



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

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

Office of the Sangguniang Panlungsod  
Received by: Janet M. [Signature]  
Date: 2/14/2025

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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)*

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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 131<sup>st</sup> 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 127<sup>th</sup> Regular Session on 10 February 2025.

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

1. 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.
2. 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**





*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 10<sup>th</sup> 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. ADRIELITO G. GAWARAN**  
Vice Chairman

  
\_\_\_\_\_  
**COUN. SIMPLICIO G. DOMINGUEZ**  
Member

  
\_\_\_\_\_  
**COUN. ALEJANDRO F. GUTIERREZ**  
Member





COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod  
Received by: Janet Reyes  
Date: 10 MAR 2025  
Time: 8:12:22

EXCERPT FROM THE MINUTES OF THE 131<sup>ST</sup> 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 131<sup>st</sup> Regular Session of the 5<sup>th</sup> 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





Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
CITY ADMINISTRATOR'S OFFICE



CGBCH-AD-01-FD1.00  
01/22/2025



**ENDORSEMENT**

**TO : HON. ROWENA BAUTISTA-MENDIOLA**  
City Vice Mayor

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

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
RECEIVED  
BY: RUTH/SAC  
DATE: 2/4/25 TIME: 12:57  
BACOOR CITY, CAVITE

**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. 1, 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. AIMEE TORREFRANCA-NERI**  
City Administrator



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



Part No. 34-10-0002

REPUBLIC OF THE PHILIPPINES)  
BACOR CITY, CAVITE ) S. S.

### 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;
2. 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;
3. 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;
5. 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;
6. 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 on-going 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;
11. 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;
12. 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 JAN 28 2025 in BACOR CITY Cavite, Philippines.

**HERMINIGILDO P. TESORERO, JR.**  
Affiant

**SUBSCRIBED AND SWORN** to before me this JAN 28 2025 in BACOR CITY, 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. 421;  
Page No. 14;  
Book No. F;  
Series of 1015

**ATTY. ANTONIO L. NICOLAS**  
COE, CASTELLANO STREET, BOBLACION,  
CITY OF BACOR  
NOTARY PUBLIC  
NOTARY REGISTRATION NO. 2015-01-01, 2025  
PTR NO. 277154  
IBP NO. 400027  
MILE NO. VA-001070



*[Handwritten signatures]*

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



Seal of  
 Good  
 Local  
 Governance  
**2023 Awardee**  
 Cavite

## 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, Cavite, however, no permit nor consent was given to any individual to excavate/perform any undertaking at the mentioned area.

Issued this 19<sup>th</sup> day of December 2024.

  
**JICKY D. TUTBA**  
 City Engineer



SCAN ME

**STAYSAFE**  
**AS1**

Office of Good Governance Center (OGGC), Bacoor City, Cavite  
 Enclosure (4th) 4013, Tungkong 4014 Bacoor City  
 Email: [oggc@bacoor.gov.ph](mailto:oggc@bacoor.gov.ph)





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SCAN ME





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OFFICE OF THE SANGGUNIANG PANLUNGSOD



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



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OFFICE OF THE SANGGUNIANG PANLUNGSOD



Note 2:

6-12



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
CITY ADMINISTRATOR'S OFFICE



**ENDORSEMENT**

**TO :** HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor

OFFICE OF THE  
SANGGUNIANG PANLUNGSOD  
CITY OF BACOOR  
BY: ABEL  
DATE: 2-19-25 TIME: 12:40  
BACOOR CITY, CAVITE

**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:

1. Letter of Althorp Land Holdings, Inc. dated 28 January 2025; and
2. Letter of Mr. Herminigildo P. Tesorero, Jr. dated 13 February 2025.

Thank you.

Respectfully,

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



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ALTHORP LAND HOLDINGS, INCORPORATED

January 28, 2025

**TO: HON. STRIKE B. REVILLA**  
City Mayor  
City Government of Bacoor

**THRU: ATTY. AIMEE TORREFRANCA-NERI**  
City Admin  
City Administration Office

**ENGR. JICKY JUTBA**  
Head, Office-in-Charge  
Office of the Building Official

Re: **Letter Regarding Malipay 3 Site Complaint**

Dear Hon. Strike Revilla:

Greetings!

This has reference to the message from Atty. Aimee Torrefranca-Neri regarding the complain of some residence in Sitio Malipay 3, Barangay Molino IV, 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 debris of demolished structures.

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

Rest assure that we will comply all the necessary permits once we have development in the area.

We are hoping for your understanding regarding this matter.

Thank you very much & more power.

Very truly yours,

ALTHORP LAND HOLDINGS, INC.

Represented by:

Engr. Patrick Stephen C. Marasigan  
Authorized Representative

OFFICE OF THE CITY ADMINISTRATOR  
421-4100 LOCAL 212

REFERENCE No. 0953 DATE 01-28-25  
RECEIVED BY: Juson TIME: 8:26 AM

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FEB. 13, 2025

OFFICE OF THE CITY ADMINISTRATOR  
TO: ATTY. AMEE TORREFRAGA-NERI  
CITY ADMINISTRATOR.  
OFFICE OF THE CITY ADMINISTRATOR  
CITY OF BACOOR  
RECEIVED NO. 323 DATE 2/13/25  
RECEIVED BY: OLIVERA TIME 1:42 pm.

ENDORSEMENT LETTER OF ALTHORP LAND HOLDINGS  
INC. DATED 28 JANUARY 2025

SIR/MAM,

TUNGKOL PO SA CLEARING ACTIVITY NA GINAGAWA  
NG MGA TAYAN NG ALTHORP LAND HOLDING INC.  
HINDE PO TOTOD NA CLEARING LANG ANG GINAGAWA  
SA KATUNAYAN PO NAGI DEDEVELOP NA SILA  
GUMAGAWA KALSADA AT PATHWAY. PATUNGO SA  
PUBLIC SCHOOL BUILDINGS.

PATUNAY PO ANG MGA KUHA KUNG LARAWAN  
AT VEDDO. NA MAYRON NAG DOPEKATE NA  
BACKHO, BULLDOZER, TRUCKS AT PESON  
AT SA LARAWAN PO MAKIKITA PO SI  
SEN. CYNTHIA VILLAR SA NASABING LUGAR.  
SA MALIPAY 3 MOLINO 4 BACOOR CITY  
SAMANTALANG MAYRON PA PONG NAKIBINEN  
NA KASO SA KORTE.  
NABABANGGIT PO SA AKING AFFIDAVIT NA  
PINERMAHAN.  
UMAASA PO KAMI NA SA NADALING PANAHON AGARAN G  
AKSIYON.

  
HERMINGRADO M. TESORO JR.  
CITY BALAN G

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**CITY OF BACOR**  
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGSR-SP00-FC1.02  
01/20/2025  
**AWARDEE**  
*8 years*  
in a row!



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Agenda 130<sup>th</sup> Regular Session, 3 March 2025, Monday

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**STRIKE**  
**AS**

Address: Bacoor Legislative and Executive Residences Bldg.,  
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite  
Telephone: (018) 117-0727  
Website: www.bacoorcity.gov.ph



Cert. no. 24/16/029