-2024006048 Covering an Area of 0.5244 Hectare Situated at Gosi Sur, Tuguegarao City*
4. **City Ordinance No. 27-09-2025** *An Ordinance Amending City 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 of TCT No. 032-2024003377 Covering an Area of 0.1736 Hectare Situated at Capatan, Tuguegarao City*

Thank you.

Yours truly,


JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sanggunian



Republic of the Philippines
PROVINCE OF CAGAYAN
Tuguegarao City
NINTH CITY COUNCIL



EXCERPTS FROM THE MINUTES OF THE 142nd REGULAR SESSION OF THE NINTH CITY
COUNCIL OF TUGUEGARAO CITY, CAGAYAN HELD ON JUNE 24, 2025
(TUESDAY), 9:00 A.M., AT THE SANGGUNIAN PANLUNGSOD SESSION HALL

PRESENT:

Hon. Jude T. Bayona	Sangguniang Panlungsod Member, Temporary Presiding Officer
Hon. Mark Angelo B. Dayag	Sangguniang Panlungsod Member
Hon. Maria Rosario B. Soriano	-do-
Hon. Ronaldo S. Ortiz	-do-
Hon. Mary Marjorie P. Martin-Chan	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Gilbert S. Labang	-do-
Hon. Karina S. Gauani-Viernes	-do-
Hon. Arnel T. Arugay	-do-
Hon. Grace B. Arago	-do-
Hon. Tirso V. Mangada	-do-
Hon. Marc Aldous C. Baccay	-do-
Hon. Restituto C. Ramirez	Ex Officio Member
Hon. Cerene Pearl T. Quilang	-do-

NOTE:

Hon. Bienvenido C. De Guzman II Acting City Mayor

CITY ORDINANCE NO. 27-09-2025

**AN ORDINANCE AMENDING CITY 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 OF TCT NO. 032-2024003377
COVERING AN AREA OF 0.1736 HECTARE SITUATED AT
CAPATAN, TUGUEGARAO CITY**

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

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

WHEREAS, a Special Power of Attorney was issued to Ms. Virginia A. Tumaliuan by Mr. Ferdinand M. De Guzman, the owner of the lot, authorizing the former to represent him;

WHEREAS, a Zoning Certification was issued by Ms. Chona Q. Sedano, the City Planning and Development Coordinator, stating that the subject lot is 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, as per Inspection Report of the Technical Working Group (TWG) dated January 23, 2025, during the time of inspection, there is an ongoing construction of a property perimeter fence with a height of 3.5 meters and above, the subject property was elevated approximately, 1.5 meters from the level of the city road and there is an existing city road on the southern part of the subject lot making it accessible to all forms of land transportation;

WHEREAS, the Sangguniang barangay of Capatan issued a Resolution Interposing No Objection on the rezoning of the lot owned by Mr. Ferdinand M. De Guzman pursuant to Sangguniang Barangay Resolution No. 004 dated January 06, 2025;

WHEREAS, the rezoning of the subject lot from commercial zone to industrial will benefit not only the people of Capatan but also the whole of Tuguegarao City in terms of income and employment;

WHEREAS, a public hearing was conducted on April 04, 2025 as required by law;

WHEREAS, 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 for rezoning of the subject lots from residential zone to commercial zone, hence, 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 0.1736 square meters situated at Capatan, Tuguegarao City;

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

WHEREAS, after considering the documents submitted, the Inspection Report of the Technical Working Group and LZRC Resolution No. 05-2024 of the Local Zoning Review Committee (LZRC), the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval finds the request for rezoning of the subject lot to be in order and has greater economic value for industrial purposes;

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

NOW, THEREFORE, be it **ORDAINED**, by the Ninth City Council in session assembled, to enact:

SECTION 1. DEFINITION OF TERMS:

- A. REZONING ZONE** – refers to the process of altering land use of one zone to another zone.
- B. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.
- C. LAND USE** – refers to the manner of utilization including its allocation, development and management.
- D. COMMERCIAL ZONE** – refers to an area within the city principally intended for neighborhood or community trade, service and business activities.
- E. INDUSTRIAL ZONE** – refers to an area within the city intended for manufacturing or production industries.

SECTION 2. COVERAGE. This Ordinance shall cover the parcel of industrial land covered by Lot No. 2749 of TCT No. 032-2024003377 covering an area of 0.1736 hectare situated at Capatan, Tuguegarao City.

SECTION 3. REZONING. The aforementioned parcel of land described in Section 2 hereof is hereby rezoned from commercial zone to industrial zone.

SECTION 4. The approved rezoning of subject lot from Commercial Zone to Industrial Zone shall be subjected to the process of conversion or exemption with the Department of Agrarian Reform (DAR).

SECTION 5. REPEALING CLAUSE. City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

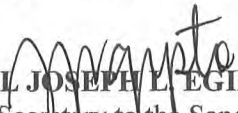



SECTION 6. SEPARABILITY CLAUSE. Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

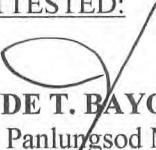
SECTION 7. EFFECTIVITY. This City Ordinance shall take effect immediately upon approval.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sanggunian 

ATTESTED:


HON. JUDE T. BAYONA
Sangguniang Panlungsod Member
Temporary Presiding Officer
Date: June 30, 2015

APPROVED:

HON. MAILA ROSARIO S. TING-QUE
City Mayor
Date: _____

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