



COMMITTEE REPORT
COMMITTEE ON HOUSING AND LAND UTILIZATION

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

1. **Agenda No. 414** - Ordinance No. 30, series of 2022, passed by the Sangguniang Bayan of Hermosa, Bataan, entitled, "AN ORDINANCE RECLASSIFYING A 4,724 SQUARE METER PARCEL OF LAND BELONGING TO TIGER KING GLOBAL GROUP CORPORATION, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 038-2022008695, LOCATED AT BARANGAY JRC MANDAMA, FROM AGRICULTURAL TO COMMERCIAL."
2. **Agenda No. 415** - Municipal Ordinance No. 003-2022, passed by the Sangguniang Bayan of Dinalupihan, Bataan, entitled, "AN ORDINANCE RECLASSIFYING LOT PROPERTIES OWNED BY WEST PACIFIC LEISURE AND RECREATION, INC. LOCATED AT BARANGAY COLO, DINALUPIHAN, BATAAN FROM AGRICULTURAL TO COMMERCIAL USE."
3. **Agenda No. 416** - Municipal Ordinance No. 004-2022, passed by the Sangguniang Bayan of Dinalupihan, Bataan, entitled, "AN ORDINANCE RECLASSIFYING LOT PROPERTY COVERED BY TCT NO. 038-2022001552, OWNED BY MR. MATTHEW BRYAN H. YAO, MEASURING NINE THOUSAND EIGHT HUNDRED ONE SQUARE METERS (9,801 SQ.M.), AND LOCATED AT BARANGAY SAGUING, DINALUPIHAN, BATAAN, FROM AGRICULTURAL TO COMMERCIAL USE."
4. **Agenda No. 418** - City Ordinance No. 51 S. 2022, passed by the Sangguniang Panlungsod of Balanga, Bataan, entitled, "AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL/ COMMERCIAL USE THE LAND WITH AN AREA OF 49,427 SQ.M., COVERED BY TCT NO. 038-2018001297, REGISTERED TO MASTERPIECE ASIA PROPERTIES, INC., IN BRGY. CUPANG PROPER, CITY OF BALANGA, BATAAN."
5. **Agenda No. 419** - City Ordinance No. 52 S. 2022, passed by the Sangguniang Panlungsod of Balanga, Bataan, entitled, "AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL/ COMMERCIAL USE THE LAND WITH AN AREA OF 4,088 SQ.M., COVERED BY TCT NO. 038-2018008329, REGISTERED TO MASTERPIECE ASIA PROPERTIES, INC., IN BRGY. CUPANG PROPER, CITY OF BALANGA, BATAAN."
6. **Agenda No. 420** - City Ordinance No. 53 S. 2022, passed by the Sangguniang Panlungsod of Balanga, Bataan, entitled, "AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL/ COMMERCIAL USE THE LAND WITH AN

"EXCELLENT PUBLIC SERVICE TOWARDS A BETTER QUALITY OF LIFE FOR ALL"

AREA OF 4,088 SQ.M., COVERED BY TCT NO. 038-2015007813, REGISTERED TO MASTERPIECE ASIA PROPERTIES, INC., IN BRGY. CUPANG PROPER, CITY OF BALANGA, BATAAN.”

7. **Agenda No. 421** - City Ordinance No. 54 S. 2022, passed by the Sangguniang Panlungsod of Balanga, Bataan, entitled, “AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL/ COMMERCIAL USE THE LAND WITH AN AREA OF 20,439 SQ.M., COVERED BY TCT NO. 038-2015008328, REGISTERED TO MASTERPIECE ASIA PROPERTIES, INC., IN BRGY. CUPANG PROPER, CITY OF BALANGA, BATAAN.”
8. **Agenda No. 422** - City Ordinance No. 55 S. 2022, passed by the Sangguniang Panlungsod of Balanga, Bataan, entitled, “AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL/COMMERCIAL USE THE LAND WITH AN AREA OF 10,844 SQ.M., COVERED BY TCT NO. 038-2018013046, REGISTERED TO MARIA VICTORIA C. DAKANAY ET.AL., IN BRGY. CUPANG PROPER, CITY OF BALANGA, BATAAN.”
9. **Agenda No. 423** - City Ordinance No. 56 S. 2022, passed by the Sangguniang Panlungsod of Balanga, Bataan, entitled, “AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL USE THE LAND WITH AN AREA OF 38,676 SQ.M., COVERED BY TCT NO. 038-2019004530, REGISTERED TO MASTERPIECE ASIA PROPERTIES, INC., IN BRGY. CENTRAL, CITY OF BALANGA, 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.

After deliberation during our committee meeting on **October 19, 2022**, we find that the said ordinances were passed within the scope of prescribed powers of the Sanggunian. The committee therefore recommends to declare the validity of Agenda Nos. **414, 415, 416, 418, 419, 420, 421, 422, 423** upon suspension of the rules in today’s session.

Prepared by:

ROMANO L. DEL ROSARIO
Chair



BENJAMIN C. SERRANO, JR.
Vice Chair– 1st District



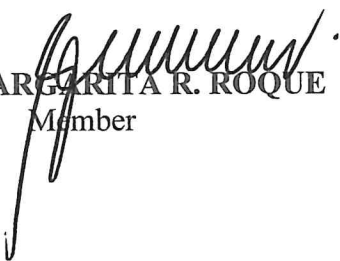
MANUEL N. BELTRAN
Vice Chair – 2nd District



NOEL JOSEPH L. VALDECAÑAS
Member



ANGELITO M. SUNGA
Member



MARIA MARGARITA R. ROQUE
Member



DOROTEO M. AUSTRIA
Member