

Chapter I

The History of Tagaytay City

Legendarily, the word Tagaytay came from “TAGA” meaning to cut and “ITAY” which means father. A father and son were said to be on a wild boar chase when the animal they were pursuing suddenly turned and attacked them. Fearing for his father’s safety as the boar violently charged the old man, the son cried out “TAGA, ITAY!” which means “cut him down, father!” The son’s exhortation and shouts reverberated in the valleys of the ridge and were heard by the residents, wood gatherers, hunters and kaingeros in the forests. Thus, the shout and the words “Taga, Itay” became the subject of conversation among the people in the countryside for several days. In time, the place from where the shouts came began to be known as the beautiful southern city of Tagaytay.

During the Philippine Revolution of 1896, Tagaytay became a place of refuge and hideaway for revolutionaries from the nearby provinces of Batangas and Laguna and other neighboring towns of Masilao (now Amadeo), Malabon Grande (now Gen. Trias), Silang, Dasmariñas, Mendez and Indang. Its central location amidst these towns and provinces, the wild preponderance of forests on its ridges and the vast undulating topography of its lands characterized by wide stretches of cogon offered a ready sanctuary and haven from pursuit of the Katipuneros. As a passageway for the revolutionary activities in the said provinces, the natives and revolutionaries described movement to and from the towns via Tagaytay with the word “MANANAGAYTAY,” which means traversing the ridges of Tagaytay.

At the outbreak of the Second World War, the 11th Ariborne Division of Lieutenants General William Krugers 8th Army airdropped military supplies and personnel on the Tagaytay ridge, prior to the Liberation of Manila from the Japanese on February 3, 1945. To commemorate this event, the city officials, in

coordination with the Philippine Historical Institute installed a marker at the junction of the Silang-Canlubang-Nasugbu roads.

On June 21, 1938, Tagaytay became a chartered city with the passage and signing by the late President Manuel L. Quezon of Commonwealth Act No. 338, a bill authored by Rep. Justiniano S. Montano of Cavite. Among the city's past mayors were Arsenio Natividad, Mariano Bondoc, Melchor Benitez, Miguel Taña, Isaac Tolentino, Hilarion Maglabe, Benjamin Erni, and Francis Tolentino. The incumbent City Mayor is Hon. Abraham N. Tolentino.

Today, the City of Tagaytay is identified as one of the priority areas for tourism development of the Department of Tourism. Likewise, the city has been identified in the CALABARZON as a tourist center.

Chapter II

Geo-Physical Environment

2.1 Geophysical Location

Tagaytay City is located in the Province of Cavite, island of Luzon. It is approximately 56 kilometers south of Manila, with a total land area of 6,500 hectares, which represents about 5.14% of the total land area of Cavite. It lies within 120° 56' latitude and 14° 16' longitude and overlooks Manila Bay on the north, Taal Volcano and Taal Lake on the south and Laguna de Bay on the east.

The city is linked by the national highway to the Metropolitan Manila Area and to the Province of Batangas. It is also connected by roads to the adjoining municipalities of Amadeo, Mendez, Indang, Silang and Alfonso in Cavite towards the northwest, to the municipalities of Calamba and Sta. Rosa in Laguna in the northeast and to the town of Talisay in Batangas in the south.

2.2 Topography

2.2.1 Slope

One important factor considered in determining the suitability of lands for urban development as well as the capability of an area for cultivation is slope. For classification of slopes specified by the Task Force on Human Settlements as part of the Ecological Information Decision Systems (EIDS) used in Human Settlements planning, the different slope categories and its distribution among the lands in Tagaytay are the following:

Table 1. Types of Slope

AREA (in hectares)	SHARE (%)	TYPE	SLOPE RANGE (%)	CHARACTERISTICS
2,210.0	34.0	A	0 to 2.5	Level to nearly level
715.0	11.0	B	2.6 to 5.0	Very gently sloping or undulating
390.0	6.0	C	5.1 to 10.0	Gently sloping or undulating
520.0	8.0	D	10.1 to 18.0	Moderately sloping or rolling
1,040.0	16.0	E	18.1 to 25.0	Strongly sloping or strongly rolling
1,625.0	25.0	F	Over 25.0	Strongly hilly to mountainous

Level to moderately sloping areas endowed with good soil characteristics are favorable for cultivation and urban utilization. Strongly sloping to mountainous condition renders the land highly prone to soil erosion and unfavorable for agricultural production and urban development.

Approximately 2,665 hectares of land, which represent 41.0% of the city's total land area, have slopes of above 18.0%. These strongly rolling and mountainous portions are situated along the ridge and on the eastern end of

the city. due to the unsuitability of these mountainous and strongly sloping portions for cultivation and urban use, most of these areas are currently utilized as forests or abandoned as open grasslands.

Areas with Type D slopes (10.1 to 18.0 percent) cover 520.0 hectares of land in portions of Barangays Calabuso, Dapdap, Iruhin, Sungay, Sambong, Kaybagal, San Jose and Silang Crossing. Due to the good soil characteristics in the city, these moderately or rolling areas are planted to diversified crops although there are still vast tracks of open grasslands in Barangays Dapdap and Calabuso.

Type C slopes (5.1 to 10.0 percent) are most prevalent in Barangays Francisco, Iruhin, Sungay, Tolentino and San Jose. These gently undulating slopes are mostly devoted to different crops due to their suitability for cultivation.

Except for the eastern end of the city, the lands situated at the north of the National Highway leading to Batangas have slopes ranging from 0.0 to 5.0 percent. Slopes in these 34.0% four percent or 2,210 hectares of land are classified as Type A.

2.3 Geology

2.3.1 Rock Formations

The two types of rocks found in Tagaytay City are (1) volcanic rocks and (2) clastic rocks. Volcanic rocks are made up chiefly of andesite and basalt lava flows with some interpolated pyroclastic rocks. While clastic rocks consist of interbedded shale and sandstone with occasional thin leases of limestone, tuff and reworked sandy tuffs, calcareous and partly tuffaceous shale.

Only approximately 128.05 hectares of land representing 1.97 percent of the city's total land area are underlain by volcanic rocks. These cover portions

of Barangays Dapdap, Calabuso, Iruhin East and Iruhin West. The rest of the city is underlain by clastic rocks.

2.3.2 Soils

Knowledge of the soil types and soil characteristics provides some guiding principles in selecting and recommending various uses of land. The basic types of soils found in Tagaytay City belong to Tagaytay series. These are the Tagaytay sandy loam and the Tagaytay loam.

The central and western portions of the city are covered by the Tagaytay sandy loam. The surface soil of the Tagaytay sandy loam is 12 to 50 centimeters deep, dark brown to nearly black, friable and granular sandy loam with a considerable amount of volcanic sand. The subsoil is dark brown to very dark brown and varies in texture from clay loam to clay. It is underlain by reddish-brown to yellowish brown adobe clay. This adobe clay varies in depth depending on the topography of the place.

On the other hand, the eastern portion of the city is covered by Tagaytay loam, which has a surface soil consisting of a 15 to 35-centimeter thick layer of brown to dark brown loam containing more or less fine sandy material. The soil is moderately friable when moist. In the disturbed condition, it becomes hard and cakes when dry. This type of soil is easy to work on. Among the crops that grow best in this type of soil are upland rice, corn, sugarcane, coconuts, citrus, coffee, pineapple, avocado and various vegetables.

2.3.3 Soil Suitability Classification

Soil suitability classification is a more specific method of showing the relative suitability of the different soil units to specific crops of land uses based on the soil qualities and other limitations, which affect the crop or specific use.

Soil suitability is divided into two categories:

1. Soil Suitability for Urban Use

a. Class I (Good) – soils that have properties favorable for the rated use with none to slight limitations that can easily be overcome

b. Class II (Fair) – soils that have properties which are moderately suitable for the rated use with moderate soil limitations that can be overcome or modified with good planning, design or special maintenance

c. Class III (Poor) – soils that have one or more characteristics unfavourable for the rated use with severe soil limitations that are difficult and costly to modify or overcome, requiring major soil reclamation, special design or intensive maintenance

d. Class IV (Not Suitable) – soils that have one or more properties so unfavourable for urban use that overcoming the limitation is most difficult and costly

2. Soil Suitability for Agricultural Use

a. Highly Suitable or Good – the soils are suitable for use under simple but good management practices. Slight soil limitations, if any, are easy to overcome.

b. Moderately Suitable or Fair – the presence of minor or moderate soil limitations or restrictions can be overcome with easily applied farming practices

c. Marginally Suitable or Poor – the existence of serious soil limitations or restrictions can be overcome with intensive and complex farming practices and special management, and

d. Not Suitable – the presence of very serious limitations or restrictions renders the soil not suitable or uneconomical to use under any management condition.

Based on the soil suitability study for urban use, 4,901 hectares or 75.4% of the city could be utilized for urban development. Out of this, 2,940 hectares or 60% are good lands, 882.18 hectares or 18% are rated fair while 1,078.22 hectares or 22% are rated poor. The good lands are generally situated along the north of the national highway leading to Batangas province. At present, the city's built-up areas are dispersed in these lands. On the other hand, 24.6% of the total land area or 1,599 hectares of strongly hilly to mountainous areas along the ridge are rated as not suitable for urban use. These strongly sloping portions of the city are currently being utilized as forest or abandoned as open grasslands. However, even these areas are experiencing the pressure of land conversion owing to their have unobstructed view of the Taal Lake.

On the other hand, lands suitable for upland rice cover 61.63% of the city's total land area. These consist of highly, moderately and marginally suitable lands which have slopes ranging from 0.0 to 5.0 percent. A survey of the existing land use in the city revealed, however, that only an insignificant portion of the total land area is devoted to rice production.

Lands that were once utilized as rice fields are small patches of land dispersed in the level to nearly level lands of the city. This indicates that areas suitable for upland rice, which are also suitable for tree crops and diversified crops are instead being used for the production of high-income yielding crops such as coffee, pineapple, bananas, tomatoes and string beans.

Lands suitable for diversified crops cover a total area of 4,995.25 hectares or 76.85% of the city's total land area. On the other hand, the mountainous area along the ridge, which is too steep for cultivation, are rated as not suitable for diversified crops.

Lands suitable for tree crops include lands that are characterized by strongly hilly topography. These lands, with slope qualifications that range from

Type A through D equal 61.63% of the total land area and amounts to 4,005.95 hectares, and are highly suitable. The strongly sloping areas covering 988.65 hectares or 15.21% of the city's total land area are moderately suitable while the mountainous areas generally situated along the ridge are marginally suitable.

2.3.4 Land Capability Classes

Land capability classification is a scheme for grouping soil units together according to the best use of lands in order to optimise production, preserve land and prevent soil damage through improper use. The classification indicated the relative suitability of land for agriculture and the corresponding land management requirements. This serves as one of the important bases in recommending the use land, especially for areas to be returned for agriculture. The four major factors considered in land capability classification are: (1) soil properties (2) degree of erosion and (3) drainage and flooding hazard.

Land capability classes are grouped into four general uses from the standpoint of agricultural as well as economic capabilities. This can be any or a combination of the four general purposes, namely: (1) Lands suitable for cultivation (2) Lands limited to pasture (3) Lands limited to forests and (4) Lands limited to wildlife and recreation.

In Tagaytay City, the lands suited for agriculture consists of four land capability classes. These arable lands which cover 3,836.95 hectares or 59.03% of the total land area and are currently cultivated and planted to diversified crops such as coffee, pineapple, corn, banana, sweet potatoes, coconuts, palay and vegetables. The land capability classes to which those land belong are as follows:

1. Land Capability Class “A”

This class includes very good lands, which can be cultivated safely and require only simple but good farm management practices.

2. Land Capability Class “Be”

This class include good lands that are nearly level to gently sloping, slightly to moderately eroded and can be cultivated safely if carefully planned erosion control management practices and intensive soil conservation practices are observed.

3. Land Capability Class “Ce”

This class consists of moderately good lands that are moderately sloping, moderately to severely eroded, and can be cultivated safely if carefully planned erosion control management practices and intensive soil conservation practices are observed.

4. Land Capability Class “De”

This class include fairly good lands that are slightly sloping, moderately to severely eroded due to excessive run-off and can be cultivated occasionally if handled with care. These lands require very careful management and complex conservation practices and are most suitable to pasture or tree farms.

On the other hand the non-arable lands in the city cover 2494.05 hectares or 38.37% of the total land area. These lands are unsuitable for agriculture and consist of land capability classes “M” and “N” which are mostly situated along the ridge area and the eastern portion of the city. These non-arable lands are characterized by the following:

5. Land Capability Class “M”

Lands included here are those which are very steep to mountainous, excessively eroded or shallow for cultivation. Stones and rock outcrops are occasionally present. These lands are good for grazing or for forest and need careful farm management.

6. Land Capability Class “N”

This includes very steep lands, which are excessively eroded, shallow, rough or dry for cultivation but can be used for grazing with careful management and definite restriction. These lands are best suited to forest with careful management.

2.4 Land Resource

2.4.1 Existing General Land Use

Tagaytay City has a total land area of 6,500 hectares, which is roughly 5.19% of the total land area of the Province of Cavite. The City is politically subdivided into thirty-four (34) barangays from the original twenty (20).

1. LAND USE TYPES

As shown in Figure 1 and based on City Ordinance 97-93 series of December 1997, the following are the land use types:

a. Tourism Strip

The tourism strip is comprised of a 60-meter northward distance from the center of the Tagaytay-Nasugbu-Calamba Road and all areas within 18% downward slope on the southern side of the said road. It shall serve as one of

the key venues for the “sustainable ecological tourism base” and shall be in line with the realization of the city’s vision.

Restaurants, entertainment, recreational and similar establishments of the urban-tourism type shall be the developments herein. This area is also classified into two: (1) Northern Tourism Strip, which is located at the north of Tagaytay-Nasugbu-Calamba Road, and (2) Southern Tourism Strip, situated at the southern side of the said road. Rules on building heights and densities shall be heavily regulated in order to protect the general view of the Lake area. The Southern Tourism Strip structures are still classified into: (1) Obstructive (those that block the lake view) and (2) Non-obstructive (those that do not block the lake view).

b. Primary Urban Core

The block enclosed by J.P. Rizal Avenue and the Tagaytay-Nasugbu Road is the Primary Urban Core. What make the sight an ideal urban core are its central location, sufficient size for unitary planning and the location of major urban facilities. All property owners shall confirm to a pre-agreed Master Plan since this shall be a Planned Unit Development (PUD) Area.

Developments shall focus on the provision of urban facilities and amenities such as hotels, convention halls, parks and similar institutions. This area shall revolve around the existing Tagaytay Centrum or the government center.

c. Secondary Urban Core

Secondary Urban Core Areas are located at the three points of intersection, namely: Tagaytay-Mendez, Tagaytay-Amadeo and Tagaytay Sta. Rosa as well as the Tagaytay-Nasugbu-Calamba Road. Also included is the Silang Junction extending northward in a linear function along the Tagaytay-Manila Road. These areas shall be of the neighborhood development type providing primary services and facilities to the adjacent barangays.

d. General Development Areas

This is the predominantly residential / subdivision area with the necessary facilities and amenities. Easy accessibility to stores, schools, etc. for the dynamics of urban existence are realized by allowing the existence of these complimentary activities within one area management unit. The opportunities to house the internal residential requirements of the city's population are provided by this area.

e. Agricultural Development Areas

These areas provide wedges to the general development area and are located in the northern periphery. The center of activity shall be on the development and strengthening of agricultural production and to maintain the rural ambiance of the city. These areas shall also serve to stop the severity of urban sprawl that the city has been experiencing in the past years.

f. Ecological Development Areas

These areas comprise the steep and critical slopes and the southern portions of the city below the ridge. Its objective is to provide a permanent yet productive vegetative cover and its main development thrust shall be agro-industry.

g. High Density Housing Areas

These areas are for socialized housing projects and are located in Barangays Neogan, Kaybagal and Sungay. The City Government already owns the Sungay site, with 10 hectares, while the same in the other two barangays have yet to be acquired. In order to attain an even distribution of housing areas in the city, possible sites were identified in the eastern, central and western parts of the city. A three-hectare lot in Barangay Neogan and a one-hectare lot in Kaybagal are already targeted for the said purpose. The walk-up apartment type of houses are ideal for these facilities, in order to reserve more land for communal farming.

h. Ecological Tourism Areas

These are located at the east where the quiet location, terrain and panorama are highly suited for ecological-tourism development. Developments in these areas need to be "...an environmentally sound tourism activity in a given ecosystem yielding socio-economic benefits and enhancing natural and cultural diversity conservation."

i. Special Conservation Area

As defined by Proclamation No. 740 dated February 16, 1996, this includes all areas within one kilometre radius from the People's Park in the Sky. All uses shall be in consonance to the Proclamation's stipulations: recreational, scientific, planned area for new development and other similar purposes and this shall be developed as another PUD.

j. Special Institutional Areas

These are located on the northeastern part of the city. Under a quiet, rural setting, all new sites for church-related institutions are to be located in this area.

k. Greenbelt Zone

A 30-meter greenbelt strip shall be maintained along the entire periphery with emphasis on the major roads leading to the city to further strengthen the Nature City image.

3. Land Allocation

The type of land use to which majority of land (26.73%) in Tagaytay are devoted is the Ecological Development Area. Second is the Agricultural Development Area (20.86%) followed by General Development Area (20.59%).

4. Land Use per Barangay

The barangays which host the Primary Urban Core include Mendez Crossing East, Kaybagal South, Maharlika West, Tolentino East, Silang Crossing East and West, Sungay East and San Jose. Almost all barangays comprise the General Development Areas except Zambal, Bagong Tubig and Sambong (Ecological Development Area), Dapdap West, Dapdap East and Calabuso North (Ecological Tourism Area). See Table 10 for the Percentage of Land Use Distribution per barangay.

5. General Land Use Shifts

a. Built-up Areas

The built-up areas, which were initially confined along the major arteries of the City have grown considerably. The expansion has exhibited an accelerated pace within the last decade. The core built-up area exhibited a substantial sprawl plus the opening up of new urban developments in the interior areas contributed to the significant annual growth rate from 1989 to 1995 which is 16.84%. Urban sprawl posted a 27.70% annual growth rate from 1995 to 1997. This is due to the accelerated expansion of residential subdivisions.

b. Agricultural Areas

By 1995, Agricultural Areas was the predominant land use with 58.50% of the city's land. There is a great decline from 1995 to 1997 due to its majority's conversion from agricultural land to non-agricultural land as the real estated industry continued to expand.

c. Woodland Areas

There has been a consistent decline of the Woodland Areas since 1946. As of 1995, the average yearly decline is 0.98%. This is due to the continuous and increasing pressure of urbanization and the demand for land to accommodate the increase in population. Forestland was still the second most dominant land use type by 1995 because of the ruggedness of the terrain.

d. Open Grasslands

The city's open grasslands have a continuous decline from 1995 to 1989, which recorded a decrease of 9.24%.

6. Urban Land Use Shifts

When Baguio City was devastated by the 1990 Luzon earthquake, realtors have looked toward Tagaytay as its alternative. As such, there was a 200% increase in construction projects, both from residential and commercial developers. Over 25 housing developers sell vacation homes with the cool climate and panoramic view of Taal Volcano as their selling advantage.

In 1997, Tagaytay's urban land is primarily used for residential purposes (60.98%). It took the place of institutions that dominated the urban lands from 1980 to 1989. Also in 1997, 18.72% of the city's urban land is devoted to commercial and tourism related uses.

7. Land Ownership

Only minimal areas are left in the possession of the government since most lands, including those at the steep slopes, are titled to individual owners. Other owners are religious institutions, residential subdivision developers and commercial / tourism realtors.

8. The Comprehensive Agrarian Reform Program (CARP)

The Comprehensive Agrarian Reform Program (CARP) has a total coverage of 482.70 hectares. They are located at the ridges and eastern part of the City. Barangay Iruhin East and San Jose-Silang Crossing East Cluster are the two areas declared as Agrarian Reform Communities.

9. Land Values

Lands located at the busiest intersections and along the ridge overlooking the Taal Lake show higher trends in the current land values. Premium is based on the potential offered by existing density of commercial activities and the presence of environmental amenities.

Three commercial nodes and a prime strip appear to be emerging based on these trends. They are the Mendez Junction linked by the prime strip defined as the Tagaytay-Nasugbu-Calamba Road. Three branch arteries are emerging defined by the roads leading to Manila, Amadeo and Sta. Rosa. Considering the behavior of the land market, they may be the area that will continue to experience rapid urbanization pressures.

10. Assessed Values

The assessed values supplied by the City Assessor's Office are: Mendez Junction commercial node: ₱ 3,000.00 per m² (highest land value); land along the southern side of the National Road overlooking Taal Lake at ₱ 2,500.00 per m² (this figure is 150% higher than the value of land across the road); immediate vicinity of the Silang and Tagaytay-Sta. Rosa Junction at ₱ 2,000.00 per m²; lands at the north side of the National Road (without the lake view) and along the roads leading to Manila and Amadeo ₱ 1,000.00 per m²; interior residential land ₱ 100.00 to ₱ 500.00 per m² (depending on the accessibility); agricultural land at the flat areas ₱ 18.77 per m²; and those at the south side (steep slopes) at ₱ 13.32 per m².

11. Actual market Values

The cost of commercial lots along the ridge (with view) range from ₱ 15,000.00 to ₱ 25,000.00 per m². Residential lots along the same area cost ₱ 7,000.00 per m². Interior northern portion cost ₱ 2,000.00 per m² (individual lots) to ₱ 5,000.00 per m².

The cost of land on completely planned residential enclaves range from ₱ 19,000.00 to ₱ 37,000.00 per m². These are mostly available in various subdivisions around the city. Usually offered in these area are house and lot packages with landscaping, paving, security and other services and amenities.

Republic of the Philippines

CITY OF TAGAYTAY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

EXCERPT FROM THE MINUTES OF THE 107TH REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD OF TAGAYTAY HELD ON SEPTEMBER 14, 2000 AT THE MULTI-PURPOSE SESSION HALL G/F CITY HALL BUILDING, THIS CITY.

PRESENT:

Hon. Celso P. De Castro	-	City Vice Mayor, Presiding Officer
Hon. Romeo D. Mariano	-	City Councilor, Presiding Officer Pro-Tempore
Hon. Laureano S. Mendoza	-	City Councilor, Majority Floor Leader
Hon. Fredlander V. Bay	-	City Councilor, Asst. Majority Floor Leader
Hon. Reymond A. Ambion	-	City Councilor
Hon. Violeta C. Parra	-	City Councilor
Hon. Lorna S. Toledo (VL)	-	City Councilor
Hon. Rommel M. Bagay	-	City Councilor
Hon. Doroteo N. Marasigan, Jr.	-	City Councilor
Hon. Eliseo B. Javier (absent)	-	City Councilor
Hon. Patricio C. Erni	-	City Councilor
Hon. Patricio A. Pello	-	Ex-Officio, ABC Chairman
Hon. Girard Perragaux D.V. Tolentino-	-	Ex-Officio, SKP, Chairman

CITY ORDINANCE NO. 2009-054

AN ORDINANCE AMENDING SECTION 7. ZONE AREA BOUNDARIES OF CITY ORDINANCE NO. 97-93 KNOWN AS “THE CITY LAND USE PLAN AND ZONING ORDINANCE ”

Explanatory Note

When the existing Land Use Plan and Zoning Ordinance were formulated in the early part of the year 1997, among the primary considerations were the economic condition and rapid pace of development in the realm of real estate and tourism development trends both in the level of regional and national perspective. For more than a decade of its implementation, the zoning classifications as delineated in the Land Use Map which are intended for commercial use has become smaller and smaller. This present condition needs to be addressed accordingly to accommodate more investments particularly on areas adjacent to areas which are intended to commercial use.

As delineated in our existing Land Use Map, the northern portion and southern strip of the National Roads (along Tagaytay –Calamba Road, Tagaytay-Nasugbu Road and J.P. Rizal Avenue) are intermittently zoned as Tourism Strip wherein massive development such as high-rise structure and other commercial businesses are not allowed in the area. Thus some interested investors who plan to venture on this type of projects are hesitant or even constrained to push through their businesses due to development restrictions being imposed by the City . Moreover, the fact that the city’s land area is considerably small and buildable area is limited, the possible option is to allow vertical development on specific areas that are closely adjoining with the commercial zones. It is a fact that the current trend of economic activities especially on tourism as well as real estate development (residential subdivision, commercial condominiums, and the like) will lead our city towards a genuine and sustainable economic growth. Nonetheless, existing measures and policies pertaining to preservation of natural environment (view of Taal Lake/Volcano)

along the ridge areas have still to be enforced or even strengthened. Hence, it is deemed necessary that certain amendments on some provisions of the City's Land Use Plan and Zoning Ordinance have to be carried out, subject to careful and further study and considerations.

NOW THEREFORE, on motion of Coun. Laureano Mendoza, Chairman, Committee on Public Works and Land Use Utilization, be it ordained by the Sangguniang Panlungsod of Tagaytay that:

Section 1. Section 7 of the City's Zoning Ordinance is hereby amended as follows:

A. **ZONE/AREA/BOUNDARIES.** The locations and boundaries for the zones or areas are hereby identified and specified specifically the boundaries of Primary Urban Core (PUC) and the Secondary Urban Core (SUC).

a. Specific Area Coverage for Primary Urban Core (PUC) Expansion:

Cluster 1 – Bounded on the North by J.P. Rizal Avenue
Bounded on the South by Tagaytay-Nasugbu Road
Bounded on the east by the Junction of J.P. Rizal Avenue
And Tagaytay-Nasugbu Road
Bounded on the West by the Junction of J.P. Rizal Avenue (Verbum Dei) and Tagaytay-Nasugbu Road.

Cluster 2 - Bounded on the east by property line of City Land and Villa Pura Subdivision, Barangay San Jose
Bounded on the West by Magallanes Drive, Brgy. Silang Crossing West
Bounded on the north by a 500 meters distance from the national road right of way.
Bounded on the South by Tagaytay-Batangas Road and Tagaytay-Calamba Road

- Cluster 3** - Bounded on the East by the Junction of Tagaytay-Calamba Road and Tagaytay-Tagaytay Sta. Rosa Road.
Bounded on the West by the Junction of SVD Road and Tagaytay-Calamba Road.
Bounded on the North by a 500 meters distance from Tagaytay-Calamba Road.
Bounded on the South by Tagaytay-Calamba Road
- Cluster 4** - Bounded on the West by Sungay Lane, Barangay Sungay West
Bounded on the East by the property line of Picnic Grove, Barangay Sungay East
Bounded on the North by 250 meters from Tagaytay-Calamba Road
Bounded on the South by a distance of 700 meters from Tagaytay-Calamba Road.

B. USE REGULATIONS IN PRIMARY URBAN CORE

1. Use Regulations in the Primary Urban Core Expansion/Extension – all uses in the existing Primary Urban Core area will be adopted.
2. Bulk and Density: The building Height Limit (BHL) shall be twenty (20) storey but not more than 70 meters above the natural ground level at geometric center of the building. The Percentage Land Occupancy (PLO) shall be 50% for lot with an area of 500 square meters and below and the PLO for lot with an area of more than 500 square meters shall be 40%.
3. Impervious Surface – impervious surface shall not be more than 10% of the total lot area.
4. Landscaping – a landscaping plan shall be prepared for approval by the Zoning Administrator.

5. Parking – Parking area requirements shall be the per minimum requirements of the National Building Code.

No on-street parking nor parking without buffer strip shall be allowed; instead, parking spaces shall be buffered from the street shoulder by planting strip with distinct entry and exit points.

6. Setbacks - minimum building setback on the front setbacks shall be per requirements of the National Building Code. The minimum side setback of the building/structure of the 20 storey building shall be five (5) meters. In case of cluster type high-rise building, the required setback between buildings shall be ten (10) meters.

7. Building Color – all building shall be or earth tone or nature color.

Subsequently, all provisions stipulated under Section 11 (Use Regulations in Primary Urban Core) of the Zoning Ordinance will be adopted.

C. SECONDARY URBAN CORE:

Cluster 4 - Bounded on the North by the Boundary of the Municipality of Silang

Bounded on the South by the Junction of Tagaytay-Sta. Rosa Road

And Tagaytay-Calamba Road

Bounded on the West by a 60 meter distance from the Road Right of Way.

Bounded on the East by a 60 meter distance from the Road Right of Way

Cluster 5 - Bounded on the North by the Boundary of the Municipality of Mendez

Bounded on the South by the Junction of Tagaytay-Mendez Road

Tagaytay-Nasugbu Road

Bounded on the West by a 60 meter distance from the Road Right of Way

Bounded on the East by a 60 meter distance from the Road Right of Way

Cluster 6 - Bounded on the North by the Boundary of the Municipality of Amadeo

Bounded on the South by the Junction of J.P. Rizal Avenue and Crisanto de los Reyes Avenue

Bounded on the East by a 60 meter distance from the Road Right of Way

Bounded on the West by a 60 meter distance from the Road Right of Way

Section 2. Effectivity Clause. This ordinance shall take effect upon approval by the Provincial Land Use Committee.

Enacted : September 14, 2009

Approved: September 14, 2009

2.4.2 Urban Land Use Pattern

The urban area embraced ten (10) barangays namely: Maitim East, Silang Crossing East, San Jose, Tolentino East, Sungay West, Sungay East, Maharlika East, Kaybagal South, Mendez Crossing East and West. These ten barangays account for 44% of the total population in 2007.

The urban area has a variety of land uses dominated by residential followed by commercial, and functional open spaces like parks and other recreational areas.

2.5 Climate

Tagaytay City's climate is characterized by relatively low temperature, low humidity and abundant rainfall. Like most areas in the Province of Cavite, the City has two pronounced seasons: dry from November through April and wet during the rest of the year.

2.5.1 Atmospheric Temperature

The city is endowed with a cool and invigorating climate with an average temperature of 22.7° C. Situated approximately 600 meters above sea level, the city is misty and is relatively cooler during the months of December, January and February.

2.5.2 Relative Humidity

Relative humidity is a measure of the moisture content of the atmosphere. The average relative humidity of Tagaytay is 78 percent. This makes the city cooler than the Metropolitan Manila area where the average relative humidity exceeds 81 percent.

2.5.3 Rainfall

Maximum rainfall usually occurs from July to September. The city's annual rainfall is 2,321.5 mm with a peak of 573.5 mm in August and low of 5.1 mm in February.

2.5.4 Wind Direction

North-eastern winds prevail in the city during the months of October, November, December, January, February, March and April. Winds came from the southwest during May, June, July, August and September. The average speed of the wind is 6 knots per hour.

2.5.5 Typhoons

Thirty one to forty percent of the typhoons visiting the Philippines affect Tagaytay City. The probable months of typhoon season are from June to December.

Chapter III

Population and Social Profile

Social Composition and Characteristics

Most of the residents of Tagaytay (93.58%) speak the Tagalog language. The second most used dialect in Tagaytay is Bicolano, which is spoken by 1.52% of the residents. The following table shows the various languages being used by the residents of Tagaytay and the respective percentage of the population who use them:

Table 2. Dialects used by the residents of Tagaytay City

LANGUAGE	PERCENTAGE
Tagalog	93.58 %
Bicolano	1.52 %
Ilocano	1.28 %
Cebuano	1.0 %
Samar-Leyte	0.60 %
Others	1.74 %
Not Stated	0.28 %

Almost all (95.36%) of the Tagaytayeños have Roman Catholic as their religion, while 3.37% belong to the Iglesia ni Cristo. The following table indicates the religious affiliations of the residents of Tagaytay and the corresponding percentage of the population who belong to the said religions:

Table 3. Religious Affiliation of the Citizens of Tagaytay City

RELIGION	PERCENTAGE
Roman Catholic	95.36 %
Iglesia ni Cristo	3.37 %
Protestant	1.07 %
Others	0.20%

Population Size and Growth Rate

As per 2010 NSO report, the city's total population is 62,030. Its night time population is the same with its daytime population since the city does not have any university or industrial park that encourages a different situation. Since Tagaytay is a major tourist destination, population doubles on weekends and holidays due to influx of tourists and visitors.

Table 4. Total Number of Population per Barangay

Barangay	Population
1. Asisan	1,662
2. Bagong Tubig	824
3. Calabuso	1,109
4. Dapdap East	507
5. Dapdap West	804
6. Francisco	3,173
7. Guinhawa North	496
8. Guinhawa South	1,282
9. Iruhin Central	840

10.Iruhin East	976
11.Iruhin West	2,697
12.Kaybagal Central	4,260
13.Kaybagal North	2,480
14.Kaybagal South	3,949
15.Mag-asawang Ilat	1,224
16.Maharlika East	1,371
17.Maharlika West	869
18.Maitim II Central	875
19.Maitim II East	2,204
20.Maitim II West	767
21.Mendez Crossing East	2,575
22.Mendez Crossing West	2,160
23.Neogan	2,594
24.Patutong Malaki North	1,441
25.Patutong Malaki South	2,095
26.Sambong	999
27.San Jose	3,336
28.Silang Crossing East	1,166
29.Silang Crossing West	1,170
30.Sungay East	3,843
31.Sungay West	3,616
32.Tolentino East	2,418
33.Tolentino West	1,335
34.Zambal	913
TOTAL	62,030

Household Distribution

Please refer to Table 5 for the number of Household and Dwelling Units per barangay.

Table 5. Number of Household and Dwelling Units per Barangay

Barangay	No. of Households	No. of Dwellings
1. Asisan	329	311
2. Bagong Tubig	171	156
3. Calabuso	210	195
4. Dapdap East	118	104
5. Dapdap West	210	195
6. Francisco	552	545
7. Guinhawa North	145	143
8. Guinhawa South	289	285
9. Iruhin Central	210	208
10. Iruhin East	289	246
11. Iruhin West	605	584
12. Kaybagal Central	842	804
13. Kaybagal North	513	506
14. Kaybagal South	881	895
15. Mag-asawang Ilat	276	298
16. Maharlika East	237	246
17. Maharlika West	250	272
18. Maitim II Central	237	221
19. Maitim II East	526	532
20. Maitim II West	184	169
21. Mendez Crossing East	605	571

22.Mendez Crossing West	434	402
23.Neogan	605	597
24.Patutong Malaki North	394	376
25.Patutong Malaki South	500	493
26.Sambong	250	246
27.San Jose	592	610
28.Silang Crossing East	145	130
29.Silang Crossing West	197	208
30.Sungay East	776	843
31.Sungay West	631	636
32.Tolentino East	434	428
33.Tolentino West	289	311
34.Zambal	224	208
TOTAL	13,150	12,974

Urban – Rural Distribution

The city of Tagaytay is predominantly rural. Only 10 out of 34 barangays are considered urban, namely: Maitim II East; Silang Crossing East; San Jose; Tolentino East; Sungay West; Sungay East; Maharlika East; Kaybagal South; Mendez Crossing East and Mendez Crossing West. In 2010, there were 26,638 persons or 43% of the total city's population are in the urban area while the remaining 35,392 are rural dwellers.

Present Status of well-being

The quality of life of the residents can be measured in terms of their status of well-being in relation to certain acceptable or desired standards, as well as the level of social services that are made available to them. Indicators of well-being include health, education, social welfare, housing, employment and income, recreation and protective services.

Health

The delivery of basic health care services to the general public is basically one of the primary concerns of the city. Thus, the City established its own Primary Hospital (Ospital ng Tagaytay) in 1997 to render health services for the city residents especially to underprivileged patients. In order to improve its services and accommodate the increasing number of in-patient, the City Government constructed additional building (expansion) for additional hospital beds and to comply with the minimum requirement of the Department of Health for hospital upgrading from primary to secondary.

In addition, the construction of a state-of-the-art private tertiary hospital (Tagaytay Hospital and Medical Center) located at Barangay Silang Crossing East near Rotunda, also caters the needs not only of local residents but also the adjoining towns as well tourists who visited the city.

For minor cases, the City Health Office is open from Monday to Friday providing medical and dental services to the city residents. The 34 barangay have also their respective barangay health centers under the direct supervision of City Health Office personnel assisted by Barangay Health Workers (BHWs) and Purok Social Workers (PSWs). Non-government Organizations (NGOs) such as Project Health, Augustinian Sisters and private institutions also provide medical services to the residents.

At present the city has one (1) City Health Center, 34 barangay health centers, two (2) hospitals, twenty three (23) medical/dental clinics, and ten (10) drugstores to meet the health and medical needs of the people.

The city has 193 licensed physicians; twenty six (26) dentists; one hundred twenty seven (127) nurses; and Barangay Health Workers.

The City Nutrition Office's records show that from 1998 to 2012, the malnutrition rate in the city is below 1%. As a concrete manifestation of the efficiency of the city's nutrition program, the city has received several Nutrition Awards from the regional even up to national level.

Social Welfare

Tagaytay City, like most towns and cities in the country, is beset with its own social problems, which include unemployment, malnutrition, inadequate housing provisions and drug addiction. To help solve these problems, social welfare assistance in the city is therefore extended by the City Social Welfare and Development Office (CSWDO).

Among the services offered by the CSWDO are family life education and counselling, family planning assistance, day care services, supplemental feeding, relief and rehabilitation. In terms of facilities, it has set up one family clinic in every day care center.

Some government offices and private organizations operating within the locality provide invaluable support to CSWDO in extending social welfare assistance to those who are needy. The government agencies that also assist the CSWDO are the Department of Agriculture and the Department of Health. The civic and religious organizations on the other hand, include the Ladies of

Charity, Tagaytay City Credit Association, Society of St. Vincent de Paul, Marian Center, Women's Club, Poveda and Verbum Dei.

To monitor and concentrate on the social problems that arise in the city, the following Programs and Services are provided by the CSWDO: (1) Self-Employment Assistance, (2) Family and Community Welfare (3) Child and Youth Welfare (4) Emergency Assistance Program (5) Program for Disabled Persons and the Elderly (6) Rolling Stores (7) Lingap sa Barangay, and (8) Day Care Services.

Education

At present, there are seven (7) high school in the city, four (4) of which are private and three (3) are public. 16 Public Elementary Schools; 12 Private Elementary Schools; located at different barangays. Out of the 34 barangays, 32 have their own day care center with playgrounds. Some barangays have also established their own Community Learning Center. There are three (3) colleges in the city –City College of Tagaytay (CCT), Olivarez College and STI College. CCT and Olivarez College are open to all enrollees for tertiary education while SVD offers post graduate studies to the seminarians aspiring for priesthood and brotherhood.

For the out-of-school youth residents who have given the opportunity to formal education, the City Government in coordination with the Department of Education provides an alternative pathway by which out of school youth could earn/obtain educational qualification comparable to the formal education through the Alternative Learning System (ALS). The ALS coordinators conduct Continuing Education Program (CEP); massive information campaign and Literacy Classes in Elementary and Secondary School Leavers; Basic Computer Literacy Program and Livelihood Programs . The service provider also reviews

and prepares the examinees for the Accreditation and Equivalence Test. Two (2) Elementary A&E Test Passers were promoted to Secondary Level while twenty (20) Secondary A&E Test Passers were promoted to college. At present, the City has one (1) Mobile Teacher and two (2) ALS Coordinators.

The City's participation rate for elementary school is 97 % and 97.07% for secondary school, respectively. Cohort Survival Rate is 87.53% for elementary and 89.26% for secondary.

Housing

In response of the City Government to improve and alleviate the living condition of the homeless constituents, the City Mayor created the Tagaytay Housing Office (THO), which is tasked to regulate and implement the Comprehensive Housing Program of the city. The City Government likewise purchased several vacant / idle private lands for housing settlement.

Tagaytay at the moment has not yet experienced housing problems as pressing as compared to other highly-urbanized cities in the country. However, it is hoped that with the implementation of the subsidized housing program, the city will, in a way, regulate the squatters in the city. In addition to this, the city is not merely providing decent housing units to qualified program beneficiaries, but also trying its best to establish a decent and sustainable community. As of 2012, fourteen (14) housing projects were established with a total of 1,168 beneficiaries.

Table 6. Different Housing Projects in Tagaytay City

Housing Projects	Location	No. of Beneficiaries	
		Unit	Lot
1. St. Michael Village	Brgy. Sungay East	179	
2. St. Patrick Homes	Mag-asawang Ilat	41	-
3. Kalayaan Homes	Neogan	49	
4. Sto. Niño Homes	Guinhawa North	20	-
5. St. Rafael Village	Kaybagal South	46	135
6. Ina ng Pag-Ibig Village			-
Phase I	Kaybagal Central	20	
Phase II	Kaybagal Central	21	
7. Seiz de Junio Village	Sungay East	36	96
8. Tagaytay Inter-Asia Village	Iruhin West	-	52
9. Bahay Tagaytay I	Patutong Malaki South	75	-
Phase I		75	
Phase II		24	
10. Bahay Tagaytay II	Maharlika East	15	
11. Bahay Tagaytay III	Sungay West	15	
12. Bahay Tagaytay IV	Mendez Crossing West	238	
13. Bahay Tagaytay V	Kaybagal South	15	
14. Bahay Tagaytay VI	Tolentino West	16	Total=
			1,168

Employment and Income

In 2005 NSO Census reported an employment rate of 97%. This means that only 3% of the labor force is unemployed.

Recreation and Sports Facilities

The City of Tagaytay provides for its residents, visitors and tourists a number of facilities for both sports and recreational activities. Available sports facilities include: Two (2) state of the art Sports Centers, one (1) gymnasium, one (1) 18-hole golf course, one (1) track and field oval, eighteen (18) basketball courts, four (4) playgrounds, one (1) baseball and softball field, four (4) swimming pools, one (1) bowling center, ten (10) billiard halls, one (1) fitness center, one (1) bridle path, one (1) bicycle/jogging trails, two (2) squash courts, two (2) parks and one (1) mini zoo.

Alternatively, establishments for passive leisure interest are also available in Tagaytay. One of which is *Tagaytay Picnic Grove*, which is operated by the City Government. It is located at Barangay Sungay East. It offers facilities for picnicking, horseback riding, skating, swimming, sightseeing, overnight stay and the now famous zipline and cable car. Another is the *Casino-Filipino*, being managed by the Philippine Amusement and Gaming Corporation (PAGCOR). *Development Academy of the Philippines (DAP)*, which is situated at Barangay Sungay East is among the favorite venues for conventions, seminars and conferences. Various facilities that can be availed of at the DAP include pelota court, ping pong room, game room for chess and mah-jong, children's playground, covered tennis court, covered squash beating lagoon, skating rink, swimming pool and one goal basketball court. The *Philippine Judicial Academy* located at Barangay Silang Crossing East offers facilities such as tennis court, 400.2 golf area, pool tables, ping-pong tables, billiard tables, swimming pools, basketball and volleyball courts. Another is the *Residence Inn/Mini Zoo*, situated

at the western part of the city, along Tagaytay-Nasugbu Road. The famous *Tagaytay Highlands and International Golf Club* at Barangay Calabuso is an exclusive golf club being managed / operated by a private firm. Facilities/amenities that can be availed at Tagaytay Highlands include: 18-hole golf course, billiard halls, ping pong tables, tennis courts, squash courts, fitness gym, swimming pool, wading pool, bridle path, bicycle and jogging trails, and gardens where one can relax and feel the refreshing breeze of Tagaytay. Shuttles and cable cars are available within the premises.

Japanese Garden, one of the public parks in Tagaytay, has a well-maintained garden and landscaping, a lagoon and a gazebo. It is located along Tagaytay-Calamba Road at Barangay Sungay East, just across DAP - beside Picnic Grove.

With regard to sports development, all schools in the city, whether public or private, conduct physical and sports development programs for their students. These programs are being supported by the City Government through the designated Sangguniang Kabataan Coordinator and City Sports Coordinator. Inter-Barangay basketball tournament for the youth is also being held during summer.

Protective Services

Tagaytay City's peace and order situation is safeguarded by the Philippine National Police Force, which is under the Department of Interior and Local Government. The total police force is composed of 3 officers, 80 non-officers and 1 non-uniformed personnel. There are seven (7) police headquarters strategically located in the busiest parts of the city such as the Centrum in Barangay Kaybagal South, Mendez Crossing West, Silang Crossing

East, Mahogany Market, City Market in Tolentino East, Barangay Sungay West and Barangay Maitim II East. Sustained maximum security for the citizens is ensured through the 24-hour service.

The police force are supported by Barangay Tanods (average of 10 per barangay); Bantay-Lungsod under the Tagaytay Office of Public Safety (TOPS), Traffic Aides and private security personnel manned by different Security Agencies.

Chapter IV

Local Economy

4.1 The Primary Sector

4.1.1 Tourism

Tagaytay City is one of the vital tourist sites, which play a very significant role in the country's tourism industry. From the National and Regional points of view, Tagaytay City ranks very high in tourism potentials due to its scenic attraction and available accommodation facilities that meet international standards. Because it is very accessible and strategically near Metro Manila, which is the main entry and exit point of the country's local and international travellers, Tagaytay remains one of the leading tourist areas in the country.

The main tourist attraction of Tagaytay is the captivating panoramic view of the natural beauty of the Taal Volcano, which is the smallest volcano in the world and where two delectable rare species of fish, the "maliputo" and "tawilis" are found. In spite of its nearness to Metro Manila, Tagaytay has a unique rustic atmosphere and invigorating cool climate. This is the reason why people do not only want to visit the place but prefer to hold seminars / conferences the city. Complementing the natural endowment are several tourist establishments, which are attractions themselves.

4.1.2 Agriculture

Agriculture has been the traditional economic base of Tagaytay City as such will remain be a significant sector in the city's economic development.

While soil characteristics of the City are generally highly suitable for agriculture, topography on the other hand, is determined as the natural constraint, which has limited available land area that may be conveniently cultivated. With very rugged topography in the ridge area and eastern section of the city, only about 2,304 hectares of 34.83% of the city's total land area of 6,500 hectares are highly suitable for cultivation. Because of this natural constraint, substantial area of the agriculturally unsuited land, the steep land which comprise the southeastern part of central part of the ridge have been pressured to shifting diversified crops cultivation.

The proven adaptability of the Tagaytay land to various cultivation encourages shifting of agricultural lands to high-income crops. Because of unlimited market for and high income derived from coffee, substantial portion of the city's land have been developed into coffee farms.

As per 2012 Department of Agriculture Office's report, the total number of households with vegetable gardens is 2,446.

4.1.3 Livestock and Poultry

The city's favourable climate has attracted commercial and semi-commercial livestock farms to locate in the area. Inventory of livestock and poultry registered increases in the past years. Cattle are raised principally as work animals, while other forms of livestock are raised essentially for consumption.

As of 2012, the total number of households with livestock production is 1,062.

4.1.4 Commerce and Industry

The City of Tagaytay has no defined central business district. Instead, commercial activities tend to conglomerate at four (4) different parts of the city namely: Barangays Mendez Crossing East and West; Silang Crossing East, City Market at Barangay Tolentino East and the Mahogany Beef Market at Barangay Kaybagal South.

There are 1,666 commercial establishments situated at Tagaytay City based on the record from the License Office for businesses with more than Php50,000.00 Gross Receipts or Initial Capital. These consist of 83 restaurants and food chains, 29 carinderia/canteens, 31 refreshment parlors, 38 Hotels/Motels, 28 Commercial Buildings, 51 Space for Rent, 28 Rooms for Rent, 19 Banks, 19 Pawnshops/Money Shops, 7 Lending Investors, 3 supermarkets, 81 Sari-sari Stores, 38 General Merchandise, 26 Computer/IT Shop, 1 Private Hospital, 10 Pharmacies, 23 Medical/Dental Clinic, 10 Cooperatives, 9 Lumber/Hardware, 8 Gas Stations, 8 Private Schools, 18 water Refilling Stations, 1 Rehabilitation Center, 9 Spa/Massage Centers, 73 Souvenir shops, 39 Pasalubong Shops, 6 In-land Resorts, 9 Photoshops, 10 Laundry/Dry Cleaning, 952 other Services and other establishments with below Php50,000.00 Initial Capital or Gross Receipts that are registered at the barangays.

Tagaytay City, being basically an agricultural area has relatively few industries within its vicinity. There are on 11 industries found in the city, Two (2) of which are agro-based, three (3) are manufacturing oriented and the remaining are cottage/livelihood industries.

4.2 The Secondary Sector

4.2.1 Construction

Lack of data makes it impossible to assess the contribution to total output.

4.3 Tertiary Sector

4.3.1 Financial Institutions

Based on the report of Business Licensing Office of 2012, there are nineteen (19) banks, nineteen (19) pawnshops / money shops and seven (7) lending investors in the city.

4.3.2 Wholesale and Retail Trade

Reportedly, there are three (3) supermarkets, thirty eight (38) General Merchandise, eighty one (81) Sari-Sari Stores, eighteen (18) Water Refilling Stations, seventy three (73) Souvenir Shops and thirty nine (39) Pasalubong Shops.

4.3.3 Transportation and Communications

As in other towns and cities, the major modes of transport in Tagaytay are buses, jeeps, tricycle and cars. These transit types provide mobility services within the city.

The following bus liners provide transport services to commuters in Tagaytay:

1. Mindanao Express
2. Saulog Transit
3. GSIS – TSCI
4. Celyrosa Express
5. Alfonso Transit
6. San Agustin Liner
7. Kirby Liner
8. Erjohn-Almark

Public-utility-jeepneys (PUJ's) are made accessible at strategic places where people usually unload. They are situated in the following:

- Barangay Silang Crossing – jeepney route is towards Silang to Barangay Dapdap East and vice versa
- City Market – jeepney route taken is from the City Market to Balibago, Sta. Rosa, Laguna and vice versa
- Barangay Kaybagal – jeepney route is towards Amadeo and vice versa
- Barangay Mendez Crossing – jeepney route is towards Indang; Anuling, Mendez; Silang, Cavite; Nasugbu and vice versa.

Communication

1. Postal Services

The city has only one Post Office managed by the Bureau of Post, which is located at the city Hall Complex. Mails to be delivered in areas beyond the 5-kilometer radius are done twice a week.

Incoming mails during this year totalled up to 178,201. Delivered mails went up to 304,598 this year while undelivered mails totalled up to 3,089. Influx of mail is observed during the months of November and December.

The post office takes charge of the following: (1) Priority Mails; (2) Domestic Air Mail Service or DEMS; (3) Registered Mails; (4) Ordinary Mails; (5) Parcel and Printed Matters; (6) Postal Money Orders; (7) Packaging Services; (8) Issuance of Postal Ids; (9) Operation of Mailing Centers; (10) Air Mail Letters; and (11) Special Delivery of Foreign Mails.

2. Telephone Services

Telephone Services within the city is mainly being serviced by the Philippine Long Distance Telephone Company (PLDT). Its main office is located at the Centrum along Tagaytay-Nasugbu Road, and adjacent to the Tagaytay City International Convention Center. The rest is being managed by Digitel. Direct Distance Dialing is available in PLDT and Digitel lines.

3. Mobile Phone Services (including Cell sites and their location)

Several relay stations for cellular phones (Smart, Globe and Sun Cellular Telecommunications) are also found within the city.

Cellular Sites

Globe Telecommunication

Barangay Dapdap East

Barangay Francisco

Barangay Kaybagal South

Barangay Silang Crossing West

Barangay Maitim II East

Barangay Calabuso

Smart Telecommunication

Barangay Sungay West

Barangay San Jose

Barangay Maharlika West

Barangay Neogan

Barangay Calabuso

Sun Cellular Telecommunication

Maitim II East

4. Cable TV Services

There are two (2) Cable TV Service Providers within the city, the Tagaytay Cable and Amadeo Cable TV.

4.4.4 Personal Services

These include seventeen (17) Beauty Parlors, Five (5) Dress and tailoring Shops, nine (9) Photo Studios and nine (9) Spa/Massage Clinics.

4.4.5 Community Services

These include two (2) Hospitals, eighty three (83) restaurants and food chains, twenty nine (29) carinderia/canteens, thirty one (31) refreshment parlors, thirty eight (38) Hotels/Motels and twenty eight (28) Rooms for Rent.

Chapter V

Infrastructure / Utilities / Facilities

Roads

For purposes of prioritizing the development maintenance of the roads within Tagaytay, the city's circulation system is thus, categorized into three (3) functional hierarchical classifications: national highways, arterial collector and service road classification. Based on these classifications, roads characterized as arterial are given top priority as to development/maintenance while the service roads are comparatively given low priority.

The major arterial road of the city is the national Highway horizontally traversing the city. Aside from being the city's primary road, which links most of the city's barangays, it also serves as a national thoroughfare connecting Tagaytay to the province of Laguna and to the province of Batangas.

Running almost perpendicular to the arterial roads are eight other arterial roads, seven of which are maintained by the national government. At present, all of these are vital road linkages in as much as they provide access to the towns and cities of the four regions/provinces, namely: Metro Manila, Laguna, Batangas and Cavite. These arterial roads are enumerated as follows:

1. Tagaytay – Manila via Silang Road (National Road)
2. Tagaytay – Ulat Sto. Domingo – Sta. Rosa Road (National Road)
3. Tagaytay – Cavite vi Mendez Road (National Road)
4. Tagaytay – General Trias via Amadeo Road (City Road)

5. Tagaytay – Talisay Road (2) (National Road)
6. Tagaytay – Laguna via Calamba Road (National Road)
7. Tagaytay – Taal Lake Road (National Road)
8. Tagaytay – Batangas via Tuy Road (National Road)

Meanwhile, collector and service roads are those which branch out from these arterial roads. These include all the city and Barangay roads in the area. Aside from serving as the main access of the population in the inner portion of Tagaytay, these roads particularly, the service roads are also used as farm-to-market roads by the farmers of the city.

Tagaytay City has a total road length of 139.250 kilometers. Out of this total road length, about 39.70 kms are classified as National Roads, 29.829 kms are City Roads and 69.721 kms are Barangay Roads.

Bridges

The city has a total of five (5) bridges, two of which are maintained by the national government and three by the City Government. The bridges classified as national are both situated at Barangay Silang Crossing and are made of concrete. The bridges maintained by the City Government are located at Barangays Neogan, Kaybagal and Zambal.

Table 7 which shows a list of the existing bridges in Tagaytay.

Table 7. Existing Bridges in Tagaytay City

Name of Bridge	Classification	Administrative Classification	Length	Location	Maximum Capacity
1. Alingayngay Bridge	Concrete	National	8 m	Tagaytay-Taal Lake Road	20 Tons
2. Pinaglintikan Bridge	Concrete	National	15 m	Tagaytay-Taal Lake Road	20 Tons
3. Sta. Rita Bridge	Concrete	Barangay	6 m	Kaybagal	8 Tons
4. Zambal Bridge	Concrete	Barangay	4 m	Kaybagal	8 Tons
5. Neogan Bridge	Concrete	Barangay	4 m	Kaybagal	8 Tons

Domestic Water Supply

The city's main sources of water are springs, rainwater and ground water. The main springs are: Kaybubutong Spring, which are located at Barangay Sambong and serving eighteen (18) barangays, Matang Tubig in Barangay Francisco serves eight (8) barangays and the Pulong Usiw Spring located at Barangay Iruhin Central is serving the barangay itself. Monthly bacterial testing is made to ensure that safe potable water is served to the inhabitants.

The Kaybubutong Spring has an estimated total water output of 118 liters per second and is situated at an elevation of 324 meters. The Matang Tubig Spring on the other hand, has a capacity of 11.35 liters per second and has an altitude of 505 meters. Pulong Sisiw has a capacity of 1.76 liters per second. Majority of the barangays depend on these springs. These are also minor spring within the city, from which the residents draw water. They are the following:

1. Banauan Spring - Barangay Iruhin East
2. Naalas Spring - Barangay San Jose
3. Alingayngay Spring- Barangay Silang Crossing
4. Ambon-ambon - Barangay Iruhin East
5. Bayanan Spring - Dapdap West
6. Calabuso Spring- Brgy. Calabuso

The barangays in the city which have water systems are those being served by the Tagaytay City Water District (TCWD). Barangays Sambong and Bagong Tubig and Sitio Labak ng Sungay in Barangay Sungay East derive water from an elevated spring source by free flow through pipeline in Level II Water System. Barangay Calabuso, Dapdap West and Sitio Bulalong Matanda in Iruhin east obtain water from a spring below through submersible pump and operate in Level II Water System. Barangay Maitim II West and Maitim II Central get their water from deep well with a 5 Hp submersible pump also operate in level III Water System. Other deep wells in the city are privately owned.

The TCWD derives its water supply from the city's three major springs. In each of these springs, it has set up waterworks facilities which include a spring intake structure, pump station, transmission line, distribution reservoir, distribution lines and appurtenances.

TCWD's pumping stations (20) are located at the following areas: two (2) at Brgy. Francisco; two (2) at Brgy. Sambong; Brgy. Mendez Crossing East; Brgy. Iruhin West; Brgy. Iruhin Central; Brgy. Mag-asawang Ilat; two (2) at Southridge Subdivision, Brgy. Sungay East; Brgy. Kaybagal North; Brgy. Patutong Malaki North; Brgy. Guinhawa South; TCH III, Brgy. Silang Crossing West; Brgy. Sungay East; Brgy. Kaybagal south; Brgy. Maitim II Central; TCH I, Brgy. Silang Crossing West; Sotogrande, Brgy. Asisan; and Daang Luma Rd., Brgy. Kaybagal North.

At present, about 98.66% of the total number of households are being served by the TCWD. Other households obtain water directly from springs, rainwater or deep wells. 97% or 33 out of 34 barangays are being served by TCWD.

Electric Power Supply

In 2008, 98.43% of the total household have access to electricity (MERALCO).

Transport Facilities

As in other towns and cities, the major modes of transport in Tagaytay are buses, jeeps, tricycle and cars. These transit types provide mobility services within the city.

The following bus liners provide transport services to commuters in Tagaytay:

1. Mindanao Express
2. Saulog Transit
3. GSIS – TSCI
4. Celyrosa Express
5. Alfonso Transit

6. San Agustin Liner
7. Kirby Liner
8. Erjohn-Almark

Public-utility-jeepneys (PUJ's) are made accessible at strategic places where people usually unload. They are situated in the following:

- Barangay Silang Crossing – jeepney route is towards Silang to Barangay Dapdap East and vice versa
- City Market – jeepney route taken is from the City Market to Balibago, Sta. Rosa, Laguna and vice versa
- Barangay Kaybagal – jeepney route is towards Amadeo and vice versa
- Barangay Mendez Crossing – jeepney route is towards Indang; Anuling, Mendez; Silang, Cavite; Nasugbu and vice versa.

Communication Facilities

Post Office

The city has only one Post Office managed by the Bureau of Post, which is located at the city Hall Complex. Mails to be delivered in areas beyond the 5-kilometer radius are done twice a week.

Incoming mails during this year totalled up to 175,072. Delivered mails went up to 348,692 this year. Influx of mail is observed during the months of March and November.

The post office takes charge of the following: (1) Priority Mails; (2) Domestic Air Mail Service or DEMS; (3) Registered Mails; (4) Ordinary Mails; (5) Parcel and Printed Matters; (6) Postal Money Orders; (7) Packaging Services; (8)

Issuance of Postal Ids; (9) Operation of Mailing Centers; (10) Air Mail Letters; and (11) Special Delivery of Foreign Mails.

Telephone

Telephone Services within the city is mainly being serviced by the Philippine Long Distance Telephone Company (PLDT). Its main office is located at the Centrum along Tagaytay-Nasugbu Road, and adjacent to the Tagaytay City International Convention Center. The rest is being managed by Digitel. Direct Distance Dialing is available in PLDT and Digitel lines.

Mobile Phone Services (including Cell sites and their location)

Several relay stations for cellular phones (Smart, Globe and Sun Cellular Telecommunications) are also found within the city.

Cellular Sites

Globe Telecommunication

Barangay Dapdap East

Barangay Francisco

Barangay Kaybagal South

Barangay Silang Crossing West

Barangay Maitim II East

Barangay Calabuso

Smart Telecommunication

Barangay Sungay West

Barangay San Jose

Barangay Maharlika West

Barangay Neogan

Barangay Calabuso
Sun Cellular Telecommunication
Maitim II East

Cable TV Services

There are two (2) Cable TV Service Providers within the city, the Tagaytay Cable and Amadeo Cable TV.

Waste Disposal System

1. Solid Waste

It is the city's inherent environmental characteristics, which has fuelled its present state of growth. Environmental management measures are provided for the city's terrestrial, natural scenic environment, water resource and urban and rural environments. The protection and management of all these is the key towards sustaining the city's growth and development.

Increasing population is putting a lot of stress on the environment, particularly on the volume of waste generated by the residents and the commercial establishments in the city. Garbage collection in the city is being managed by the local government unit through the Parks and Plaza Division under the City Engineer's Office. The volume of solid waste is around 252 metric tons a week or an average of 36 metric tons a day. Of the entire population, 73 percent of the households have access to solid waste collection, which is done on a daily basis. Individual households particularly those in barangays that are hardly reached by garbage trucks dispose their garbage by dumping in an open area, while the limited number engage in backyard composting. Toxic

and hazardous wastes from hospitals are collected and disposed of in a separate dumpsite.

In addition, the City Government constructed a Materials Recovery Facility covering an area of 4,000 square meters with equipment to process mixed waste per day. It is designed to receive, sort, process and store compostable and recyclable materials efficiently and in an environmentally-sound manner in compliance with RA 9003 or the Solid Waste Management Act, and is in line with the city's action towards proper protection of the environment.

1. Liquid Waste

Tagaytay suffers from the absence of a central sewerage system/waste water treatment systems. Since these facilities require massive resources, the city resorts to using natural drainage and a multi-chamber (sealed) septic vault.

Cemetery

There are three (3) cemeteries can be found in the city - two of which are public cemeteries located in Barangay Maitim II Central. The private cemetery is located in Barangay Patutong Malaki North. In order to address congestion in the public cemetery, the city government recently established the City Crematorium and Columbarium located adjacent to existing public cemeteries.

Slaughterhouse

The existing slaughterhouse is located at Barangay Kaybagal South across the Mahogany Public Market. In 2012, the average volumes of cattle and swine butchered per month were 18,976 and 18,891 respectively.

Public Market

Tagaytay has two public markets, namely, the Tagaytay City and Mahogany Markets. Tagaytay City Market was established in the early 50s. It is located at Barangay Tolentino East, Tagaytay City within a 2.5 hectare property donated by the city's political icon - Tolentino-Oñate clan. It started with only makeshift structure like "talipapa" and then Marcos Type Building was constructed in the late 60s. It is known in the upper-Cavite Province as the main source of fresh fruits particularly sweet pineapple, banana, and papaya.

A new building was completed in 2005 to accommodate the wet, grocery, dry sections. To meet the increasing volume of business in the area, another three-storey building was constructed in 2008. Regular market day is every Wednesdays and Saturdays. Nevertheless, several stalls in the dry and wet sections are open daily to serve the public.

Mahogany Market was established in 1994. It is known as the main source of quality beef not only within the province but also in the adjoining provinces including Metro Manila.

Chapter VI

Local Institutional Capability

Governance

The present organization of the Local Government of Tagaytay is a divisional structure with two distinct branches: the Executive and the Legislative Branches.

A. *Executive Branch of Local Governance*

The Executive Branch is composed of eighteen (18) departments and eight (8) offices, which are divided into services, divisions and sections. The City Mayor heads the organization, from whom all the executive authority and responsibility originates. The City Administrator is positioned next in the hierarchy in so far as it exercises delegated authority from the City Mayor. He supervises the operations of line and staff departments, offices and units.

B. *Legislative Branch of Local Governance*

The Vice Mayor presided over the Sangguniang Panglungsod (SP), which is the policy-making body of the city. The SP is composed of the Vice Mayor, the elected regular council members, the president of the city chapter of the Liga ng mga Barangay and the president of the Pederasyon ng mga Sangguniang Kabataan. The Office of the City Secretary serves as the Secretary to the Council. It also provides legislative, administrative and secretarial support services to the said body.

As the main policy-making body of the local government, the SP, among others, enacts ordinances, approves resolutions and appropriates fund for the general welfare of the city residents. It likewise regulates activities related to the use of land, street, sidewalks, bridges, parks and other public places and approves of the construction of the same.

A unique feature of the Sangguniang Panglungsod in Tagaytay City is that the councillors have their designated political jurisdiction known as the Councilor's Area of Responsibility (CAR). This serves as an extension of the Mayor's Office. It aims to ensure that public services are delivered efficiently, effectively and equitably. In this sense, the lead legislators also perform a policy-implementation function. In addition, the councillors act either as chairpersons, vice chairperson and / or members of regular committees of the local development council.

Tables 8 and 9 show a list of the City officials of Tagaytay City, and the roster of the 34 Barangay Captains respectively.

Table 8. City Officials of Tagaytay City

City Official	Position
Hon. Abraham N. Tolentino	City Mayor
Hon. Celso P. de Castro	Vice Mayor
Hon. Reymond Ambion	Councilor
Hon. Esteban Mendoza	Councilor
Hon. Fredlander Bay	Councilor
Hon. Violeta Parra	Councilor
Hon. Lorna Toledo	Councilor
Hon. Gener Vergara	Councilor
Hon. Doroteo Marasigan, Jr.	Councilor
Hon. Romeo Mariano	Councilor
Hon. Eliseo Javier	Councilor
Hon. Marcelo Austria	ABC President
Hon. Editha Dimaranan	SK President

Table 9. List of Barangay Captains

Name of Barangay	Barangay Captain
1. Asisan	Sofronio Dimaranan
2. Bagong Tubig	Ruperta Sanggalang
3. Calabuso	Monico Natividad
4. Dapdap East	Eduardo Olimpiada
5. Dapdap West	Marissa Cuadro
6. Francisco	Maximo Novero
7. Guinhawa North	Celedonio Martinez
8. Guinhawa South	Julian Aquino, Jr.
9. Iruhin Central	Jennifer Manguinao
10. Iruhin East	Joel Labarda
11. Iruhin West	Ricardo Jumarang
12. Kaybagal Central	Antonio Bagay
13. Kaybagal North	Eufronio Bayot
14. Kaybagal South	Fatima Guadaña
15. Mag-asawang Ilat	Emmanuel Causaren
16. Maharlika East	Joel Tibayan
17. Maharlika West	Alwin Bay
18. Maitim II Central	Nathaniel Burgos
19. Maitim II East	Levi Baybay
20. Maitim II West	Napoleon Reyes
21. Mendez Crossing East	Antero Aterrado
22. Mendez Crossing West	Marcelo Marasigan
23. Neogan	Reynoso Espiritu
24. Patutong Malaki North	Filemon Rosel
25. Patutong Malaki South	Celso Magsino Sr.
26. Sambong	Neptali Mendoza

27.San Jose	Cecilia Bayas
28.Silang Crossing East	Cornelio Cabasi
29.Silang Crossing West	Bienvenido Diokno
30.Sungay East	Ricardo de Grano
31.Sungay West	Marcelo Austria
32.Tolentino East	Reynaldo Bawar
33.Tolentino West	Orlando Jumarang
34.Zambal	Glicerio Telmo

FINANCIAL PROFILE

- **INCOME**

For the year 2012, the City Government collected a total income of **EIGHT HUNDRED NINETEEN MILLION FOUR HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED EIGHTY FIVE PESOS** and 88/100 (Php819,432,585.88) with an increase of 12.35% from the city's income of 2011.

Out of the city's income in 2012, **General Fund** has the biggest share having a total collection of **SIX HUNDRED SEVENTY THREE MILLION THREE HUNDRED FORTY TWO THOUSAND EIGHT HUNDRED FIFTY THREE PESOS** and 50/100 (Php673,342,853.50). It has an increase of 11.2% from 2011 income.

Special Education Fund has a total collection of **ONE HUNDRED FORTY SIX MILLION EIGHTY NINE THOUSAND SEVEN HUNDRED THIRTY TWO PESOS** and 38/100 (Php146,089,732.38) contributing 17.83% of the city's total income in 2012. It has an increase of 17.68% from 2011 collection of **ONE HUNDRED TWENTY MILLION TWO HUNDRED SIXTY THOUSAND SIX HUNDRED EIGHTY SEVEN PESOS** and 76/100 (Php120,260,687.76).

The bulk of the city's General Fund income came from: **Real Property Tax** collected a total amount of **ONE HUNDRED FORTY FIVE MILLION THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED EIGHT PESOS** and 30/100 (Php145,312,508.30) contributing 21.58%. Share from the **National Tax Collection (IRA)** is **ONE HUNDRED NINETY FIVE MILLION FOUR HUNDRED EIGHTY EIGHT THOUSAND TWO HUNDRED EIGHTY NINE PESOS** (Php195,488,289.00) contributing 29.03% of the total General Fund. **Tax on Business** collected the amount of **FIFTY FOUR MILLION NINE HUNDRED TEN THOUSAND NINE HUNDRED SEVENTY EIGHT PESOS** and 67/100 (Php54,910,978.67) contributing 8.16%. Income collected from **Other Taxes** has a total amount of **TWENTY ONE MILLION EIGHT HUNDRED SEVENTY SEVEN THOUSAND THIRTY SIX PESOS** and 42/100 (Php21,877,036.42) contributing 3.25%. **Permits and Licenses** collected a total amount of **FORTY FIVE MILLION THREE HUNDRED NINETY THREE THOUSAND NINE**

HUNDRED TWO PESOS and 72/100 (Php45,393,902.72) contributing 6.74%. **Service Income** collected a total amount of **SEVEN MILLION TWO HUNDRED EIGHTY FOUR THOUSAND FORTY ONE PESOS** and 05/100 (Php7,284,041.05) contributing 1.08%. **Other Income** which has a total collection of **TWENTY SEVEN MILLION FOUR HUNDRED TWENTY THREE THOUSAND FOUR HUNDRED TWELVE PESOS** and 50/100 (Php27,423,412.50) contributing 4.07%. Income collected from **Economic Enterprises** has a total amount of **ONE HUNDRED SEVENTY FIVE MILLION SIX HUNDRED FIFTY TWO THOUSAND SIX HUNDRED EIGHTY FOUR PESOS** and 84/100 (Php175,652,684.84) contributing 26.09% of the total General Fund.

- **EXPENDITURES**

For the year 2012, the City Government of Tagaytay had a total expenditure of **SEVEN HUNDRED SIXTY MILLION FOUR HUNDRED SIXTY THOUSAND FIVE HUNDRED SIXTY SIX PESOS** and 24/100 (Php760,460,566.24) which shows an increase of 35.15% from the city's expenditure in 2011.

Out of the total expenditures in 2012, **SIX HUNDRED THIRTY NINE MILLION SIX HUNDRED SEVENTY THREE THOUSAND SEVEN HUNDRED SEVEN PESOS** and 26/100 (Php639,673,707.26) or 84 % came from the General Fund. This showed an increase of 38.4% from 2011 General Fund expenses of **THREE HUNDRED NINETY THREE MILLION NINE HUNDRED FIFTY SIX THOUSAND NINE HUNDRED SIXTY EIGHT PESOS** and 01/100 (Php393,956,968.01)

Special Education Fund (SEF) expended a total amount of **ONE HUNDRED TWENTY MILLION SEVEN HUNDRED EIGHTY SIX THOUSAND EIGHT HUNDRED FIFTY EIGHT PESOS** and 98/100 (Php120,786,858.98) or 16% of the city's total expenditures. This showed an increase of 17.84% from SEF expenditures for 2011 of **NINETY NINE MILLION TWO HUNDRED THIRTY TWO THOUSAND FORTY SEVEN PESOS** and 73/100 (Php99,232,047.73)