

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON OCTOBER 24, 2023 AT THE SAMPAGUITA FARM,  
SAMPAGA, BATANGAS CITY**

**PRESENT:**

Hon. Alyssa Renee A. Cruz	Presiding Officer
Hon. Hamilton G. Blanco,	Sangguniang Panlungsod Member
Hon. Karlos Emmanjuel A. Buted,	”
Hon. Andrea Loise F. Macaraig,	”
Hon. Nestor E. Dimacuha,	”
Hon. Oliver Z. Macatangay,	”
Hon. Armando C. Lazarte,	”
Hon. Nelson J. Chavez,	”
Hon. Jose Jonash Luis F. Tolentino,	”
Hon. Isidra “Ched” M. Atienza,	”
Hon. Lorenzo A. Gamboa, Jr.,	”
Hon. Michael C. Villena,	”
Hon. Angelito Dondon A. Dimacuha,	Liga ng mga Barangay President
Hon. Marjorie A. Manalo,	Sangguniang Kabataan President

Hon. Zester Carlo M. Hernandez, (On Leave) Sangguniang Panlungsod Member

“On motion of SP Member Lazarte seconded by SP Member Nestor Dimacuha, the following Resolution was Adopted:

**RESOLUTION NO. 22-415 S. 2023**

**RESOLUTION RECOMMENDING TO THE CHIEF EXECUTIVE THRU THE  
BATANGAS CITY LEGAL OFFICE A CEASE AND DESIST ORDER FOR ALL  
INDIVIDUALS TAKING PART ON THE ILLEGAL DEVELOPMENT OF  
“SUBDIGAYAT” IN VARIOUS BARANGAYS IN BATANGAS CITY**

**WHEREAS**, PD 957 is passed to closely supervise and regulate real estate practitioners, owners and developers in the Philippines, which primary purpose is to protect buyer’s welfare from all types of real estate misrepresentations;

**WHEREAS**, the unauthorized and illegal conduct of “Subdigayat” activities in various Barangays in Batangas City has been observed;

**WHEREAS**, said activities were being conducted without proper permits, licenses and compliance with necessary requirements such as Certificate of Registration and other prescribed requirements from the Department of Human Settlement and Urban Development (DHSUD), License to Sell and Site Development Permit;

**WHEREAS**, it is the duty and responsibility of the Local Government and the Sangguniang Panlungsod to ensure the proper implementation and enforcement of laws and regulations within its jurisdiction;

**Continuation of the Resolution No. 22-415 S. 2023**

**RESOLUTION RECOMMENDING TO THE CHIEF EXECUTIVE THRU THE  
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**NOW THEREFORE, BE IT RESOLVED**, as it is hereby resolved by the Sangguniang Panlungsod in session assembled to approve as it hereby approves the Resolution Recommending to the Chief Executive thru the Batangas City Legal Office a Cease and Desist Order for all Individuals taking part on the illegal development of “Subdigayat” in Various Barangays in Batangas City until such time that all requirements have been duly complied with.

**BE IT FURTHER RESOLVED**, that the Batangas City Legal Office is authorized to take appropriate legal actions against those who fail to comply with the Cease and Desist Order, including the filing of necessary charges and penalties as provided by law.


**UNANIMOUSLY APPROVED.”**

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I hereby certify that the foregoing Resolution No. 22-415 S. 2023 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on October 24, 2023.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

**ATTESTED:**

  
**ATTY. ALYSSA RENEE A. CRUZ**  
Presiding Officer

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Republic of the Philippines  
BATANGAS CITY

**Office of the Sangguniang Panlungsod**

Tel. No. 722-0304

**COMMITTEE REPORT**

**DATE** : October 23, 2023

**TO** : The Honorable Presiding Officer and Members of the Sangguniang Panlungsod

**FROM** : Committee on Environment and Urban Development, Land Use and Zoning

**SUBJECT** : **INDIVIDUALS ILLEGALLY CONDUCTING "SUBDIGAYAT" IN VARIOUS BARANGAYS IN BATANGAS CITY**

**BACKGROUND**

The aforementioned subject was referred to the Committee on Environment and Urban Development, Land Use and Zoning during the privilege hour of the Regular Session on June 6, 2023.

The Committee Hearing was held on June 20, 2023 at 10:00 in the morning.

In attendance were the following:

Hon. Armando C. Lazarte	SP/Committee Chairman
Hon. Nestor E. Dimacuha	SP/Committee Member
Hon. Nelson J. Chavez	SP/Committee Member
Hon. Lorenzo A. Gamboa, Jr.	SP/Committee Member
Hon. Isidra M. Atienza	SP/Committee Member
Hon. Karlos Emmanjuel A. Buted	SP/Committee Member
Hon. Oliver Z. Macatangay	SP/Committee Member
Hon. Angelito A. Dimacuha	SP/Committee Member
Hon. Marjorie A. Manalo	SP/Committee Member
Hon. Hamilton G. Blanco	SP Member
Hon. Andrea Loise F. Macaraig	SP Member
Hon. Jose Jonash Luis F. Tolentino	SP Member
Hon. Zester Carlo M. Hernandez	SP Member
Hon. Michael C. Villena	SP Member

Representatives from other relevant offices were:

Ms. Judy Tumambing	Dept. Head/ City Assessor's Office
Engr. Ruel B. Bool	Asst. City Assessor
EnP Gilda L. Godoy	City Planning and Development Coordinator
Engr. Roselyn Berberabe	CPDO
Atty. Shaira G. Humarang	City Legal

Also in attendance were Barangay Captains and developers from various Barangays.



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**DISCUSSIONS AND OBSERVATIONS**

The following observations resulted after extensive discussions and deliberations of all present during the Committee hearing, to wit:

1. The committee advised the developers to secure the following documents:
  - Certificate of Registration and other prescribed requirements from the Department of Human Settlement and Urban Development (DHSUD)
  - License to Sell
  - Site Development Permit
2. The right protocol was explained to the developers in order to comply with the requirements.
3. Determine the classification of the property to be developed if it is compliant with the Comprehensive Land Use Plan of Batangas City.
4. The Resolution of No Objection issued by the Barangay was usually vague and lack of specifics. In order a Resolution to be legally binding which is stipulated in Local Government Code Section 33, all undertakings in Barangay must be discussed and put into a Memorandum of Agreement such as Corporate Social Responsibility (CSR) to protect the interest of the Barangay.
5. The developers will be given a copy of the Ordinance No. 20, S. 2018 (An Ordinance Establishing Sewage and Septage Management for the City of Batangas).

**RECOMMENDATIONS**

In accordance with the proceedings and based on the observations and discussions during the Committee Hearing, the Committee proposes the following recommendations:

1. Urges all Barangay Captains, residents and stakeholders to report any observed illegal "subdigayat" activities and subsequently discontinue the selling and developing without necessary permits;
2. The City Planning and Development Office must continuously conduct the site inspection monitoring for the proposed and on-going "subdigayat" activities;
3. The adoption of this Committee report and;
4. The approval of the Resolution hereto attached.



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Tel. No. 722-0304

Respectfully submitted, October 23, 2023.

HON. ARMANDO C. LAZARTE  
CHAIRMAN  
Committee on Environment and  
Urban Development, Land Use and Zoning

HON. NESTOR E. DIMACUHA  
MEMBER

HON. NELSON J. CHAVEZ  
MEMBER

HON. KARLOS EMMANJUEL A. BUTED  
MEMBER

HON. OLIVER Z. MACATANGAY  
MEMBER

HON. LORENZO A. GAMBOA JR.  
MEMBER

HON. ANGELITO A.  
DIMACUHA  
MEMBER

HON. ISIDRA M. ATIENZA  
MEMBER

HON. MARJORIE A. MANALO  
MEMBER