



COMMITTEE REPORT
COMMITTEE ON HOUSING AND LAND UTILIZATION

The following agenda was referred to the herein committee, in accordance with the Order of Business, to wit:

Agenda No. 387 - Ordinance No. 28, series of 2022, passed by the Sangguniang Bayan of Hermosa, Bataan, entitled, "An ordinance reclassifying several properties of PHirst Park Homes Development Corporation: (1) from industrial to residential; and (2) industrial to commercial, located at Barangay Mambog, with an aggregate land area of 425,087 square meters."

Max-Phil World Management Development Corporation initially owned the said area of land, which they previously reclassified from agricultural to industrial in 2019. PHirst Park Homes Development Corporation purchased this land and was formally recognized as the new owners. The subject lands were applied for reclassification from industrial to commercial and residential, as stated in the agenda above. Upon the Committee Meeting last October 5, 2022, the committee members requested additional documents aside from the usual requirements for reclassification. In this regard, the land owner subsequently submitted the Site Development Plan, Tax Declaration of Real Property, Certification from the Office of Municipal Planning and Development and Municipal Treasurer, and a letter stating the reason for reclassification.

After thorough review, the committee found that this request was compliant with Section 20 of the Local Government Code, stating that the subject properties have ceased to be economically feasible and sound for industrial purposes and shall have substantially greater economic value for residential and commercial purposes.

The said agenda was deliberated further during our Committee Meeting on **October 12, 2022** and was found to have been passed within the scope of prescribed powers of the Sanggunian. Therefore, the committee hereby requests to declare the validity of Agenda No. 387 upon suspension of rules.

Prepared by:


ROMANO L. DEL ROSARIO
Chair

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BENJAMIN C. SERRANO, JR.
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NOEL JOSEPH L. VALDECAÑAS
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