



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT  
NO. HLUUD 059 S-2024

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
RECEIVED  
BY: ARIEL  
DATE: 3/26/24 TIME: 8:10  
BACOR CITY, CAVITE

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Subject: **LETTER FROM MS. GLENN RILLERA IN THE MATTER OF PROVINCIAL ORDINANCE NO. 2003-005 ON PROVIDING SLOPE PROTECTION AND THREE METER EASEMENT BEFORE COMMENCING CONSTRUCTION OF ANY HOUSING UNIT BESIDE A RIVERBED. (PCR 497-2024 dated 29 January 2024)**

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Acting upon Ms. Glenn Rillera's letter concerning Provincial Ordinance No. 2003-005 during the 83<sup>rd</sup> Regular Session dated 18 March 2024. The committee conducted a hearing on 14 March 2024 with the presence of the various resource persons.

The Chair of the committee, Hon. Alde Joselito F. Pagulayan, reports that:

Recognizing that development assists the local government in addressing housing issues, it is imperative to regulate these developments with the aim of ensuring environmental protection and the safety of occupants; and

It is necessary to provide slope protection, preserve existing creeks/waterways based on cadastral maps, and construct a one-meter wide path walk and two-meter plant strip along the edge of the property line within the three-meter easement. This is to prevent encroachment, excess lot acquisition by owners, and squatting along existing waterways.

#### Findings:

The foregoing discussion illustrates the significant impact of the aforementioned ordinance on a numerous lives and properties, particularly imposing hardship on affected individuals/families. The ordinance mandates subdivision developers to implement slope protection measures, establish a designated path walk, and allocate a plant strip along the three-meter easement boundary before commencing housing unit construction.

#### RECOMMENDATION:

After thorough evaluation, the committee respectfully recommends that the aforementioned provisions **BE NOTED** and acknowledged by the Council, and to be removed from the next order of business.



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**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

Signed this 20<sup>th</sup> day of March 2024 at the City of Bacoor, Cavite.

**Committee on Housing, Land Utilization and Urban Development**

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
*Chairman*

ON LEAVE

\_\_\_\_\_  
**COUN. ADRIELITO G. GAWARAN**  
*Vice Chairman*

  
\_\_\_\_\_  
**COUN. SIMPLICIO G. DOMINGUEZ**  
*Member*  
\_\_\_\_\_  
**COUN. ALEJANDRO F. GUTIERREZ**  
*Member*



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RECEIVED  
BY: ARIEL

COMMITTEE HEARING MINUTES  
NO. HLUUD 059 S-2024

DATE: 4/15/24 TIME: 2:10  
BACOR CITY, CAVITE

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Subject: **LETTER FROM MS. GLENN RILLERA IN THE MATTER OF PROVINCIAL ORDINANCE NO. 2003-005 ON PROVIDING SLOPE PROTECTION AND THREE METER EASEMENT BEFORE COMMENCING CONSTRUCTION OF ANY HOUSING UNIT BESIDE A RIVERBED. (PCR 497-2024 dated 29 January 2024)**

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#### Committee Hearing Minutes Summary

##### Date / Time:

14 March 2024 / 10:00 a.m.

##### Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member

##### Resource Persons:

MS. GLENN RILLERA	-	Camella Carson HOA
MS. LORELIE D. GUTIERREZ	-	Camella Carson HOA
ENGR. KEVIN BRIAN D. CAMACHO	-	DHSUD 4A
ENGR. FELICITO R. MEJIA	-	Office of the Building Official
JEROME L. VELASQUEZ	-	Zoning Department
ATTY. JOSHUA L. FLORES	-	Office of the City Legal Services

Ms. Rillera, representing Camella Carson Homeowners Association Inc. (CCHOAI), addressed the committee concerning Provincial Ordinance No. 2003-005, which mandates slope protection and a 3-meter easement before constructing any housing unit adjacent to the riverbed. She emphasized the ordinance's implications for affected constituents, outlining its requirements and penalties for violations.

The discussion primarily focused on ordinance enforcement, inspection procedures, and adherence to development standards. Concerns were raised regarding developers violating regulations, particularly on properties situated along the Zapote River, notably on Block 17 Lot 10 within the Camella Carson Subdivision.





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There was notable emphasis on the imperative need for coordination among various government agencies, particularly the Department of Environment and Natural Resources (DENR), to effectively address erosion and environmental concerns.

Issues regarding developers' compliance and the issuance of building permits without adequate implementation were thoroughly discussed. Atty. Flores clarified the local government's role in resolving disputes and enforcing regulations. He recommended pursuing legal action against subdivision developers for incomplete deliverables, citing violations of provincial ordinances. The city's options are confined to issuing notices of violation or revoking the developer's development permit.

The meeting underscored the significance of efficient communication and coordination among stakeholders, including local government units (LGUs), national agencies, and developers, to ensure compliance with regulations and protect citizens' rights.

Prepared By:

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**PETER ADRIAN F. BORJA**  
*Local Legislative Staff I*

Attested By:

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**COUN. ALDE JOSELITO F. PAGULAYAN**  
*Chairman*  
*Committee on Housing, Land Utilization*  
*and Urban Development*



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OFFICE OF THE  
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BY: ARIEL



DATE: 4/15/24 TIME: 8:16  
BACOR CITY, CAVITE

ATTENDANCE OF THE COMMITTEE HEARING

14 March 2024 / 10:00 a.m.

Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **LETTER FROM MS. GLENN RILLERA IN THE MATTER OF PROVINCIAL ORDINANCE NO. 2003-005 ON PROVIDING SLOPE PROTECTION AND THREE METER EASEMENT BEFORE COMMENCING CONSTRUCTION OF ANY HOUSING UNIT BESIDE A RIVERBED. (PCR 497-2024 dated 29 January 2024)**

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	SANGGUNIANG KABATAAN FEDERATION PRESIDENT SANGGUNIANG PANLUNGSOD	
FNGR. KEVIN BRIAN D. CAMACIO	HARO III / BHSUD 4A	resonata@dhcsud.gov.ph 09479981850
ATTY. JOSHUA A. FLORES	OCLS	0932-542-8585





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SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
<i>Jerome d. Velasquez</i>	<i>Zoning Inspector/ Zoning + Land Devt. Dept.</i>	<i>0925-889 9378 bacoor.zoning2216@yahoo.com</i>
<i>Dorelie D. Gutierrez</i>	<i>CCHOAI / Administrator / Mamsa</i>	<i>09393919909/ 09568810744</i>
<i>Glean Pillera</i>	<i>ALF CCHOAI / Restroom</i>	<i>09958200303</i>
<i>FENCITO R. MAJIA</i>	<i>CITY BUDG. OFFICER / OCBD</i>	<i>09285003853</i>



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(PROOF OF RECEIPT)

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RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 JOCELYN R. BAUTISTA	OFFICE OF COMM. DOMINANTE	local 5414 / 03/08/24
 MARIA NENYA MONTOYA	OFF OF COM. GABRIEL	3/8/24
 Robby Bay Padua	OFFICE OF COM. ALEX	3/8/24
 KIMBERLY GRACE UAJA	zoning	3/8/24
 ALVIN A. TORTONA	OBO	MAR 08 2024 481-4100 local 215/236



