

**Closure of investigation on alleged anti-competitive conduct
involving the provision of fixed-line internet in Bria Northridge Grove,
San Jose Del Monte Bulacan**

Industry	:	Provision of Fixed-Line Internet in Bria Northridge Grove, San Jose Del Monte Bulacan
Case Reference	:	CEO-20-0061-FAI
Case Closed	:	16 February 2026
Issue(s)	:	Possible anti-competitive agreement in provision of fixed-line internet in Bria Northridge Grove, San Jose Del Monte Bulacan.
Relevant Provision(s)	:	Section 14(c) of the Philippine Competition Act

1. In March 2020, the Philippine Competition Commission ("PCC") received complaints from homeowners relating to the provision of fixed-line internet service in Bria Northridge Grove Subdivision ("Northridge"), San Jose Del Monte, Bulacan. The complaints alleged that the developer of Northridge, Bria Homes, Inc. ("Bria Homes"), only allows a single internet service provider ("ISP"), Planet Cable, Inc. ("Planet Cable"), to operate in the subdivision to the exclusion of all others. Moreover, it appears that Converge ICT Solutions, Inc. ("Converge") – another internet service provider - was prevented by Bria Homes from installing its fixed-line internet service facilities in Northridge.
2. Based on the foregoing, the Enforcement Office conducted an initial assessment of the available information and documents concerning the provision of fixed-line internet services in Northridge and recommended the opening of a Preliminary Inquiry (PI).
3. On 19 November 2020, the Commission issued a Resolution of even date, directing the conduct of a PI concerning the alleged abuse of dominant position, which included, among other issues, the imposition of barriers to entry and market limitations for the provision of internet services, and/or the alleged anti-competitive agreement regarding the provision of internet services in Northridge.
4. Following the PI, the Enforcement Office found that there were reasonable grounds to proceed with the conduct of FAI. The FAI formally commenced on 17 February 2021.



5. In the course of the FAI, or on 17 October 2022, the Enforcement Office issued Show Cause Order (SCO) No. 2022-005 to Bria Homes. The SCO proceedings and negotiations followed.
6. Subsequently, the Enforcement Office submitted to the Commission a Memorandum dated 23 November 2022 regarding the Written Proposal dated 17 November 2022 in relation to SCO No. 2022-005 recommending the approval of the Written Proposal, Supplemental Submission, Bria Competition Policy, Statement of Adherence to Competition Law, and Letter-Agreement filed by Bria.
7. On 18 February 2023, pending negotiations in the SCO proceedings, the Enforcement Office issued a Memorandum extending the FAI until the termination of the SCO proceedings.
8. On 02 December 2024, the Enforcement Office endorsed to the Commission the Seventh and Final Consolidated Submission of the Written Proposal dated 29 November 2024 submitted by Bria Homes.
9. On 14 February 2025, the Enforcement Office received Commission Resolution dated 10 December 2024 finding that the Written Proposal was insufficient to address the anti-competitive concerns under investigation. Consequently, the Commission ordered the termination of the SCO proceedings and directed the Enforcement Office to proceed with the continuation of the FAI.
10. On 15 February 2025, the Enforcement Office issued a Memorandum extending the FAI until 16 December 2025.
11. On 28 February 2025, the Enforcement Office issued a Memorandum terminating the SCO proceedings.
12. On 18 December 2025, the Team recommended the extension of the conduct of the FAI and the preparation of the necessary documentation until 30 January 2026, which was adopted by the Enforcement Office.

II. Findings

13. There is no sufficient evidence to prove that ISPs other than Streamtech were prevented by Bria Homes from operating in Northridge.
 - 13.1. The information on record is unclear and do not expressly state that ISPs were prevented from entering Northridge. It was unclear from the homeowners and ISPs interviewed that ISPs were prevented from operating in Northridge. Notably, as early as 2021, Converge has already been present in Northridge.

- 13.2. While there are allegations from certain residents that other ISPs are being prevented from entering Northridge., Upon further investigation, these allegations were traced to the imposition of strict requirements, as reported by the residents and Converge. These statements do not clearly indicate that they are were prohibited from entering and operating in the subdivision. On the contrary, such requirements indicate that applications are being received and considered.
- 13.3. Further, records indicate that it is the ISPs themselves that unilaterally withdrew from pursuing operations upon becoming aware of the requirements imposed by Bria Homes.
- 13.4. The presence of Converge may likewise be construed as an inconsistency in the homeowners' assertion that other ISPs are being prevented from operating in Northridge.
14. There is no sufficient evidence of substantial lessening of competition.
- 14.1 The imposition of requirements by Bria Homes reflects that applications are being received and considered, and available records indicate that it is the ISPs themselves that elect to withdraw upon learning of such requirements. Further, interview with HOA officers of Northridge reveals that the ISPs withdraw their application to operate in Northridge upon learning that the Letters of Intent have to be submitted to Bria Homes, rather than the HOAs.
- 14.2 Statements from officers of the HOAs that Converge has been present in Northridge as early as 2021 also raise questions as to whether any exclusivity provision was in fact implemented.

III. Conclusion

15. In view of the findings above, the Enforcement Office formally closed its investigation on 16 February 2026.
16. Based on the evidence currently available, there is no sufficient basis to proceed with the filing of a Statement of Objections. Key evidence, such as categorical statements from the complainants, could not be obtained due to delays and unresponsiveness, and the information at hand do not constitute sufficient basis for filing of a Statement of Objections.
17. The foregoing findings are based solely on the facts and circumstances of this investigation and relevant only to the particular issues examined herein.