



# Sangguniang Panlalawigan

BATAAN CAPITOL, BALANGA CITY



## COMMITTEE REPORT

### COMMITTEE ON HOUSING AND LAND UTILIZATION

**Agenda No. 286 - Municipal Special Ordinance No. 22-040-209**, passed by the Sangguniang Bayan of Orion, Bataan, entitled, "AN ORDINANCE RECLASSIFYING THE FOUR THOUSAND EIGHTY-NINE (4,089) SQ. M. -PORTION OF ONE (1) PARCEL OF AGRICULTURAL LAND, KNOWN AS LOT NO. 645, SITUATED IN BRGY. BALAGTAS, ORION, BATAAN, WITH A TOTAL AREA OF NINE THOUSAND THREE HUNDRED SEVENTY-EIGHT (9,378) SQ. M., EMBRACED BY TCT NO. 385, REGISTERED IN THE NAME OF THE DECEASED DONATA SANCHEZ, WHO DIED INTESTATE, ACTING THRU THE FIRST PARTY IN THE PARTITION AGREEMENT WITH WAIVER OF RIGHTS OF THE PROPERTY EXECUTED BY ALL THE SURVIVING HEIRS, WITH MICHAEL ANGELO Q. DEL ROSARIO AS THE DULY DESIGNATED ATTORNEY-IN-FACT OF THE FIRST PARTY, INTO RESIDENTIAL/ INSTITUTIONAL USE SUBJECT TO CERTAIN CONDITIONS."

**Agenda No. 301 - Municipal Ordinance No. 2022-363**, passed by the Sangguniang Bayan of Limay, Bataan, entitled, "AN ORDINANCE RECLASSIFYING THE TOTAL AREA OF 163,349 SQUARE METERS (16.3349 HECTARES) FROM AGRICULTURAL TO RESIDENTIAL/ COMMERCIAL COVERED BY TRANSFER CERTIFICATE OF TITLE NUMBERS 038-2015002613; 038-2015003314; 038-2015003315; 038-2016003893;038-2021005932;038-2021005933; 038-2021005934; 038-2021005935; 038-2022002216; 038-2022002217; 038-2022002215; 038-2022005843; AND 038-2022005671, OWNED AND REGISTERED IN THE NAME OF FIESTA COMMUNITIES INC., LOCATED AT BARANGAY SAN FRANCISCO DE ASIS I, LIMAY, BATAAN."

Pursuant to Section 20 of the Local Government Code of 1991, a city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned.

Finding the above-mentioned ordinances in consonance with the provision of existing law after considering their legality, during our committee meeting on August 10, 2022 this committee hereby requests to declare the validity of Agenda Nos. 286, and 301 in today's session upon suspension of the rules.

Prepared by:

**ROMANO L. DEL ROSARIO**  
Chair

**BENJAMIN C. SERRANO, JR.**  
Vice Chair- 1<sup>st</sup> District

**MANUEL N. BELTRAN**  
Vice Chair - 2<sup>nd</sup> District

**NOEL JOSEPH L. VALDECAÑAS**  
Member

**ANGELITO M. SUNGA**  
Member

**MARIA MARGARITA R. ROQUE**  
Member

**DOROTEO M. AUSTRIA**  
Member

Jack/08/10/22

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