

## OFFICE OF THE SANGGUNIANG BAYAN

### EXCERPT FROM THE MINUTES OF THE 30<sup>TH</sup> REGULAR SESSION OF THE 12<sup>th</sup> SANGGUNIANG BAYAN OF PIÑAN, ZAMBOANGA DEL NORTE HELD ON FEBRUARY 16, 2026 AT ITS SESSION HALL

**Present:**

Honorable Benedicto C. Cainta II	Municipal Vice-Mayor <i>Presiding Officer</i>
Honorable Karl Joshua C. Orosco	Sangguniang Bayan Member
Honorable Ricardo R. Sabandal	Sangguniang Bayan Member
Honorable Roland M. Icao	Sangguniang Bayan Member
Honorable Saturnino P. Sorronda	Sangguniang Bayan Member
Honorable Gina R. Aleta	Sangguniang Bayan Member
Honorable Ronald B. Dancalan, Sr.	Sangguniang Bayan Member
Honorable Jenelyn G. Jumilid	Sangguniang Bayan Member
Honorable Ignacio L. Galan	Ex-Officio Sangguniang Bayan Member <i>(Liga ng mga Punong Barangay- President)</i>
Honorable Joel Audrey Cristal P. Galvez	Ex-Officio Sangguniang Bayan Member <i>Sangguniang Kabataan Federated President</i>
Honorable Jodilyn P. Tatad	Ex-Officio Sangguniang Bayan Member <i>Indigenous Peoples Mandatory Representative</i>

**Absent:** Honorable Divine Grace C. Redillas

### MUNICIPAL ORDINANCE NO. 2026-001 Series of 2026

#### AN ORDINANCE GRANTING FRANCHISE TO MR. JOSE R. GABALES TO OPERATE AND MAINTAIN A COCKPIT ARENA IN THE MUNICIPALITY OF PIÑAN, ZAMBOANGA DEL NORTE

*Sponsored by: Honorable Ronald B. Dancalan, Sr.*

*Be it enacted by the Sangguniang Bayan of Piñan, Zamboanga del Norte in a session duly assembled;*

**WHEREAS**, Section 447, paragraph (a), subparagraph 3, clause (v) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the Sangguniang Bayan as a legislative body, by express provision of law is empowered and authorized to license and grant franchise for the establishment, operation and maintenance of cockpits, regulate cockfighting activities and breeding of fighting cocks within its territorial jurisdiction, provided that existing rights should not be prejudiced;

**WHEREAS**, Mr. Jose R. Gabales, in his individual capacity has filed his application to be granted a franchise to operate a cockpit arena in view of the expiration of the franchise granted to Atty. Emerald B. Pancho last December 23, 2019;

**WHEREAS**, Municipal Ordinance No. 2019-011, Series of 2019 was repealed by virtue of Municipal Ordinance No. 2024-006, Series of 2024;

**WHEREAS**, upon consideration of the guidelines in the grant of franchise to operate cockpit as provided for and prescribed under existing laws, it appears that Mr. Gabales, a Filipino citizen and resident of Segabe, Piñan, Zamboanga del Norte had substantially complied said requirements”;

**NOW, THEREFORE, BE IT ORDAINED THAT:**

**SECTION 1. Nature, Scope, Grant of Franchise.** – Subject to the provisions of applicable laws, rules and regulations, a franchise to operate and maintain a cockpit within the Municipality of Piñan is hereby granted to Mr. Jose R. Gabales, a Filipino citizen and resident of Segabe, Piñan, Zamboanga del Norte (herein referred to as the Grantee). As such, he is authorized to establish and operate one (1) cockpit arena specifically located at Barangay Segabe, Piñan, Zamboanga del Norte.

Under Section 5 of Municipal Ordinance No. 2024-006, Series of 2024, the Municipal Mayor is authorized to issue a license for the ownership, establishment, and maintenance of a cockpit, for a period of twenty (20) years.

**SECTION 2. Provisions on the cockpit site and construction.** Pursuant to Section 4 (b) of Municipal Ordinance No. 2024-006, Series of 2024, approved on March 22, 2024, the same shall be guided and implemented accordingly, as hereunder stated:

*“ b. Cockpit Site and Construction. Cockpits shall be constructed and operated within the appropriate areas as prescribed in the Zoning Ordinance; pursuant thereto, no cockpit shall be constructed within or near existing residential or commercial areas, hospitals, school buildings, churches or other public buildings. Owners, lessees, or operators of cockpits which are now in existence and do not conform to this requirement are given three [3] years from the date of effectivity of this Ordinance to comply herewith. Approval or issuance of building permits for the construction of cockpits shall be made by the municipal engineer in accordance with their respective building codes, ordinances or engineering laws and practices. However, temporary structure/building may be utilized as licensed cockpit at the beginning of the operation, not exceeding two [2] years therefrom, to determine its viability. Thereafter the building must be completed or furnished in accordance with the provisions of the applicable building regulation.”*

**SECTION 3. Declaration of Franchise.** – Unless sooner revoked or cancelled, this franchise shall be valid for a period of FIVE (5) years on January 1, 2026 up to December 31, 2031, with the option on the part of the Grantee to renew the same for a similar period and subject to the approval of the Sangguniang Bayan.

**SECTION 4. Authority of the Office of the Municipal Mayor.** - The Grantee shall apply and secure the required business permit to operate from the Office of the Mayor and the latter shall have authority to require compliance of all existing laws, ordinances, rules and regulations similarly imposed to all business establishments, and impose conditions thereto as are expressly or impliedly necessary for the protection of the welfare and safety of all persons going or transacting in said cockpit.

**SECTION 5. Prohibition on Sale, Lease, Usufruct and Transfer of Franchise.**  
– This franchise is non-transferable in character. As such, the Grantee shall not sell, assign, lease, grant the usufruct of, or transfer this franchise including any rights and privileges acquired thereunder to any person, natural or juridical, firm or other entities, nor merge with any corporation or individual without the prior notice and approval of the Sangguniang Bayan.

**SECTION 6. Mandatory Payment of Taxes and Fees Provision.** - The Grantee shall be liable to pay all taxes and other fees prescribed by the Revised Revenue Code of the Municipality of Piñan to the Office of the Municipal Treasurer. Said assessments shall be without prejudice to the subsequent impositions as may be adopted or hereafter may be required by law or ordinance. Failure on the part of the Grantee to promptly and regularly comply with said tax obligations shall be a ground for the revocation or cancellation of this franchise.

**SECTION 7. Mandatory Payment of Taxes and Fees Provision.** - The Grantee shall be liable to pay all taxes and other fees prescribed by the Revised Revenue Code.


**SECTION 8. Revocatory Clause.** - This franchise including the complimenting business permit to operate shall be automatically revoked or cancelled upon showing of any noncompliance of the conditions set forth therein, and for any violation of the provisions of PD 449 and other pertinent ordinances, rules and regulations.

**SECTION 9. Effectivity.** - This ordinance shall take effect after the approval from the reviewing authority.

**CARRIED UNANIMOUSLY.**

-- oOOo --

I HEREBY CERTIFY to the correctness of the above-quoted Municipal Ordinance.

  
**MARIA CELESTE B. CANOY**  
*Secretary to the Sangguniang Bayan*

CERTIFIED CORRECT AS TO ITS PASSAGE  
ON THE THIRD AND FINAL READING:

  
**BENEDICTO C. CAINTA II**  
*Municipal Vice Mayor*  
*(Presiding Officer)*

APROVED:

  
**ROMMEL I. GUDMALIN**  
*Municipal Mayor*

**26 FEB 2026**



Republic of the Philippines  
Province of Zamboanga Del Norte  
Municipality of Piñan  
Barangay Segabe

OFFICE OF THE PUNONG BARANGAY

**CERTIFICATION OF NON-OBJECTION – COCKPIT ARENA**  
located at Purok 1, Barangay Segabe Piñan, Zamboanag del Norte

(Signature of Neighboring Households at least 500 meters radius)

NO.	FULL NAME	PUROK	SIGNATURE
1.	ELLAN D. PAULINAWAN	1	[Signature]
2.	AMON P. TAATA	1	[Signature]
3.	GENEVIE P. TAATA	1	[Signature]
4.	SUSAN V. DRAPIN	1	[Signature]
5.	Allan A. DRAPIN	1	[Signature]
6.	Romeo B. [unclear]	1	[Signature]
7.	RORY G. DONDOYANO	1	[Signature]
8.	Paul B. Acebes	1	[Signature]
9.	Josabil M. Acebes	1	[Signature]
10.	Jaclyn O. Ebanay	1	[Signature]
11.	Edel M. Tamao	1	[Signature]
12.	JOCELYN S. PATEZ	3	[Signature]
13.	CAROLINE S. JEBONE	3	[Signature]
14.	Vacent Paul P. Cimafranca	1	[Signature]
15.	Aika G. Cimafranca	1	[Signature]
16.	Mariane O. delas Santos	1	[Signature]
17.	Rennie E. Lumayag	1	[Signature]
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

.0010135723 REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
QUEZON CITY

PROVINCE OF ZAMBOANGA DEL NORTE  
REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title  
No. T-0025

IT IS HEREBY CERTIFIED that certain land situated in the Province of Zamboanga del Norte bounded and described as follows:

parcel of land (Lot 5169-A) of the subd. plan, Pds-09-01327, being a portion of Lot 5169, Dipolog Cadastre, situated in the Barrio of Sagabe, Muna, Pifian, Province of Zamboanga del Norte, island of Mindanao. Bounded on the North line 1-2 by Lot 5168, on the East line 2-3 by Lot 5170, both of Dipolog Cadastre, on the South line 3-4 by Creek, on the West line 4-1 by Lot 5168 of the subd. plan. Beginning at a point marked "1" on plan being S. 11 deg. 15' E., 952.00 m. from BLIN No. 49, Dipolog Cadastre. T H E N C E :

S. 82 deg. 48' E., 147.28 m. to point 2;

is registered in accordance with the provisions of the Property Registration Decree in the name of SPOUSES PASCUAL G. GUDMALIN and LILIA I. GUDMALIN, both of legal age, Filipinos, and residents of Sagabe, Pifian, Zamboanga del Norte.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 41 of said Decree as may be subsisting, and to liabilities under section 4 rule 74; to creditors, heirs and other persons unlawfully deprived of participation in the estate of the deceased Consorcio Leon Yda. de Inocencio as extrajudicially settled for a period of two (2) years pursuant to section 4 rule 74 of the rules of court.

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September in the year nineteen hundred and thirty-four in the Registration Book of the Office of the Register of Deeds of Zamboanga del Norte Volume 1 page 22, as Original Certificate of Title No. 0072, pursuant to Decree No. 1632202 issued to L. R. C. Cadastre. Record No. 760 in the name of Mrs. Pedro Leon.

This certificate is a transfer from Terencio Leon Certificate of Title No. 0072356 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Dipolog City, Zamboanga del Norte, Philippines, on the 7th day of September in the year two thousand and 2015 at 4:00 P. M.

ATTEST:



MAFFY ERICAN S. LIM, REG  
Registrar of Deeds  
(Register of Deeds)

Sagabe, Pifian, Zamboanga del Norte  
(Owner's postal address)

\*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

### MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. .... (Cont. of Tech. Descrip.)

- S. 28 deg. 57' W., 178.52 m. to point 3;
- N. 76 deg. 26' W., 100.09 m. to point 4;
- N. 13 deg. 55' E., 155.76 m. to point 2.

beginning, containing an area of TWENTY THOUSAND (20,000) SQUARE METERS. All points referred to are indicated on the plan and marked on the ground as follows: Points 2, 3 by Old RL and the rest by PS cyl. conc. mous. 15 x 60 mm., bearings true; date of original survey June 1925- Nov. 1925 and that of the subd. survey executed by Engr. Zacarias C. Jauculan on July 20, 1967.

APPROVED BY: \_\_\_\_\_  
 REGISTRAR OF DEEDS

(Memorandum of Encumbrances continued on Page ..... -B)  
 (Technical Description continued on Additional Sheet ..... Page .....)

REGISTRAR OF DEEDS



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF ZAMBOANGA DEL NORTE  
MUNICIPALITY OF PIÑAN  
BARANGAY SEGABE

OFFICE OF THE PUNONG BARANGAY

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF SEGABE, PIÑAN, ZAMBOANGA DEL NORTE HELD ON JANUARY 3, 2026 AT ITS BARANGAY SESSION HALL.

PRESENT:

HON. JAIME I. ANIÑON JR.	PUNONG BARANGAY (Presiding Officer)
HON. CHONA S. GONZALO	BARANGAY KAGAWAD
HON. EPIFANIO N. TIPANERO	BARANGAY KAGAWAD
HON. DIEGO P. ENON	BARANGAY KAGAWAD
HON. RUTCHIE C. PORAZO	BARANGAY KAGAWAD
HON. ROLANDO P. CAPIN	BARANGAY KAGAWAD
HON. CLARK ORVIN R. BALLADARES	BARANGAY KAGAWAD
HON. AMADO A. TIMLIGIUNG	BARANGAY KAGAWAD
HON. LEONARDO T. LICMAO	IPMR
HON. CORNELIUS ADA M D. DONDOYANO	SK CHAIRMAN

ABSENT: NONE

RESOLUTION NO. 2026 05

A RESOLUTION INTERPOSING NO OBJECTION FROM THE BARANGAY CUONCIL OF BARANGAY SEGABE, SEGABE, PIÑAN, ZAMBOANGA DEL NORTE AND THE PEOPLE OF THIS BARANGAY DATED JANUARY 5, 2026. TO APPLY FOR A COCKPIT ARENA PERMIT AT PUROK 1 SEGABE, PIÑAN, ZAMBOANGA DEL NORTE, AFTER THE CONDUCT OF PUBLIC CONSULTATION BY THE SANGGUNIANG BARANGAY OF SEGABE.

WHEREAS, forwarded to this body is a letter of request from **Mr. Jose R. Gabales** requesting this body to pass a resolution interposing no objection to the said application for cockpit Arena Permit filed before the Local Government of the Municipality of Piñan and their application for Environmental Compliance Certificate (ECC) to be filed before the Environmental Management Bureau (EMB):

WHEREAS, the said project is indeed a greatly thankful to be realize for the reason our barangay will benefit this project and also this serve as additional income in our barangay;

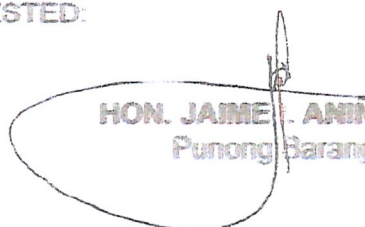
WHEREAS, after thorough review and evaluation of the said request the conduct of ocular inspection of said areas applied for said permit, the same is indeed suitable for the said operation;


WHEREAS, on motion of the Honorable **Diego P. Enon**, duly seconded by all members present, it was resolve, as it is hereby resolved, to approve and not interpose any objection to the proposed cockpit Arena, applied by the proponent **Mr. Jose R. Gabales**.

-APPROVED UNANIMOUSLY-

I hereby certify to the correctness of the foregoing excerpts of the minutes of the session of the Sangguniang Barangay, held on January 5, 2026 at the Barangay Session Hall.

ATTESTED:

  
HON. JAIME I. ANINON JR.  
Punong Barangay

  
LAILA P. TUBIGAN  
Barangay Secretary