



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

**JOINT COMMITTEE REPORT
NO. HLUUD-041-S-2025**

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 3/9/26
Time: 3:00 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 Date Referred: October 13, 2025, Re-entered in the Order of Business: January 19, 2026).*

This committee report pertains to the committee hearing conducted on January 22, 2026 relative to the above-stated subject matter. The hearing was presided over by the Chairperson of the Committee on Housing, Land Utilization and Urban Development, Hon. Horacio M. Brillantes Jr. and was held at the Sangguniang Panlungsod Session Hall situated on the 6th Floor of the BLDR Building, Bacoor Government Center, Barangay Bayanan, Bacoor City, Cavite. The minutes, attendance sheets, and pictures taken during the said hearing are attached hereto and shall be made integral parts of this report.

FINDINGS:

After careful evaluation of the documents and deliberation during the Committee's review, the following findings are hereby presented:

- The proposed San Lucas Cove development project is consistent with the City's Comprehensive Land Use Plan and Zoning Ordinance.
- The proponent has substantially complied with the documentary and technical requirements for the issuance of a Development Permit.





- The remaining requirements and related environmental plans, are currently in process, with a clear undertaking by the proponent to complete submission within the allowable period.
- Adequate provisions for parking, drainage, and road access are incorporated in the submitted development plans.
- The proponent has committed to comply with environmental safeguards, including tree planting and coordination with relevant city offices.
- There is no opposition from the members of the Committee, subject to the imposition of conditions to protect the interest of the City and the general public.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommends the **APPROVAL** of 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, subject to the following conditions: (1) Full submission and compliance with all remaining documentary requirements within the prescribed period and; (2) Compliance with all applicable laws, ordinances, rules, and regulations of the City of Bacoor and concerned national agencies.

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

Signed this 30th day of January 2026 at the City of Bacoor, Cavite.

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

HON. HORACIO M. BRILLANTES JR.

Chairman





HON. ADRIBLITO G. GAWARAN

Vice-Chairman

Member – Committee on Rules, Privileges, Laws and Ordinances

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



SCAN ME

