

#### CITY OF BACOOR OFFICE OF THE SANGGUNIANG PANLUNGSOD





#### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

### COMMITTEE REPORT NO. HLUUD 101 S-2025



Subject: LETTER OF THE CITY ADMINISTRATOR REQUESTING THE CITY COUNCIL TO INVESTIGATE THE ALLEGATIONS MENTIONED IN THE AFFIDAVIT OF MR. HERMINIGILDO P. TESORERO JR. REGARDING ALLEGED UNAUTHORIZED AND UNLAWFUL IMPROVEMENTS MADE BY ALTHORP LAND HOLDINGS, INC. ON THE PROPERTY UNDER HIS ADMINISTRATION. (PCR 751-2025 dated 10 February 2025)

Acting on the letter of the City Administrator requesting the City Council to investigate the allegations stated in the affidavit of Mr. Tesorero was discussed during the 131st Regular Session on 10 March 2025. It was initially referred to the Committee on Housing, Land Utilization, and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan, during the 127th Regular Session on 10 February 2025.

The following letters from the City Administrator's Office were endorsed to Sangguniang Panlungsod:

- 31 January 2025 AFFIDAVIT OF HERMINIGILDO P. TESORERO, JR. RE: ALLEGED UNAUTHORIZED AND UNLAWFUL IMPROVEMENTS MADE BY ALTHORP LAND HOLDINGS, INC. ON ITS PROPERTY UNDER ADMINISTRATION.
- 19 FEBRUARY 2025 LETTERS OF ALTHORP LAND HOLDINGS, INC. DATED 28 JANUARY 2025 AND LETTER OF MR. HERMINIGILDO P. TESORERO, JR. DATED 13 FEBRUARY 2025.

#### FINDINGS:

Based on the affidavit of Mr. Herminigildo P. Tesorero, Jr., particularly item no. 4, it has been noted that the subject property is currently involved in an ongoing legal proceeding before the Municipal Trial Court in Cities (MTCC) Bacoor City, Branch 2. The case, docketed as Civil Case No. BCCV 24-045, titled "Althorp Land Holdings, Inc., represented by Engineer Jerald E. Salgo vs. Herminigildo P. Tesorero, Jr. and/or Any Other

PCR 751-2025 REQUESTING TO INVESTIGATE THE ALLEGATIONS OF MR. TESORERO









# CITY OF BACOOR





Person/s Claiming Rights Under Him," pertains to a dispute over possession and claims for damages.

#### RECOMMENDATION:

After careful evaluation, the committee recommends ARCHIVING the matter, as it is involved in a pending case before the Municipal Trial Court in Cities (MTCC) Bacoor City, Branch 2 docketed as Civil Case No. BBCV 24-045 as above-stated. Given that the City Council has no jurisdiction over the matter, its resolution is best to the proper judicial authority.

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

Signed this 10th day of March 2025 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN Chairman

COUN. A'DRIELD'O G. GAWARAN

Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ

Member

COUN. ALEJANDRÓ F. GUTIERREZ

Member

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#### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT



### EXCERPT FROM THE MINUTES OF THE 131ST REGULAR SESSION NO. HLUUD 101 S-2025

Subject: LETTER OF THE CITY ADMINISTRATOR REQUESTING THE CITY COUNCIL TO INVESTIGATE THE ALLEGATIONS MENTIONED IN THE AFFIDAVIT OF MR. HERMINIGILDO P. TESORERO JR. REGARDING ALLEGED UNAUTHORIZED AND UNLAWFUL IMPROVEMENTS MADE BY ALTHORP LAND HOLDINGS, INC. ON THE PROPERTY UNDER HIS ADMINISTRATION. (PCR 751-2025 dated 10 February 2025)

The Presiding Officer, Hon. Rowena Bautista-Mendiola presided over the 131th Regular Session of the 5th Sangguniang Panlungsod on 10 March 2025. During the session, Hon. Adrielito G. Gawaran, Vice Chairperson of the Committee on Housing, Land Utilization, and Urban Development, moved to archive the aforementioned item, as it is involved in a pending case before the Municipal Trial Court in Cities (MTCC) Bacoor City, Branch 2, docketed as Civil Case No. BBCV 24-045. Given that the City Council has no jurisdiction over the matter, its resolution is best left to the proper judicial authority.

The motion was unanimously seconded by Council members. The Chair then declared the said item ARCHIVED and removed it for the next order of business.

Prepared By:

PETER ADRIAN F. BORJA Local Legislative Staff I

Attested By:

COUN. ALDE JOSELITO F. PAGULAYAN

Chairman

Committee on Housing, Land Utilization and Urban Development

EXCERPT FROM THE MINUTES OF THE 1315T REGULAR SESSION NO. HLUUD 101 S-2025 PCR 751-2025 REQUESTING TO INVESTIGATE THE ALLEGATIONS OF MR. TESORERO













## CITY OF BACOOR CITY ADMINISTRATOR'S OFFICE MAGONG PILIPINAS



SANGGLINIANG PANLUNGSOD RECEIVED



CGBCR-AQ-01-F01.00

#### ENDORSEMENT

TO

: HON, ROWENA BAUTISTA-MENDIOLA

City Vice Mayor

THRU: ATTY, KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

SUBJECT: FOR APPROPRIATE ACTION

AFFIDAVIT OF HERMINIGILDO P. TESORERO, JR. RE: ALLEGED UNAUTHORIZED AND UNLAWFUL IMPROVEMENTS MADE BY ALTHORP LAND HOLDINGS, INC. ON ITS PROPERTY UNDER

**ADMINISTRATION** 

DATE

: 31 JANUARY 2025

This has reference to the Affidavit of Mr. Herminigildo P. Tesorero, Jr. dated 28 January 2025 and identified as Doc. No. 421, Page No. 84, Book No. I, Series of 2025, of the Notarial Register of Atty. Antonio T. Nicolas, Notary Public for Bacoor City. Based thereon, Althorp Land Holdings, Inc. (Althorp) has been menacing the property located in Malipay 3, Molino IV, Bacoor City covered by Transfer Certificate of Title (TCT) No. 408 ("Subject Property") under his administration, general control, and supervision. Allegedly, a Certification from the Office of the City Engineer shows that no permit or consent was given to the person/s and/or contractor or subcontractor doing excavation or developments on the Subject Property and, despite this, the same continues to this date. As a result, the ingress and egress of the residents within the vicinity of the Subject Property are burdened, if not restricted.

Relative thereto, we hereby endorse to your good office the attached affidavit of Mr. Tesorero, Jr., for appropriate action, such as, but not limited to, conduct of further investigation and issuance of appropriate ordinance/resolution for the purpose.

Thank you.

Respectfully,

ATTY. AIMED TORREFRANCA-NERI

City Administrator







### **AFFIDAVIT**

- I, HERMINIGILDO P. TESORERO, JR., of legal age, married, Filipino, residing and with postal address at 104 Guava St., Malipay 3, Molino IV, Bacoor City, Cavite, after having sworn in accordance with the law, do hereby depose and state that:
  - 1. I am the authorized representative of MR. DANIEL BALMONTE FRIANEZA, of legal age, Filipino, residing and with postal address at 7-D, H. Ocampo St., Pook Amorsolo, U.P. Diliman, Quezon City, owner of properties located in Malipay 3, Molino IV, Bacoor City, containing an area of forty-one (41) hectares, more or less, and covered by Transfer Certificate of Title (TCT) No. 408 ("Subject Property"), pursuant to a Special Power of Attorney (SPA) dated 21 November 2024 and identified as Doc. No. 247, Page No. 50, Book No. XIII, Series of 2024, of the Notarial Register of Atty. Rosalinda Adriano Montenegro, Notary Public for and in Quezon City;
  - Pursuant to the above-mentioned SPA, I am authorized by Mr. Frianeza to exercise administration, general control, and supervision over the entirety of the Subject Property;
  - I have been residing on a portion of the Subject Property since 1983;
  - 4. Presently, the Subject Property is the subject of a pending case before the Municipal Trial Court in Cities (MTCC) Bacoor City, Branch 2, docketed as Civil Case No. BCCV 24-045 entitled "Althorp Land Holdings, Inc., represented by Engineer Jerald E. Salgo vs. Heminigildo P. Tesorero, Jr. and/or Any Other Person/s Claiming Rights Under Him" for recovery of possession and damages:
  - Over the course of my representation, I have witnessed several unidentified persons enter the Subject Property multiple times and introduce increasing improvements thereon, including placement of armed men as their escort:
  - I have been trying to identify the said persons by asking their names, affiliations, and authority, but to no avail, as they refuse to answer the same and owing to the fact that the said contractors are being escorted and/or surveyed by armed men;

- 7. On 19 December 2024, I received a Certification from the Office of the City Engineer of Bacoor, certifying that it conducted an inspection on the Subject Property and have ascertained that there is indeed an ongoing activity thereat, however, no permit or consent was given to excavate/perform any undertaking therefor;
- 8. It appears to me that this in violation of the relevant provisions of the Local Government Code of 1991 and other city ordinances and/or issuances pertaining to the prior application and obtainment of building permit and other licenses necessary for any property development;
- 9. I recently took photos and videos of the said improvements from my house as proof that the Subject Property is now being bulldozed/excavated and the subject of road lot improvements:
- 10. On account of such unauthorized and unlawful improvements, our ingress and egress to the Subject Property have been limited, requiring us to laboriously traverse the adjacent creek:
- I highly suspect that Althorp Land Holdings, Inc. is making all these actions as it is the only adverse party with vested interest in the Subject Property:
- I am executing this affidavit to attest the truth of the foregoing and for whatever legal purpose this may serve.

IN WITNESS WHEREOF, I have hereunto set my hand this in RACOUR Cavite, Philippines.

HERMINIGHEDO P TESORERO, JR.

SUBSCRIBED AND SWORN to before me this JAN 2 8 2025 in SACOUR CAVITE, Philippines, affiant identifying himself by showing his Office of the Senior Citizens Affairs (OSCA) Identification Card with ID No. 69225, bearing his photograph and signature.

Doc. No.

Page No.

Book No. Series of

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CITY, CAVITE PTR NO. 27 CHAPTER IBP NO. 44.

MILLETTO: VIL-501070

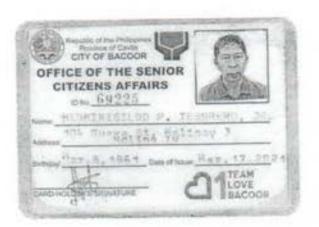


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Reputation of the Philippines
Province of Carolis
CITY OF BACOOR
OFFICE OF THE CITY ENGINEER



Seal of Good Local Governance 2023 Awardee

#### CERTIFICATION

This is to certify that this Office conducted an inspection and ascertain that there is an ongoing activity at Malipay 3, Molino IV, Bacoor City, Cavile, however, no permit nor consent was given to any individual to excavate/perform any undertaking at the mentioned area.

Issued this 19th day of December 2024.

HCHEN UTBA



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Blvd., Brgy, Bayanan, City of Baccor, Cavite.

Trunkline: (046):117-0727







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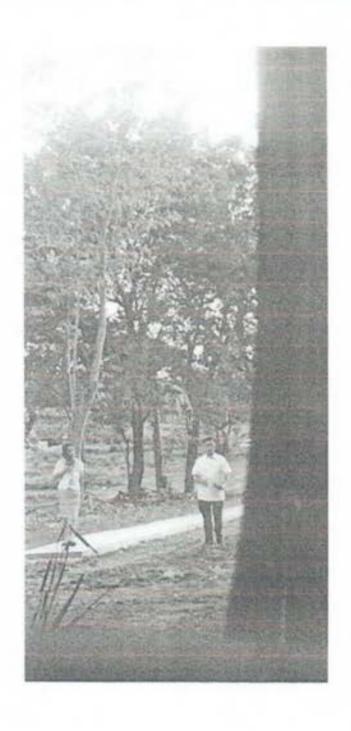


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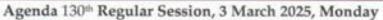




















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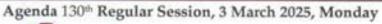




















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Note 2:



Republic of the Philippines Province of Cavite

CITY OF BACOOR CITY ADMINISTRATOR'S OFFICE

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#### ENDORSEMENT

TO

: HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor

THRU: ATTY. KHALID A. ATEGA, JR. Sangguniang Panlungsod Secretary

SUBJECT: FOR APPROPRIATE ACTION

LETTER OF ALTHORP LAND HOLDINGS, INC. DATED 28 JANUARY 2025 AND LETTER OF MR. HERMINIGILDO P.

TESORERO, JR. DATED 13 FEBRUARY 2025

DATE

: 19 FEBRUARY 2025

This has reference to our Endorsement dated 31 January 2025, pertaining to the Affidavit of Mr. Herminigildo P. Tesorero, Jr. re: alleged unauthorized and unlawful improvements made by Althorp Land Holdings, Inc. (Althorp) on the property under his administration.

In furtherance of our initial request, we hereby endorse to your good office the following attached documents, for your reference, and humbly submit to you the same for possible conduct of committee hearing should your good office deem it proper or necessary or the circumstances so warrant:

Letter of Althorp Land Holdings, Inc. dated 28 January 2025; and

Letter of Mr. Herminigildo P. Tesorero, Jr. dated 13 February 2025.

Thank you.

Respectfully.

ATTY. AIMEE TORREFRANÇA-NERI City Administrator







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#### CITY OF BACOOR







### ALTHORE LAND HOLDINGS, INCORPORATED

January 28, 2025

TO: HON. STRIKE B. REVILLA

City Mager

Ciry Government of Bacoon

THRU: ATTY. AIMEE TORREFRANCA-NERI

Gry. fabrir

City Administration Office

ENGR. JICKY JUTBA

Office of the Building Official

Rr.

Letter Regarding Malipay 3 Site Complaint

Dear Hon, Strike Revilla:

Genetisted

This has reference to the message from Any. Aimee Torrefranca-Ners regarding the complain of some residence in Sition Malipay 3, Barangay Molino TV, Bacoor City, Cavite.

We would like to inform you that the clearing activity is purposely for prevention of possible grass fire and accident due to the exposed debrts of demolished structures.

In Addition, there is no excavition works in the subject property.

Rest assure that we will comply all the necessary permits once we have development in the arra-

We are hoping for your understanding regarding this matter.

Thank you very much & more power.

Very truly yours,

ALTHORP LAND HOLDINGS, INC.

Engr. Patrick Stephen C. Mara Adhorized Representative

OFFICE OF THE CITY A DAVING TRATAM.

481-4100 LOCAL 212

REFERENCE No. 0550 PATE 01-25-25

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FEB. 13, 2025

STREET OF THE CITY ADMINISTRATOR TO: ATTY. AMEE TORRETONGA-NER! SET-INDUSTRIAL SATE 2/19/25

EUDORSE MENT LETTER OF ALTHRP LAND HOLDINGS INC DATED 28 JAPUKRY 2021

CIR/MARM,

THINGKOL TO SA CLEARING ACTIVITY NA GINAGAWA NG MGA TAUHAN NG ALTHORP LAND HOLDING INC. HINDE FO TOTOO NA CLEARING LANG ANG GILAGKEY SA KATUNAYAN PO NAGI DEDEVELOP NA SILA GUMAGIAWA KALSADA AT PATHWAY. FATUNGO SA FUBLIC SCHOOL BUILDINGS.

PATUPAY PO ANG MGA KUHA KONG LAKAWAN AT VEDED. NA MAY RON NAG. DOPERATE NA PACKHO, BULDOZEP, TRUCKS AT PESON AT SA LARAWAN PO MAKIKITA PO SI SEN. CYNTHIA VILLAR SA NASABING LUGAR. SA MALIPAY 3 MOLINO 4 BACOOR CITY SAMANTALANG MAYRUN PA PONG NYBINBEN NA FASO SA KORTE. PARABANGGIT PO SX AKING APPIDAVIT NA PINERMATTAN MMAASA PO KAMI NA SA MADALING PANAHON AGARAN G AKSIYON.

> HERMINGADO N. TEDRENO JT. GLUM BALAN G

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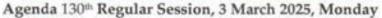




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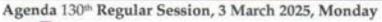




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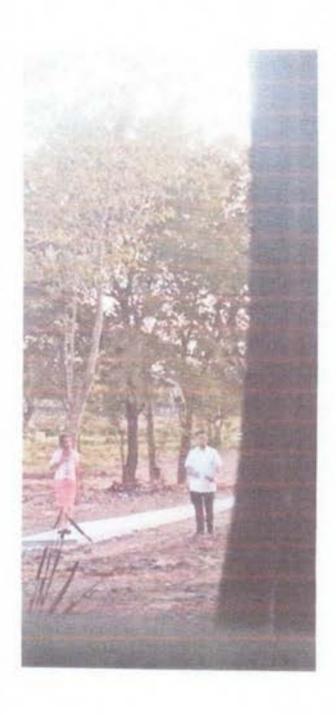


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OFFICE OF THE SANGGUNIANG PANLUNGSOD BAGONG PILIPINAS







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