Republic of the Philippines
Province of Cavite
CITY OF BACOOR
Office of the Sangguniang Panlungsod

BAGONG PILIPINAS

Seal of Good Local Governance AWARDEE

DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor

HON. MIGUEL N. BAUTISTA
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. MANOLO S. GALVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLIANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

HON. PALM ANGEL S. BUNCIO
City Councilor- SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

CITY RESOLUTION NO. 2026-1130
Series of 2026

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION BETWEEN THE CITY GOVERNMENT AND MR. RUBEN P. BAES OF SEMABEL BUILDERS AND DEVELOPMENT CORPORATION REGARDING THE DONATION OF A ROAD LOT WITH AN AREA OF FIVE HUNDRED EIGHTY-SIX (586) SQUARE METERS MORE LESS LOCATED IN THE CITY OF BACOOR.

Sponsored by:
Hon. Horacio M. Brillantes, Jr.

Co-sponsored by:
Hon. Simplicio Dominguez, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Reynaldo D. Palabrica and Hon. Levy M. Tela.

WHEREAS, on August 5, 2026, the Office of the City Administrator requested the Sangguniang Panlungsod to pass a resolution authorizing Hon. Strike B. Revilla to sign a Deed of Donation and Acceptance between the City Government of Bacoor and Mr. Ruben P. Baes of Semabel Builders and Development Corporation.

WHEREAS, Mr. Ruben Baes, President of Semabel Builders & Development Corporation is the registered owner of a parcel of land located in San Lucas Cove Subdivision, Barangay Habay 1, Bacoor City, Cavite designated as road lot with an area of Five Hundred Eighty Six (586) square meters, more or less covered by Transfer Certificate of Tilte No. 067-2026001701.

WHEREAS, this donation will benefit the homeowners of San Lucas Cove Subdivision and for the use of the city government.

WHEREAS, a draft Deed of Donation and Acceptance (DODA) was sent by the Office of the City Mayor to the Sangguniang Panlungsod for review and consideration. The said DODA is made a part of this Resolution as **Annex "A".**

NOW THEREFORE, upon motion of Hon. Horacio M. Brillantes, Jr. duly seconded by the rest of the Council **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite to authorize the City Mayor, Hon. Strike B. Revilla, to sign a Deed of Donation and Acceptance between the City Government of Bacoor and Mr. Ruben Baes pertaining to the donation of road lot

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Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

within San Lucas Cove Subdivision, Barangay Habay 1, Bacoor City, Cavite.

RESOLVED FURTHER, to furnish the Office of the City Mayor, the Semabel Builders & Development Corporation and other offices and government agencies concerned with copies of this resolution.

APPROVED this 26th day of October 2026 during the 66th Regular Session of the 6th Sangguniang Panlungsod of the City of Bacoor.

I hereby certify that the contents of the foregoing Resolution are true and correct.

Certified:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

ANNEX "A"

DEED OF DONATION AND ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF DONATION AND ACCEPTANCE (the "Deed') is made and entered into this ___ day of _____, 2026 (the "Effective Date"), at the City of Bacoor, Province of Cavite, by and between:

> **RUBEN P. BAES**, of legal age, Filipino, married, and residing at 235 Camachile St., Ayala Alabang Village, Alabang, Muntinlupa City, in my capacity as the OWNER of the property, hereinafter referred to as the **"DONOR"**,
>
> and
>
> The **CITY GOVERNMENT OF BACOOR CITY**, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with its principal office address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by its City Mayor, **Hon. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied under City Resolution No. _____, Series of 2026, approved by the City Council of Bacoor dated _____[1], and hereinafter referred to as the **"DONEE"**.

WITNESSETH: That -

WHEREAS, the DONOR is the registered owner of the parcel of land, designated as Road Lot of San Lucas Cove, located in Barangay Habay 1, City of Bacoor, Province of Cavite, with an area of Five Hundred Eighty-Six (586) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE NO. 067-2026001701[2] (the "**Subject Property**"), and more particularly described as follows:

"TECHNICAL DESCRIPTION"
Lot No. 11450-H (Road 6.00 M. WIDE), Plan No. PSD-04-298328,
Portion of Lot 11450, RS-04-006343

BOUNDARIES:

LINE	*DIRECTION*	*ADJOINING LOT (S)*
1-2-3-4	*NE, NW*	*Lot 11450-A, PSD-04-298328*
4-5	*NE*	*LOT 11448, PCS-56, BACOOR Cadastre*
5-6	*SE*	*LOT 11449-E, PCS-56, BACOOR Cadastre*
6-7-8-9	*SW*	*LOT 11450-B, PSD-04-298328*
9-10	*SE*	*LOT 11450-C, PSD-04-298328*
10-14	*SE, NE*	*LOT 11450-D, PSD-04-298328*
14-15	*SW*	*LOT 11450-E, PSD-04-298328*
15-18	*NW*	*LOT 11450-F, PSD-04-298328*
18-21	*NW, SW*	*LOT 11450-G, PSD-04-298328*
21-1	*NW*	*LOT 11450-I, PSD-04-298328*
THE POINT: BBM NO. 142, PSC 56, BACOOR CADASTRE		

[1] Copy of the City Resolution No. ____ Series of 2025 is attached hereto as Annex "**A**"
[2] Copy of the TCT No. 167-2026001701 is attached hereto as Annex "**B**"

OFFICE OF THE SANGGUNIANG PANLUNGSOD BACOOR CITY, CAVITE
LYN Q. AINZA
ADMIN. ASSISTANT I
TIME: 11:33 DATE: 10/21/24

LINE	BEARING	DISTANCE
TO CORNER 1	N. 84 ° 34` E	614.33 M.
1-2	S. 80 ° 32` E	16.63 M.
2-3	N. 55 ° 58` E	2.90 M.
3-4	N. 12 ° 29` E	7.04 M.
4-5	S. 79 ° 35` E	1.84 M.
5-6	S. 07 ° 10` W	17.01 M.
6-7	N. 80 ° 32` W	7.01 M.
7-8	S. 53 ° 19` W	2.77 M.
8-9	S. 07 ° 10` W	15.35 M.
9-10	S. 07 ° 10` W	16.00 M.
10-11	S. 07 ° 10` W	7.03 M.
11-12	S. 36° 30` E	2.89 M.
12-13	S. 80° 11` E	2.14 M.
13-14	S. 09° 49` W	3.00 M.
14-15	N. 80° 11` W	14.22 M.
15-16	N. 09° 49` E	3.00 M.
16-17	N. 54° 33` E	2.81 M.
17-18	N. 07° 10` E	16.14 M.
18-19	N. 07° 10` E	22.20 M.
19-20	N. 36° 41` W	2.88 M.
20-21	N. 80° 32` W	3.12 M.
21-1	N. 13° 01` E	8.02 M.

AREA: FIVE HUNDRED EIGHTY-SIX (586) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS

WHEREAS, the DONOR is also the President of Semabel Builders & Development Corporation, the developer of San Lucas Cove ("Subdivision Project");

WHEREAS, the Subject Property is being utilized for the development and construction of San Lucas Cove, and particularly for the pipe laying activities of Maynilad Water Services Inc. to supply water to the subdivision;

WHEREAS, the DONEE consents to accept such donation, in accordance with the resolution of the City Government of Bacoor, as embodied in City Resolution No. _____, Series of 2026;

WHEREAS, the DONOR has paid all the real property taxes of the Subject Property that will be donated to the DONEE;

NOW, THEREFORE, for and in consideration of the foregoing and the terms and conditions hereinafter set forth, the Parties hereby agree, as they have agreed, as follows:

1. That, for and in consideration of sincere desire to contribute to public welfare and infrastructure development, consistent with the mandate and programs of the DONEE, the DONOR hereby voluntarily and freely GIVES, TRANSFERS, and CONVEYS, absolutely and irrevocably, by way of donation, unto the said DONEE all of his right, title, and interest over the Subject Property, together with all the improvements thereon.

2. That the DONOR hereby warrants that the Subject Property is free from all liens and encumbrances, and that the donation is made voluntarily, for the benefit of the public and the residents of the City of Bacoor, Cavite.

3. That, the DONOR affirms that the donation is not made with intent to deceive its creditors and that he has reserved for himself sufficient funds and properties to answer for his legal obligations;

4. That, the DONEE hereby accepts and receives this donation made in its favor by the DONOR and hereby expresses its appreciation for the kindness and generosity of the DONOR in donating the Subject Property;

5. That, the DONOR hereby undertakes to pay and shoulder all taxes, fees, and expenses arising from or in connection with this donation, including but not limited to the Documentary Stamp Tax and Registration Fees, and any other charges required by law or regulation for the execution, transfer, and registration of the Subject Property.

6. That, the DONEE shall not be held liable for any such foregoing taxes or fees, and the DONOR undertakes to process all necessary filings and payments with the appropriate government agencies, including the Bureau of Internal Revenue (BIR) and the Registry of Deeds, and to effect the transfer of title in the name of the DONEE.

7. That, the obligations of the DONOR under paragraphs 5 and 6 shall be binding upon the DONOR, its heirs, successors, and assigns, and shall survive the execution of this Deed.

8. That, the donation by the DONOR to the DONEE of the Subject Property is made under the following terms and conditions:

   a. The DONEE shall maintain the Subject Property and use it exclusively for governmental purposes, for the effective delivery of public services. Provided, that the DONOR and the Developer shall, at their sole cost and account, restore, repair, and maintain the road, including the portions excavated for the pipelaying activities of Maynilad Water Services, Inc., so that the Subject Property remains safe, passable, and complete for the benefit of the homeowners, until the completion of the Subdivision Project, as certified by the appropriate government agency. Only after such completion and certification shall the responsibility for ordinary maintenance of the road pass to the DONEE. Provided, finally, that the DONEE shall not be liable for any damage, defect, or deterioration of the road arising from the pipelaying activities or from the DONOR's development works before such completion of the Subdivision Project. The DONOR and the Developer shall hold the DONEE free and harmless from any claim, damage, or liability arising therefrom.
   b. Upon completion of the subdivision project, and for so long as a duly organized homeowners association exists, the association shall be in charge of the management and administration of the Subject Property. The association shall have the authority to promulgate, implement, and enforce rules and regulations governing the use and enjoyment of all subdivision properties and in maintaining the safety, order, sanitation, aesthetics, and community welfare, so long as it is authorized and aligned with public interest;

c. The exercise of the abovementioned rights shall not in any case infringe or impede the exercise by the DONEE of all rights and authority it shall possess and acquire as owner of the Subject Property.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date and at the place above written.

DONOR

RUBEN P. BAES
Owner

DONEE

CITY GOVERNMENT OF BACOOR

By:

STRIKE B. REVILLA
City Mayor

Signed in the Presence of:

Ms. NORILYN D. UNISAN
Corporate Secretary
Semabel Builders & Development Corporation

Atty. AIMEE TORREFRANCA-NERI
City Administrator
City Government of Bacoor

DRAFT

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF BACOOR, CAVITE) S.S.

BEFORE ME, a Notary Public, this ___ day of _____, 2026 personally appeared the following:

Name	*Competent proof of Identity / Number*	*Date and Place Issued*
RUBEN P. BAES		
STRIKE B. REVILLA		

known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged the same to be their free and voluntary act and deed and the local government herein represented.

This instrument, consisting of four (4) pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses and sealed with my notarial seal.

IN WITNESS WHEREOF, I have hereunto set my hand the day, year, and place above written.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2026.

DRAFT