



**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES**

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

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 07 Nov 2025
Time: 3:20 PM

Subject: A RESOLUTION GRANTING THE APPLICATION FOR 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.





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. HORACIO M. BRILLANTES JR.
Chairman

HON. ADRIELITO G. GAWARAN
Vice-Chairman

Member – Committee on Rules, Privileges, Laws and Ordinances





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



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



HON. SIMPLICIO G. DOMINGUEZ

Member

HON. RANDY C. FRANCISCO

Member

COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES

HON. REYNALDO D. PALABRICA

Chairman

HON. LEVY M. TELA

Vice-Chairman

HON. REYNALDO M. FABIAN

Member

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

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



Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Telefax: (046) 417-0727
Website: www.bacoorcitysp.com



Cert. no. 24/181605



Republic of the Philippines
Province of Cavite
CITY OF BACOR
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

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOR CITY, CAVITE
SHERRILYN F. GARDENAS
ADMIN. ASSISTANT IV
TIME: 11:30 DATE: 10/15/25

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
City Mayor



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



Cert. no. 24/181809

Reference No. 2025 - 9127

Date: 10/3/25



Republic of the Philippines
Province of Cavite
CITY OF BACOR
Office of the City Mayor



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

INCOMING DOCUMENTS

<input type="checkbox"/> Endorsement	<input type="checkbox"/> Follow-up	<input type="checkbox"/> Invitation	<input type="checkbox"/> Proposal/Business	<input type="checkbox"/> For Approval/Signature
<input type="checkbox"/> Report	<input type="checkbox"/> Information/ Copy Furnish	<input type="checkbox"/> Legal	<input checked="" type="checkbox"/> Request/Solicitation	<input type="checkbox"/> Others _____

MR. RUREN P. BAES

APPLICATION OF DEVELOPMENTAL PERMIT FOR NEW SUBDIVISION TO DEVELOP
SAN LUCAS COVE LOCATED AT BAY HARBAY I, CITY OF BACOR

Remarks:

Endorse to SP

NV



Republic of the Philippines
Province of Cavite
CITY OF BACOR
Office of the City Mayor



INCOMING DOCUMENTS

Ref No. 9127

Date: 10-03-25

Time: 10:14

Received By: MAHON

Full Name: NORILYN UNISAN

Contact No.: 09178441045

Address: UNIT 307 PACE 1 BLDG. MARQUEE BUSINESS
PARK, AYALA ALABANG, MUNTINLUPA CITY



*PAGE 1 Building Unit 307 Acacia Avenue
Madrigal Business Park Ayala Alabang
Muntlupa 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