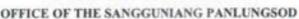


CITY OF BACOOR





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

JOINT COMMITTEE REPORT

NO. HLUUD-017-S-2025



Subject: A RESOLUTION GRANTING THE APPLICATION DEVELOPMENT PERMIT OF SEMABEL BUILDERS AND DEVELOPMENT CORP. FOR SAN LUCAS COVE IN BARANGAY HABAY 1, BACOOR CITY CAVITE. (PCR 197-2025 dated October 13, 2025).

The above-captioned legislative measure was submitted on First Reading before the City Council on October 13, 2025 during the 15th Regular Session of the 6th Sangguniang Panlungsod. The said proposed resolution was referred to the Committee on Housing, Land Utilization and Urban Development.

FINDINGS:

After due evaluation and verification of the submitted documents pertaining to the application for a Development Permit, aside from the Letter of Endorsement from the City Mayor and the Request Letter from Semabel Builders, no other document was submitted.

Among the missing or incomplete requirements are several mandatory documents listed under the "Requirements for Development Permit," such as the Environmental Compliance Certificate (ECC), Tax Declaration/Real Property Documents, Traffic Impact Assessment Plan, and other supporting plans and clearances of the Zoning and Land Development Department.

JOINT COMMITTEE REPORT NO. HLUUD-017-S-2025

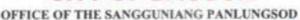
PCR 197-2025 - APPLICATION FOR DEVELOPMENT PERMIT OF SEMABEL BUILDERS AND DEVELOPMENT CORP. FOR SAN LUCAS COVE IN BARANGAY HABAY I, BACOOR CITY CAVITE.







CITY OF BACOOR





RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommend TO TEMPORARILY ARCHIVE the proposed city resolution granting the application for Development Permit of Semabel Builders and Development Corp. for San Lucas Cove in Barangay Habay 1, Bacoor City Cavite pending submission of the required documents.

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

Signed this 7th day of November 2025 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

HON. HORÁCIO M. BRILLANTES JR.

Chairman

HON. ADRIELPTO G. GAWARAN

Vice-Chairman

Member - Committee on Rules, Privileges, Laws and Ordinances







CITY OF BACOOR





HON, SIMPLICIO G. DOMINGUEZ

Member

NDY C. FRANCISCO

Member

COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

HON, REYNALDO D. PALABRICA

Chairman

HON, LEVY M PEL

Vice-Chairman

HON. REYNALDO M. FABIAN

Member

JOINT COMMITTEE REPORT NO. HLUUD-017-S-2025

PCR 197-2025 - APPLICATION FOR DEVELOPMENT PERMIT OF SEMABEL BUILDERS AND DEVELOPMENT CORP. FOR SAN LUCAS COVE IN BARANGAY HABAY 1, BACOOR CITY CAVITE.









Cert. no 24/181809



CITY OF BACOOR Office of the City Mayor





06 October 2025

HON. ROWENA BAUTISTA-MENDIOLA

Vice Mayor, City of Bacoor 6th Floor, New Bacoor Legislative Building Bacoor City, Province of Cavite BANGGUNIANG PANLUNGSOC BACOOR CITY, CAVITE SHERRILYN F. CARDENAS ADMELASSISTANTIN

THRU

Atty. KHALID A. ATEGA JR.

Sanggunian Panlungsod Secretary

Sangguniang Panlungsod

SUBJECT

ENDORSEMENT OF LETTER-APPLICATION OF SEMABEL BUILDERS AND DEVELOPMENT CORP. FOR

DEVELOPMENTAL PERMIT

Dear Hon. Bautista-Mendiola,

Greetings in the name of public service!

The undersigned hereby endorses to your good office the letter, dated 02 October, from Mr. Ruben P. Baes, President of SEMABEL Builders and Development Corp., as regards their request for the application for a Developmental Permit for their new subdivision to develop San Lucas Cove located at Bo. Habay I, City of Bacoor, Cavite.

Attached herewith is the above-mentioned letter-application for your perusal.

Thank you for your kind consideration as regards this endorsement.

Sincerely yours,

STRIKE B. REVILLA











Website: www.bacoor.gov.ph





Cert. no. 24/181809

Reference No. 2025 - 4/27



Rep

Republic of the Philippines
Province of Cavite
CITY OF BACOOR
Office of the City I Nayor



Date: 10/3/25

AWARDEE
Succession of the state of the sta

CGBCR-MO-03-F01.02 01/15/2025

INCOMING DOCUMENTS

Endorsement Report	Follow-up Information/Copy Furnish	Invitation Legal	Proposal/Business -Request/Solicitation	For Approval/Signature Others
MR. RUREN	P. BAES			
1892	CATION OF DEV	ELOPMENTAL P	ETAMIT FOR NEW CURDY	VICTOR TO DEVELOP
VAN LUCA	S COVE LOCATE	TO AT BROY H	ABAY I , CITY OF PAGE	COOR
Remarks:	a to SP			
NV	D			

Ref No. 9/2	Office of the City Mayor INCOMING DOCUMENTS TO THE TOTAL CONTROL OF TH
Received By:	/Utaan Date: 10-03-25 Time: 10:19
Full Name: _	HORIETH VELLISAL
Contact No. :	09178441045
Address : U	ALLY 307 PAGE 1 PLUG., MADJUGAL PULLER



PAGE 1 Building Unit 307 Acacia Avenue Madrigal Business Park Ayala Alabang Muntilupa City 1215 Contact No. (02)86719094

October 2, 2025

Hon. Mayor Strike B. Revilla Municipal Mayor City of Bacoor, Cavite

Hon. Mayor Revilla:

Requesting your good office for an application of Developmental Permit for our new subdivision to develop **SAN LUCAS COVE** located at Bo. Habay I, City of Bacoor Cavite.

Hoping for your kind consideration and approval on this matter. Thank you.

Respectfully yours,

RUBEN P. BAES

President