



COMMITTEE ON ETHICS, APPOINTMENTS AND GOVERNMENT  
REORGANIZATION  
COMMITTEE ON BARANGAY AFFAIRS

JOINT COMMITTEE HEARING REPORT  
NO. EAGR-005-S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet Pring  
Date: 11/13/2025  
Time: 10:45am

Subject: COMPLAINT FROM ATTY. MERLINDA B. SUALIBIOS, MD. AGAINST  
PUNONG BARANGAY ARMANDO D. OBLIGACION OF BARANGAY QUEENS ROW  
CENTRAL REGARDING TO THE INACTION OF THE LATTER ON THE REQUEST OF  
NGG PROPERTIES, INC. (PCR 007-2025 dated 07 July 2025).

This report pertains to the administrative complaint of Atty. Merlinda B. Samuel-Sualibios against Hon. Armando D. Obligacion, Jr., Barangay Chairman of Queen's Row Central, Bacoor City, Cavite.

The said complaint was referred to this Committee by the Presiding Officer, Hon. Rowena B. Mendiola, during the 1<sup>st</sup> Regular Session of the 6<sup>th</sup> Sangguniang Panlungsod on July 07, 2025.

Acting on the referral, a committee hearing was conducted on July 31, 2025 at the Session Hall of the Sangguniang Panlungsod relative to the above-stated subject matter. The hearing was presided over by Hon. Miguel N. Bautista, Chairperson of the Committee on Ethics, Appointments and Government Reorganization.

The hearing was attended by the members of the joint committee as well as the resource person. Attached as an integral part of this report is the Attendance Sheet of the said hearing.

**FINDINGS:**

Upon extensive consultation and discussion, the Committee reports the following:

- On April 07, 2025, the Office of the City Legal Services received a letter by way of electronic mail from the Anti-Red Tape Authority (ARTA);
- The complaint pertains to the alleged inaction of the Punong Barangay Armando D. Obligacion, Jr. over the request of Atty. Sualibios on behalf of NGG Properties Inc., to wit;





- a.) To refrain from issuing any Barangay Business Permits/s, Clearance for any establishment/s within the subject lots, without any contract or written consent from NPI;
- b.) in case Barangay Business Permit/s were already issued to any establishment/s within the subject lots, that we be furnished with the names of the owners thereof, their addresses and the documents presented to your office which lead to the issuance of Barangay Business Permit/s; and
- c.) for assistance from your office to conduct an inspection to enable us to identify the names and addresses of the owners of the establishments within the subject lots.
- Section 61 of the Local Government Code provides that administrative complaints against elected Barangay Officials are under the jurisdiction of the Sangguniang Panlungsod;
  - On July 22, 2025, a letter was sent to Punong Barangay Obligacion informing him that an administrative complaint was filed against him by Atty. Sualibios;
  - Punong Barangay Obligacion was directed by the committee to submit to the Sangguniang Panlungsod Secretariat a duly-notarized counter-affidavit not later than five (5) working days from receipt hereof;
  - Punong Barangay Obligacion complied with the directive and the said counter-affidavit was received by the Sangguniang Panlungsod Secretariat on July 30, 2025. PB Obligacion denied the said allegations through his counter-affidavit, to wit;
- a.) Barangay Queen's row Central is not authorized to issue Barangay Business Permit/s for any establishment/s within the subject lots owned by the client of Atty. Sualibios;
- b.) Atty. Sualibio's request that her firm be furnished with the names of the owners of the establishment/s within the subject lots, their addresses and the documents presented to the Barangay is a mere violation of the Data Privacy Act of 2012 (Republic Act no. 10173) and contradicts the instructions of the National Privacy Commission (NPC) and the Department of the Interior and Local Government (DILG);
- c.) Barangay Queen's Row Central is not authorized to inspect the said establishment/s if the purpose is to find out the names and identities of the owners as what is stated in the letter of Atty. Sualibios, especially if there is no existing court order.







#### RECOMMENDATION:

In light of the foregoing, the Joint Committee respectfully recommends to the Sangguniang Panlungsod to **DISMISS** the said complaint since Punong Barangay Armando Obligacion, Jr. of Queen's Row Central successfully refuted the allegations of the complainant and showed that the same lack merit. Attached is the copy of the duly-notarized counter-affidavit.

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

Signed this 4<sup>th</sup> day of August 2025 at the City of Bacoor, Cavite.

#### COMMITTEE ON ETHICS, APPOINTMENTS AND GOVERNMENT REORGANIZATION

**COUN. MIGUEL N. BAUTISTA**  
Chairperson

**COUN. REYNALDO D. PALABRICA**  
Vice Chairperson

**COUN. CATHERINE S. EVARISTO**  
Member  
(Acting Vice Mayor)

**COUN. ROGELIO M. NOLASCO**  
Member  
Member, Committee on Barangay Affairs





**COMMITTEE ON BARANGAY AFFAIRS**

  
**COUN. RANDY C. FRANCISCO**  
Chairperson

  
**COUN. HORACIO M. BRILLANTES, JR.**  
Vice Chairperson

  
**COUN. LEVY M. TELA**  
Member





**COMMITTEE ON ETHICS, APPOINTMENTS AND GOVERNMENT  
REORGANIZATION  
COMMITTEE ON BARANGAY AFFAIRS**

**MINUTES OF THE JOINT COMMITTEE HEARING**  
NO. EAGR-005-S-2025

Office of the Sangguniang Panlungsod  
Received by: Janet Prieto  
Date: 08-04-2025  
Time: 8:45 am

**Subject: COMPLAINT FROM ATTY. MERLINDA B. SUALIBIOS, MD. AGAINST  
PUNONG BARANGAY ARMANDO D. OBLIGACION OF BARANGAY QUEENS ROW  
CENTRAL REGARDING TO THE INACTION OF THE LATTER ON THE REQUEST OF  
NGG PROPERTIES, INC. (PCR 007-2025 dated 07 July 2025).**

A joint committee hearing was held on July 31, 2025 at the Sangguniang Panlungsod Session Hall regarding the above-mentioned subject matter with the following attendees. (See attached attendance sheet)

Committee Chairperson Councilor Miguel Bautista lead the prayer, gave his opening remarks and acknowledged the presence of all the members of the committee and the resource person as well.

The committee recognized the presence of the respondent in the person of Punong Barangay Armando D. Obligation of Barangay Queen's Row Central. The Committee Chairperson explained to PB Obligation regarding the administrative complaint filed against him by Atty. Merlinda S. Sualibios that pertains to his alleged inaction over the request of the latter on behalf of NGG Properties, Inc. (NPI), to wit:

- a.) To refrain from issuing any Barangay Business Permits/s, Clearance for any establishment/s within the subject lots, without any contract or written consent from NPI;
- b.) in case Barangay Business Permit/s were already issued to any establishment/s within the subject lots, that we be furnished with the names of the owners thereof, their addresses and the documents presented to your office which lead to the issuance of Barangay Business Permit/s; and
- c.) for assistance from your office to conduct an inspection to enable us to identify the names and addresses of the owners of the establishments within the subject lots.







Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBR-SPBac-F01.02  
01/20/2025

Considering the aforementioned facts, Committee Chair Coun. Miguel Bautista sent a letter to PB Obligation directing him to submit a duly-notarized counter-affidavit to the Sangguniang Panlungsod Secretariat. PB Obligation complied with the directive and explained to the committee that his counter-affidavit will dispute the facts and allegations filed against him by Atty. Sualibios. PB Obligation denied the said allegations through his counter-affidavit, to wit:

- a.) Barangay Queen's Row Central is not authorized to issue Barangay Business Permit/s for any establishment/s within the subject lots owned by the client of Atty. Sualibios;
- b.) Atty. Sualibio's request that her firm be furnished with the names of the owners of the establishment/s within the subject lots, their addresses and the documents presented to the Barangay is a mere violation of the Data Privacy Act of 2012 (Republic Act no. 10173) and in accordance to the instructions of the National Privacy Commission (NPC) and the Department of the Interior and Local Government (DILG);
- c.) Barangay Queen's Row Central is not authorized to inspect the said establishment/s if the purpose is to find out the names and identities of the owners as what is stated in the letter of Atty. Sualibios, especially if there is no existing court order.

In conclusion, PB Obligation expressed his gratitude to all the members of the Committee for giving him the chance to deny the allegations filed by Atty. Sualibios and to respectfully request to the esteemed members of the Committee to dismiss the said complaint in view of the foregoing.

There being no other matters to be discussed, the meeting was adjourned at exactly 1:15 PM.

Prepared:

  
**MA. CRISTINA A. GOROSPE**  
Local Legislative Staff Asst. 1

Attested:

  
**COUN. MIGUEL N. BAUTISTA**  
Chairperson  
Committee on Ethics, Appointments  
and Government Reorganization





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGR-SPBac-FOI.02  
01/20/2025

COMMITTEE ON ETHICS, APPOINTMENTS AND GOVERNMENT REORGANIZATION  
COMMITTEE ON BARANGAY AFFAIRS

**NOTICE OF THE JOINT COMMITTEE HEARING  
(PROOF OF RECEIPT)**

July 31, 2025 / 12:30pm

Office of the Sanctions Compliance  
Received by: [Signature]  
Date: [Blank]  
Time: [Blank]

Bacoor Legislative & Disaster Resilience Building, Sangguniang Panlungsod Session Hall,  
6<sup>th</sup> Floor, Bacoor Government Center)

Subject: COMPLAINT FROM ATTY. MERLINDA B. SUALIBIOS,MD. AGAINST PUNONG BARANGAY ARMANDO D. OBLIGACION OF BARANGAY QUEENS ROW CENTRAL REGARDING TO THE INACTION OF THE LATTER ON THE REQUEST OF NGG PROPERTIES, INC. (PCR 007-2025 dated 07 July 2025).

[illegible]

NOTICE OF THE JOINT COMMITTEE HEARING (PROOF OF RECEIPT) NO. EAGR-005-2025 Page 1  
PCR 007-2025 "COMPLAINT AGAINST PB OBLIGACION"



Address: Doctor's Lodge and Chamber, Westmoreland Sq.  
Riverside Blvd., Bays, Singapore, City of Raffles, Centre  
Tel: 65-6334 4777  
Website: [www.doktorandchamber.com](http://www.doktorandchamber.com)



Cert. no. 24/181809









Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



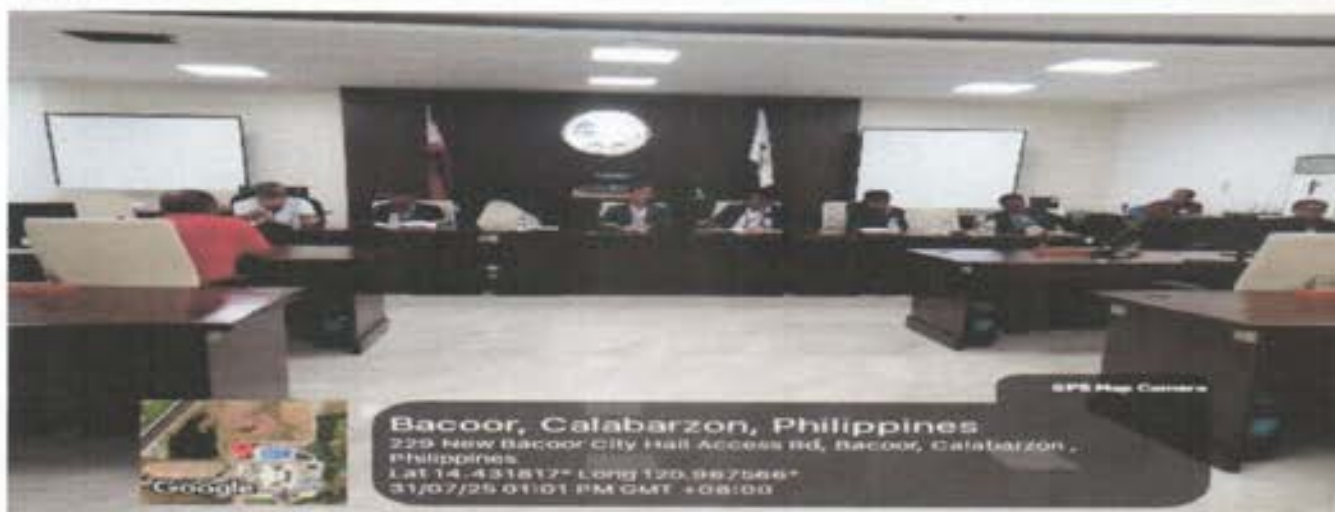
CGBR-SPBac-F01.02

01/20/2025



COMMITTEE ON ETHICS, APPOINTMENTS AND GOVERNMENT  
REORGANIZATION  
COMMITTEE ON BARANGAY AFFAIRS

Office of the Sangguniang Panlungsod  
Received by: Janet 2029  
Date: 31/07/25  
Time: 01:02 PM



PHOTOS OF THE JOINT COMMITTEE HEARING NO. EAGR-005-S-2025  
PCR 007-2025- "COMPLAINT AGAINST PB OBLIGACION"

Page 1



Address: Bacoor Legislative and Disaster Resilience Bldg,  
Bacoor Blvd., Brgy. Bayasan, City of Bacoor, Cavite  
Trunkline: (048) 417 0727  
Website: www.bacoorcity.gov.ph



Cert. no. 24/181809



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**



CYBCE-OCLS-F15.04  
01/06/2025



## OFFICE OF THE CITY LEGAL SERVICE

10 April 2025

Hon. Rowena Bautista-Mendiola  
Vice-Mayor  
6<sup>th</sup> Floor Bacoor Legislative Bldg.  
City of Bacoor

OFFICE OF THE  
SANGGUNIAN PANLUNGSOD  
RECEIVED  
BY: RUTH/ME  
DATE: 4/10/25 TIME: 10:50  
BACOR CITY, CAVITE

Thru: Atty. Khalid Atega Jr.  
Sangguniang Panlungsod Secretary

Subject: Official Transmittal and Endorsement of ARTA CTN SL-  
2025-0402-0158- Complaint from Atty. Merlinda B. Samuel-  
Sualibios MD against Barangay Chairman Armando D.  
Obligacion.

Dear Hon. Bautista-Mendiola,

On 07 April 2025, the Office of the City Legal Service received a letter by way of electronic mail from the Anti Red Tape Authority (ARTA). The letter pertains to the complaint of Atty. Merlinda B. Samuel- Sualibios against Hon. Armando D. Obligacion Jr. who is Barangay Chairman of Queen's Row Central.

Ultimately the complaint pertains to the alleged inaction of the barangay chairman over the request of Atty. Sualibios on behalf of NGG Properties Inc.

Section 61 of the Local Government Code provides that administrative complaints against elected barangay officials are under the jurisdiction of the Sangguniang Panlungsod. Considering such a provision of law, we find it proper to endorse the complaint of Atty. Sualibios before your good office.

Attached to this letter is the complaint of Ms. Sualibios and its annexes.

Thank you.

Respectfully yours,

  
ATTY. KIM NYCA R. LOFRANCO  
City Legal Officer



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: www.bacoor.gov.ph



Cert. no. 24/151829





07 April 2025

**ATTY. KYM NICA R. LOFRANCO**  
City Legal Officer  
City Government of Bacoor, Cavite  
[cio@bacoor.gov.ph](mailto:cio@bacoor.gov.ph)

Received via email  
9/7/2025, 3:19 PM

**REFERRAL**  
**ARTA CTN SL-2025-0402-0158**

Dear **Atty. Lofranco**:

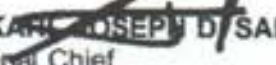
This is to respectfully refer for appropriate action, consistent with existing laws, rules, and regulations, the attached complaint from Atty. Merlinda B. Samuel-Sualibios, MD, which was received by the Authority through email on 04 April 2025. Upon assessment, the intervention sought relative to the issues and concerns stated therein may be best addressed by the City Government of Bacoor, Cavite.

Hence, in accordance with Section 17 (d) of Republic Act No. 11032 or the "Ease of Doing Business and Efficient Government Service Delivery Act of 2018," which provides that the Authority has the power to refer complaints to the appropriate agency, we are hereby referring the above complaint to your office for appropriate action.

Expeditious action is expected and failure to respond promptly to the parties shall be a ground for administrative or possible criminal sanctions under R.A. No. 11032 and existing laws and regulations.

If you have any questions or concerns, you may call us through (02) 82467974 / 09564590452 / 09621437985 or email us at [complaints.southernluzon@arta.gov.ph](mailto:complaints.southernluzon@arta.gov.ph), copy furnished [complaints@arta.gov.ph](mailto:complaints@arta.gov.ph).

Very truly yours,

  
**DR. KARL JOSEPH D. SANMOCTE**  
Regional Chief  
ARTA Southern Luzon

Copy Furnished:

**HON. STRIKE B. REVILLA**  
CART Chairperson  
Mayor  
[mayorstrike@bacoor.gov.ph](mailto:mayorstrike@bacoor.gov.ph); [mayorstrikerevilla@gmail.com](mailto:mayorstrikerevilla@gmail.com)

**ATTY. MERLINDA B. SAMUEL-SUALIBIOS, MD**  
[esiawfirm2025@gmail.com](mailto:esiawfirm2025@gmail.com); [attysualibios@gmail.com](mailto:attysualibios@gmail.com)

**ARTA PUBLIC ASSISTANCE DIVISION**  
[complaints@arta.gov.ph](mailto:complaints@arta.gov.ph)

Page 1 of 1

**SMARTER INITIATIVES. BETTER PHILIPPINES.**

ARTA Central Office, 5th Floor, NFA Bldg., NFA Compound,  
Vilgas Ave., Singi Vista, Diliman, Quezon City, Philippines 1201

ARTA Transformation Hub and Training Center,  
4th Floor, U.P. Ayala Land Technohub Building L,  
Quezon City, Philippines 1208

[info@arta.gov.ph](mailto:info@arta.gov.ph)  
[ada@arta.gov.ph](mailto:ada@arta.gov.ph)  
[complaints@arta.gov.ph](mailto:complaints@arta.gov.ph)

1-7790 (ARTA)  
8888 (Economic Complaint Center)

 Anti-Red Tape Authority  
[www.arta.gov.ph](http://www.arta.gov.ph)



## New RFO-Referred Complaint

From Complaints Action Center <Complaints@arta.gov.ph>

Date Wed 4/2/2025 2:47 PM

To RFO - Southern Luzon Region <southernluzon@arta.gov.ph>; Southern Luzon - Complaints Handling <complaints.southernluzon@arta.gov.ph>

1 attachment (3 MB)

ODDGL-2025-7151 Complaint against Brgy Chairman Armando D Obligacion Jr.PDF;

Dear RFO S. Luzon,

This is to respectfully refer the following complaint for your action, please.

We also request to be apprised of the Complaint Tracking Number (CTN) that will be assigned to this complaint.

In Service,



### PUBLIC ASSISTANCE DIVISION

#### LEGAL AND PUBLIC ASSISTANCE OFFICE

4<sup>th</sup> Floor, Building I, UP-Ayala Technohub, Commonwealth, Diliman, Quezon City, Philippines 1200

Tel. Nos.: 1- ARTA (2782) local 1040-1049

[complaints@arta.gov.ph](mailto:complaints@arta.gov.ph)

[www.arta.gov.ph](http://www.arta.gov.ph)



*DISCLOSURE: By sending us this email, you agree that the data you provide herein, which include your personal or sensitive information, may be collected, processed, stored, updated or disclosed by ARTA (1) for legitimate purposes, (2) to process your complaint which you request, allow, or authorize, and (3) to comply with ARTA's internal policies and its reporting obligations to other governmental authorities under applicable laws.*



March 21, 2025,

**HON. ERNESTO V. PEREZ**

*Director General*

Anti-Red Tape Authority

5<sup>th</sup> Floor, NFA Building

Visayas Avenue

Diliman, Quezon City 1128

Sir:

We are constrained to write you and seek for the indispensable assistance of your office due to the continuing inaction of Barangay Chairman Armando D. Obligacion Jr.

On February 28, 2025, we sent a letter to Barangay Chairman Armando D. Obligacion Jr. of Queen's Row Central, Bacoor City, Cavite, on behalf of NGG Properties, Inc. (NPI), to inform that NPI is the registered and lawful owner of certain parcels of land situated in Queen's Row Central, Bacoor City, covered by *TCT Nos. 167-2022003327 (2,892 sq. meters); 167-2022003328 (2,891 sq. meters); 167-2022003325 (6,624.50 sq. meters); and 167-2022003326 (6,624.50 sq. meters)*. This letter was **personally received by him** on February 28, 2025, copy is hereto attached as **ANNEX "A"**. Contained in the said letter are the following request, thus;

- a.) to refrain from issuing any Barangay Business Permit/s, Clearance for any establishment/s within the subject lots, without any contract or written consent from NPI;
- b.) in case Barangay Business Permit/s were already issued to any establishment/s within the subject lots, that we be furnished the names of the owners thereof, their addresses and the documents presented to your office which led to the issuance of Barangay Business Permit/s; and
- c.) for assistance from your office to conduct an inspection to enable us to identify the names and addresses of the owners of the establishments within the subject lots, and
- d.) to be favored of your written reply and be promptly informed of the action you may have taken in connection thereto.


We reiterated the said requests through our letter of March 10, 2025, **which was also personally received** by Barangay Chairman Armando D. Obligacion Jr. copy of the letter is hereto attached as ANNEX " B ". Lamentably, up to now, we have not been favored of any reply.

Curiously, despite our advisory to said Barangay Chairman Armando D. Obligacion Jr. of NPI's ownership of the property and its non-issuance of any authority to occupy in favor of any of the business establishments therein, he continuously ignore our valid and legitimate request.

Consistent with the mandate of ARTA, may we thus respectfully seek the kind assistance of your office, that Barangay Chairman Armando D. Obligacion Jr. be enjoined to favorably act on our request. In the alternative, that this letter be treated as our complaint against Barangay Chairman Armando D. Obligacion Jr..

Thank you and we look forward to your prompt and favorable action on the matter.

Respectfully,

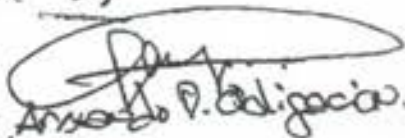
  
**ATTY. MERLINDA B. SAMUEL-SUALIBIOS, M.D.**  
LGC BLDG. 2<sup>ND</sup> FLR. GEN. E. AGUINALDO HIGHWAY,  
PALICO 1, IMUS CITY, CAVITE  
CONTACT NO. 0917-777-0569



February 26, 2025

MR. ARMANDO D. OBLIGACION JR  
BARANGAY CHAIRMAN  
QUEEN'S ROW CENTRAL  
BACOR CITY, CAVITE

ANNEX" A

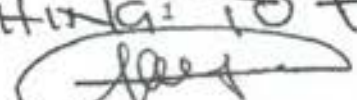
Received by   
2/28/25

DEAR MR. OBLIGACION,

On February 17<sup>th</sup>, 2025, we sent letters on behalf of NGG Properties, Inc. (NPI) to Mr. Lawrence San Jose, Officer-In-Charge, Business Permits and Licensing Office (BPLO) Bacoor City, Cavite. Mrs. Catherine D. Palabrica, former Barangay Chairman of Queen's Row Central and Mr. Reynaldo Palabrica, President, Homeowners Association of Queen's Row Subdivision, copy of said letters are hereto attached as Annexes "A", "B" and "C" respectively, informing them that our client NPI is the registered and lawful owner of certain parcels of land situated in Queen's Row Central, Bacoor City, covered by TCT Nos. 167-2022003327 (2,892 sq. meters); 167-2022003328 (2,891 sq. meters); 167-2022003325 (6,624.50 sq. meters); and 167-2022003326 (6,624.50 sq. meters). Attached hereto are the copy of the Titles, Tax Declarations, Official Real Property Tax Receipts and approved plans of the aforementioned lots.

Being the incumbent Barangay Chairman of Queen's Row Central Bacoor City, Cavite, we deem it necessary to reiterate our request for your office:

- a.) to refrain from issuing any Barangay Business Permit/s, Clearance for any establishment/s within the subject lots, without any contract or written consent from NPI;
- b.) in case Barangay Business Permit/s were already issued to any establishment/s within the subject lots, that we be furnished the names of the owners thereof, their addresses and the documents presented to your office which led to the issuance of Barangay Business Permit/s; and
- c.) for assistance from your office to conduct an inspection to enable us to identify the names and addresses of the owners of the establishments within the subject lots, and

NOTHING TO FOLLOW  


Thank you in advance for helping us to safeguard the rights and interest of our client over the above-mentioned properties.

Yours Sincerely,

*mesualibios*  
**ATTY. MERLINDA B SAMUEL-SUALIBIOS, M.D.**  
LGC BLDG. 2<sup>ND</sup> FLR. GEN. E. AGUINALDO HIGHWAY,  
PALICO 1, IMUS CITY, CAVITE  
CONTACT NO. 0917-777-0569

**Copy Furnished:**

**HONORABLE STRIKE B. REVILLA**  
City Mayor  
Bacoor City, Cavite  
Bacoor Government Center  
Bacoor Boulevard, Bacoor City

**ATTY. AIMEE TORREFRANCA-NERI**  
City Administrator  
Bacoor City

**MR. LAWRENCE SAN JOSE**  
Officer in Charge  
Office of the City Business Permits  
and Licensing Office (BPLO)  
City of Bacoor, Province of Cavite

**ENGINEER ARTHUR S. SAN JOSE**  
Head  
Zoning and Land  
Development Department

**ENGINEER JICKY JUTBA**  
City Building Official  
Office of the Building Official  
City Of Bacoor, Cavite

OFFICE OF THE CITY MAYOR CITY OF BACOR, CAVITE	
Reference:	<u>185</u>
Received by:	<u>RHODA</u>
Date / Time:	<u>02-27-24 / 1:26</u>
(046) 481-4100 Loc 411 or 09753952254	

**OFFICE OF THE CITY ADMINISTRATOR**  
481-4100 LOCAL 212  
REFERENCE No. 0965 DATE: 02/27/24  
RECEIVED BY: JUNIE TIME: 1:41 PM

CITY OF BACOR  
BUSINESS PERMITS AND LICENSING  
DEPARTMENT  
Received by: WILLIAM VILLANUEVA  
Signature over printed name  
2/27/25 1:57 pm  
Date and Time

JOYCE  
2/27/25 - 1:54 PM

CITY OF BACOR OFFICE OF THE CITY BUILDING OFFICIAL	
<b>RECEIVED</b>	
ALVIN A. TORONIA	
FEB 27 2025	
DATE & TIME 1:58 PM	



March 10, 2025

**MR. ARMANDO D. OBLIGACION JR.**  
BARANGAY CHAIRMAN  
QUEEN'S ROW CENTRAL  
BACOR CITY, CAVITE

ANNEX<sup>n</sup> **B** "

**Dear Mr. Obligation,**

On February 28, 2025, you personally received our letter on behalf of NGG Properties, Inc. (NPI), to inform that NPI is the registered and lawful owner of certain parcels of land situated in Queen's Row Central, Bacoor City, covered by *TCT Nos. 167-2022003327 (2,892 sq. meters); 167-2022003328 (2,891 sq. meters); 167-2022003325 (6,624.50 sq. meters); and 167-2022003326 (6,624.50 sq. meters).*

Corollary thereto, being the incumbent Chairman of Queen's Row Central, Bacoor City, Cavite, we made the following requests, thus:

- a. for your office to refrain from issuing any Business Permit/s, clearance for any establishment/s within the subject lots, without any contract or written consent from NPI;
- b. in case Business Permit/s were already issued to any establishment/s within the subject lots, that we be furnished of the names of the owners thereof, their addresses and the documents presented to your office to secure the Business Permit/s; and
- c. for assistance from your office to conduct an inspection to enable us to identify the names and addresses of the owners of the establishments within the subject lots.

Unfortunately, we have not been favored of any reply nor informed of the action/s which may have been taken by your office.

Sections 5 (d) and (e) of RA 6713 provides, thus:

“(d) Act immediately on the public's personal transactions.  
– All public officials and employees must attend to anyone who wants to avail himself of the services of their offices and must, at all times, **act promptly and expeditiously.**

"(c) Make documents accessible to the public. – **All public documents must be made accessible** to, and readily available for inspection by, the public within reasonable working.

Similarly, Section 9.b.1 of RA 11032 (the Anti-Red Tape Act of 2007) , provides:

"(1) All applications or requests submitted shall be acted upon by the assigned officer or employee within the prescribed processing time stated in the Citizen's Charter which shall not be longer than three (3) working days in the case of simple transactions and seven (7) working days in the case of complex transactions from the date the request and/or complete application or request was received.

Relatedly, Section 21 of the same law provides:

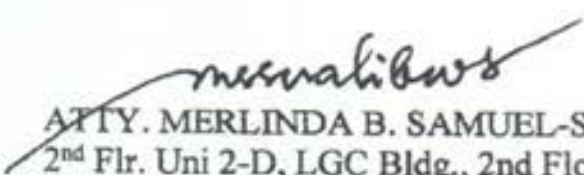
"(e) Failure to render government services within the prescribed processing time on any application or request without due cause.

and a violation of the foregoing may subject the person/s responsible to the penalties prescribed under Section 22 thereof.

Accordingly, may we reiterate our requests and be favored of your written reply thereto and promptly informed of the action you may have taken in connection therewith. Thereafter, we may already be constrained to take the appropriate legal action as may be warranted and seek the assistance of the ARTA and the Office of the Ombudsman to protect the interest of our client.

Thank you and we hope to hear from you soonest.

Very truly yours,

  
 ATTY. MERLINDA B. SAMUEL-SUALIBIOS, MD  
 2<sup>nd</sup> Flr. Uni 2-D, LGC Bldg., 2nd Floor,  
 Gen. E. Aguinaldo Highway,  
 Palico 1, Imus City, Cavite  
 Contact No. 09177770569







Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



18 July 2025

**HON. ARMANDO D. OBLIGACION JR.**  
Punong Barangay  
Barangay Queens Row Central  
Bacoor City, Cavite

Subject: Administrative Complaint No. PCR 007-2025 filed by Atty. Merlinda Samuel-Sualibios against Punong Barangay Armando D. Obligation Jr. of Barangay Queens Row Central, City of Bacoor, Cavite for possible violation of the Anti-Red Tape Act.

**Punong Barangay Obligation:**

You are respectfully informed that an administrative complaint was filed against you by Atty. Merlinda Samuel-Sualibios. Copies of the various documents related to the said complaint are attached hereto for your reference.

Pursuant to the powers vested in it by law, the Committee on Ethics, Appointments and Government Reorganization of the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite directs you to submit to the Sangguniang Panlungsod Secretariat a duly-notarized counter-affidavit not later than five (5) working days from your receipt hereof.

For your information and strict compliance.

Respectfully yours,

**HON. MIGUEL N. BAUTISTA**  
Chairman  
Committee on Ethics, Appointments and Government Reorganization

Copy furnished:

**Atty. Merlinda Samuel-Sualibios**  
LGC Bldg., 2nd Floor, Aguinaldo Highway  
Palico 1, Imus City, Cavite  
0917-7770569

Office of the City Mayor

Received by:  
  
Armando D. Obligation Jr.  
7/22/25  
10:45 am





Republic of the Philippines]  
City of Bacoor ]  
Province of Cavite ] S.S.

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
BACOR CITY, CAVITE  
SHERRILYN P. CARDENAS  
ADMIN. ASSISTANT II  
TIME: 4:30 DATE: 7/20/25


### COUNTER-AFFIDAVIT

Ako si, **ARMANDO D. OBLIGACION JR.**, Filipino, nasa wastong gulang, may-asawa, at naninirahan sa Barangay Queens Row Central, Bacoor City, Cavite matapos makapanumpa ng naaayon sa batas ay nagdedeklara na:

1. Ako ang kasalukuyang nakaluklok na Punong Barangay ng Queens Row Central, Bacoor City, Cavite.
2. Noong 22 July 2025 ay nakatanggap ako ng liham mula sa Acting Vice Mayor ng Bacoor City, Cavite na si Kgg. Miguel Bautista na inuutusan akong mag-submit ng isang sinumpaang counter-affidavit bilang tugon sa reklamong isinampa laban sa akin ni Atty. Merlinda SamuelSualibios hinggil sa: (1) diumano ay pagbibigay ko ng business permit sa ilang negosyante na diumano ay naka pwesto sa lupang pag-sari ng kaniyang kliyente, (2) ang pagtanggì ko na ibigay sa kanya ang address, pangalan, at mga dokumento ng mga nabanggit na negosyante na diumano ay sinumite sa aking tanggapan kaugnay ng nabanggit na business permits at (3) ang hindi ko pagsama sa kanya na inspeksyunin ang mga nabanggit na negosyo.
3. Ang pagsusumite ko ng counter-affidavit na ito ay bilang pagtalima sa nabanggit na kautusan at bilang pormal na pagpapasinungaling sa mga paratang laban sa akin ni Atty. Samuel-Sualibios.
4. **UNA:** wala pong katotohanan na ako o ang Barangay Queens Row Central ay nagissue ng business permit sa mga negosyanteng naka-pwesto diumano sa lupang pagaari ng kliyente ni Atty. Samuel-Sualibios. Wala pong kapangyarihan ang mga barangay na mag-issue ng business permit at tanging ang Business Permits and Licensing Department po ng Bacoor City government ang nagtataglay ng nabanggit na kapangyarihan. Dahil batid ko at nang mga opisyal ng aming barangay na wala kaming kapangyarihan na mag-issue ng Business Permits, imposible po na kami ang nag-issue na mga permit na binanggit ni Atty. Samuel-Sualibios. **Kung totoo man po na may taglay na business permit ang mga negosyanteng nabanggit ni Atty. Samuel-Sualibios,** hindi po ako ang nag-issue noon at malaki pong kasinungalingan na ako o ang iba pang opisyal ng aming barangay ang nag-issue noon.
5. **PANGALAWA:** ang hinihiling ni Atty. Samuel-Sualibios na ibigay ko sa kanya ang mga pangalan, address, at dokumento ng mga negosyanteng diumano ay naka-pwesto sa lupa ng kanyang kliyente ay hindi lamang paglabag sa Data Privacy Act of 2012 (Republic Act No. 10173) kung hindi isang malaking kabalintunaan dahil papaano ko maibibigay ang mga nabanggit na impormasyon gayong wala akong kinalaman sa mga business permits na binanggit sa kanyang liham sa Pamahalaan?
6. Ang hindi ko pagbibigay sa mga impormasyon na hinihiling ni Atty. Samuel-Sualibios ay alinsunod sa tagubilin ng National Privacy Commission at ng Department of Interior and Local Government na nagpapaalala sa mga barangay officials na hindi namin pwedeng i-release ang mga personal data ng aming mga residente alinsunod sa RA 10173. Higit pa dito, ang mga nabanggit na impormasyon ay imposibleng maibigay ko sa kanya dahil sa walang kinalaman ang aking tanggapan at ang iba pang opisyal ng Barangay Queens Row Central sa issuance ng mga business permit na nabanggit at wala sa amin ang pangalan, address o anumang dokumento na may kaugnayan sa nabanggit na business permits.
7. **PANGATLO:** walang kapangyarihan ang Barangay Queens Row Central na maginspection ng mga nabanggit na negosyo kung ang pakay ng nabanggit na inspection ay alamin ang pangalan at iba pang pagkakakilanlan ng mga nabanggit na tao. Malinaw sa liham ni Atty. Samuel-Sualibios na ang purpose ng hinihiling niyang inspection ay upang matulungan siya na alamin ang pangalan at address ng mga negosyanteng diumano ay nakapwesto sa lote ng kaniyang kliyente. Buong galang ko pong ipapabatid sa Sangguniang Panlungsod ang aking pangamba na kung pagbibigyan ko po ang kahilingan ni Atty. SamuelSualibios ay baka malabag ko at ng mga opisyal ng aming barangay ang mga karapatan



8. Bilang pagtatapos, nagpapasalamat po ako sa Sangguniang Panlungsod sa pagbibigay sa akin ng pagkakataon na pabulaanan ang mga paratang laban sa akin ni Atty. Samuel Sualibios. Buong galang ko pong hinihiling sa mga kagalang-galang na kasapi ng Sangguniang Panlungsod na pawalang saysay ang nabanggit na reklamo laban sa akin batay sa mga kadahilanang nabanggit.

  
ARMANDO D. OBLIGACION Jr.

**JEROME E. SALAZAR**  
Notary Public  
in and for the State of California  
My Comm. Expires December 31, 2024  
PTR No. ML-2098617-1  
IBPOR No. 48582  
Ref. Of Attorney: 20231  
Valid until December 31, 2024