



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

COMMITTEE HEARING REPORT

NO. HLUUD 106 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet P. Pineda
Date: 26 May 2025
Time: 1:10 PM

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE 2. (PCR 794-2025 dated 24 March 2025)**

The above-stated subject matter was discussed during the 141st Regular Session on 26 May 2025. It was initially referred to the Committee on Housing, Land Utilization, and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan, during the 133rd Regular Session on 24 March 2025.

In a letter dated 20 March 2025, the Gaudier Law Office requested intercession and assistance of the Sangguniang Panlungsod concerning a right-of-way issue in Kataasan, Zapote II

FINDINGS:

Two committee hearings were scheduled to deliberate on the matter: 25 April 2025 and 22 May 2025. However, representatives from both the Gaudier Law Office and Golden Bay Prime Landholdings, Inc. (GBPLI) failed to attend either hearing despite due notice (served via email and Viber.)

On 21 May 2025, the Committee received a letter from Pambid Cruz Law Office, the legal representative of GBPLI, stating that the matter is currently the subject of an active case pending before Branch 119 of the Regional Trial Court (RTC) of Bacoor City.

Copies of the following letters are attached hereto:

- Letter from Gaudier Law Office dated 20 March 2025
- Letter from Pambid Cruz Law Office (GBPLI Representative) dated 21 May 2025





RECOMMENDATION:

In view of the ongoing judicial proceedings and in observance of the sub judice rule, the Committee respectfully recommends that the matter **BE ARCHIVED**, as it is now under the jurisdiction of the courts and beyond the authority of the Sangguniang Panlungsod to intervene.

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

Signed this 26th day of May 2025 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIELMO G. GAWARAN
Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member





COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES
NO. HLUUD 106 S-2025

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 26 MAY 2025
Time: 1:00 PM

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE 2. (PCR 794-2025 dated 24 March 2025)**

Committee Hearing Minutes Summary

22 May 2025 / 03:00 p.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. ALEJANDRO F. GUTIERREZ	-	Member
HON. LEVY M. TELA	-	City Councilor
HON. REYNALDO D. PALABRICA	-	City Councilor
HON. ROGELIO M. NOLASCO	-	City Councilor

Also Present:

MS. CAROL D. MARGES	-	Office of the City Finance Department
ATTY. SALVE VALENCIANO	-	Office of the City Legal Services
ATTY. MARIUS D. SUMIRA	-	Office of the City Legal Services

The committee hearing was called to order by Chairperson Hon. Pagulayan. All attendees were requested to introduce themselves, stating their names, designations, and respective offices.

The Chair noted for the record that representatives from both Gaudier Law Office and Golden Bay Prime Landholdings, Inc. (GBPLI) were once again not present.





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



The Chair then read the subject of the hearing and proceeded to read aloud the letter emailed by Pambid Cruz Law Office (GBPLI Representative) dated 21 May 2025. The letter stated that the issue is currently the subject of an active case pending before Branch 119 of the Regional Trial Court of Bacoor City. Given the sub judice nature of the matter and in deference to the authority and jurisdiction of the Honorable Court, GBPLI is constrained to decline participation in the committee hearing. The GBPLI emphasized that all the related matters should be resolved exclusively through the proper judicial forum.

A representative from the Office of the City Legal Services Office (OCLS) was then acknowledged. It was affirmed that since the matter is under judicial consideration between Gaudier Law Office and GBPLI, the Sangguniang Panlungsod has no jurisdiction over the issue. Therefore, it was recommended that the matter be archived.

Hon. Pagulayan acknowledged the legal recommendation and moved to ARCHIVE the matter. The motion was duly seconded by the members of the Committee and the Councilors present.

With no further comments or objections, the committee hearing was ADJOURNED.

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





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

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 26 MAY 2025
Time: 1:12 PM





COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING
(PROOF OF RECEIPT)

22 May 2025 / 03:00 p.m.

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

Office of the Sangguniang Panlungsod
Received by: 26 MAY 2025
Date: 8:15 AM
Time: 8:15 AM

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE 2. (PCR 794-2025 dated 24 March 2025)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 ELEAZAR C. LAZARA	CONSULTANT	9:46 - 05/21/2025 09888607188
 TRIXIE DOMINGUEZ	SP	05-21-2025 09501690882
 CHRYS GONZALES	SP	05-21-25
 MARY PASWAN	SP	05-21-25
 KIMBERLY JOYCE	ZONING	05-21-25 / 1:30 PM
 MA LANNY ARNESO	ALLOCATION	5-21-2025 / 1:50 PM





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Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER

NOTICE OF THE COMMITTEE HEARING (PROOF OF RECEIPT) NO. HLUUD 106 S-2025
PCR 794-2025 GAUDIER LAW OFFICE REQUESTING ASSISTANCE WITH RIGHT OF WAY

Page 3



Address: Bacoor Legislative and Disaster Response Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Telephone: (046) 417-0723
Website: www.bacoorcity.gov.ph



Cert. no. 24/181809



COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT


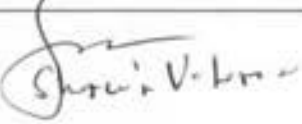
Office of the Sangguniang Panlungsod
Received by: Janet Pineda
Date: 26 MAY 2025
Time: 9:30 am

ATTENDANCE OF THE COMMITTEE HEARING

22 May 2025 / 03:00 p.m.

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

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE 2. (PCR 794-2025 dated 24 March 2025)**

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNILANG PANLUNGSOD	
HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNILANG PANLUNGSOD	099004502
 HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNILANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNILANG PANLUNGSOD	
THELISE C. LEONCIO	CITY ASSESSORS DEPT	09178879264
Engr.  Engr. Sherwin V. Linares	Zoning & Land Devt. Dept	09277731259





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



COSR-SPBac-P01.02
01/20/2025



SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 Valbe Valenciano	Off. of the City Legal Service	
 ANDREA RODAN		
 Bernadette Gabriel		
 HON. LEVY C. DELA		
 HON. ROGELIO NOLASCO		
HON. REYNALDO PALABRICA		





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

COMMITTEE HEARING MINUTES
NO. HLUUD 106 S-2025

Office of the Sangguniang Panlungsod
Received **2** BY: **MAN** **2025**
Date: **8.25.25**
Time: **8.25.25**

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE**
2. (PCR 794-2025 dated 24 March 2025)

Committee Hearing Minutes Summary

25 April 2025 / 08:00 a.m.

Present:

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member
HON. ALEJANDRO F. GUTIERREZ	-	Member
HON. REYNALDO D. PALABRICA	-	City Councilor
HON. ROGELIO M. NOLASCO	-	City Councilor

Also Present:

ARCH. JO ANNE SJ BONIFACIO	-	City Assessors Office
ATTY. MARIUS D. SUMIRA	-	Office of the City Legal Services

The committee hearing was called to order by Chairperson Hon. Pagulayan. All attendees were requested to introduce themselves, stating their names, designations, and respective offices.

The Chair noted for the record that no representatives were present from either the Gaudier Law Office or Golden Bay Prime Landholdings, Inc. (GBPLI).





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



The Chair proceeded to read the letter from the Gaudier Law Office, which sought the Council's intercession regarding a right-of-way issue in Kataasan, Zapote II.

Atty. Sumira was then acknowledged. After reviewing the letter, he noted that there is a pending petition before RTC Branch 119 scheduled with a Pre-Trial Conference that was held on 19 March 2025 at 01:30 P.M., involving Gaudier Law Office and GBPLI. Given the ongoing court proceedings, Atty. Sumira recommended that the matter be archived.

Hon. Pagulayan acknowledged the legal recommendation but expressed his desire to give both parties the opportunity to be heard. He therefore moved to SUSPEND further consideration of the matter. The motion was duly seconded by the Committee Members.

With no further comments or objections, the committee hearing was ADJOURNED.

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





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

Office of the Sangguniang Panlungsod
Received by MAH 2025
Date: 2025
Time: 8:30 am



Bacoor, Calabarzon, Philippines
Legislative Building, Bacoor Government Center,
Nomo Avenue, Bayanan, City of Bacoor, Bacoor,
Calabarzon, Philippines
Lat 14.431736° Long 120.967645°





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

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

25 April 2025 / 08:00 a.m.

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

Office of the Sangguniang Panlungsod
Received by: [Signature]
Date: 26 MAY 2025
Time: 8:31 am

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE 2. (PCR 794-2025 dated 24 March 2025)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<u>[Signature]</u> WILSON PASWAN	SP	4/22/25 2:15pm
<u>[Signature]</u> TRIXIE DOMINGUEZ	VP	4-22-25 2:16pm
<u>[Signature]</u> Levy Equinob	OCLs	4-22-25 2:25PM
<u>[Signature]</u> JINGELYN RE SOTTO	JOINING	4-22-25 / 2:32 PM
<u>[Signature]</u> FABIAN Padilla	Assessor	APR 22 2025





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

ATTENDANCE OF THE COMMITTEE HEARING

25 April 2025 / 08:00 a.m.

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

Office of the Sangguniang Panlungsod
Received by: Jenes P. Pineda
Date: 25 MAY 2025
Time: 8:00 AM

Subject: **LETTER FROM GAUDIER LAW OFFICE REQUESTING INTERCESSION AND ASSISTANCE IN CONNECTION WITH THE RIGHT OF WAY ISSUE IN KATAASAN ZAPOTE 2. (PCR 794-2025 dated 24 March 2025)**

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	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
Je Anne C.S. Bonifacio, REA	CITY ASSESSORS DEPARTMENT	09281650426 bonifacio.j.assessor-bacoor@gmail.com
ATTY. MARIO D. SUMIRA	OCLC	





GAUDIER LAW OFFICE

Legal Consultancy and Litigation Services

March 20, 2025

HON. ROWENA B. MENDIOLA
CITY Vice Mayor
City of Bacoor

RE: Request for inclusion in the Sanggunian Panglunsod Agenda the matter of the right of way issue in Kataaasan Zapote 2

Dear Hon. Vice Mayor Mendiola:

In behalf of our client several residents of Kataaasan Zapote 2 Bacoor Cavite would like to express our sincerest gratitude for accommodating their representatives and granting them an audience despite your hectic schedule. However, we seek your intercession and assistance once again in connection with the above subject matter, particularly to include in the Agenda of the Sangguniang Panglunsod the current situation in their place with respect to the issue of right of way with a pending petition at the RTC Branch 119 scheduled for Pre Trial Conference last March 19, 2025 at 1:30 P.M.

To briefly appraise you of the facts of the case, Golden Bay seeks to fence the existing right of way measuring 4 meters as reflected in the residents certificates of title as perpetual easement of right of way, to a mere one meter thereby severely constricting and impeding their right of ingress and egress to the property placing the residents especially those leaving in the interior portion in serious peril in case of emergencies.

Through the intercession of your office, our clients would like have the matter discussed in the Agenda of the Sanggunian particularly the following:

1. Maintenance of at least a 3 meter wide right of way serving as main access road to their place.
2. Granting of an additional 3 meter wide access road serving as the access road from their place and the interior section to the main road



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OFFICE OF THE SANGGUNIANG PANLUNGSOD



3. Finally for the LGU, to address their concern of an adequate drainage in the area as currently flood waters is very deep in the area (lampas tao) in the vernacular.

We hope our humble request would merit your favorable and immediate response.

Very truly yours

ATTY. LUISITO T. GAUDIER
Legal Counsel

Cc:

Hon. Strike B. Revilla
City Mayor
City of Bacoor

Atty. Khalid Atega
Office of the Sangguniang Panlungsod

OFFICE OF THE CITY MAYOR CITY OF BACOR, CAVITE	
Reference:	2764
Received by:	CHB
Date / Time:	3-20-25
(046) 461 4100 Loc 415 or 5211	

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: RUTH
DATE: 3/20/25 TIME: 3:40
BACOR CITY, CAVITE



Cavite Office: Ester Baquir Bldg., Brgy Tabing Dagat City Bacoor, Cavite
Tabing-Dagat Poblacion City of Bacoor, Cavite
Tel.nos. 092276943932

Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Toll-free: (046) 417 0721
Website: www.bacoorcity.gov.ph



Cert no 24/181809



PAMBID CRUZ
LAW OFFICE

Karlon V. Pambid
Andrelille Christian A. Cruz

Unit 806, Future Point Plaza Suites
Condominium, 110 Panay Avenue,
Brgy. South Triangle, Diliman,
Quezon City
1103

Telephone No. 0939-936-8134

e-mail: andrelillecruz@gmail.com

21 May 2025

HON. ALDE JOSELITO F. PAGULAYAN

Committee Chairman

Housing, Land Utilization, and Urban Development

Sangguniang Panlungsod

Bacoor City

*Subject: Response to Committee Invitation re: Right of Way Issue in
Kataasan, Zapote 2*

Thru: Committee on Housing, Land Utilization, and Urban Development

Honorable Chairman Pagulayan:

We write in behalf of our client, GOLDEN BAY PRIME LANDHOLDINGS, INC. (GBPLI), regarding the Committee's invitation to the hearing on 22 May 2025 at 3:00 p.m., relative to the right of way issue in Kataasan, Zapote 2, as raised in the letter from Gaudier Law Office.

The initiative of the Committee in addressing concerns affecting constituents and stakeholders in the City of Bacoor is sincerely appreciated. However, it must be respectfully pointed out that the matter is currently the subject of an active case pending before Branch 119 of the Regional Trial Court of Bacoor City.

Given the *sub judice* nature of the issue, and in deference to the authority and jurisdiction of the Honorable Court, GBPLI is constrained to decline participation in the hearing. It is deemed most appropriate that all related matters be resolved exclusively through the proper judicial forum.

Trusting in your kind understanding.

Yours faithfully,

PAMBID CRUZ LAW OFFICE

By:


KARLON PAMBID

-and-


ANDRELILLE CHRISTIAN A. CRUZ