



## 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. 425 - Municipal Ordinance No. 244, series of 2022**, passed by the Sangguniang Bayan of Morong, Bataan, entitled, "AN ORDINANCE FOR THE RECLASSIFICATION OF ONE HUNDRED SIXTY SEVEN [THOUSAND] SIX HUNDRED SEVENTY (167,670), NINETEEN THOUSAND FOUR HUNDRED SEVENTY (19,470) AND FIVE THOUSAND SEVEN (5,007) SQUARE METERS OF AGRICULTURAL LAND KNOWN AS LOT NOS. 1376, 1377-B, 1377-D, UNDER TCT NOS. 038-2017003228, 038-2017007378 & 038-2017007379 REGISTERED IN THE NAMES OF CHITO CRUZ M/T LILIBETH CRUZ AND ANN LILI PROPERTIES INC., RESPECTIVELY, SITUATED IN BRGY. MABAYO, MORONG, BATAAN TO RESIDENTIAL USE."
2. **Agenda No. 426 - Municipal Ordinance No. 245, series of 2022**, passed by the Sangguniang Bayan of Morong, Bataan, entitled, "AN ORDINANCE FOR THE RECLASSIFICATION OF ONE THOUSAND TWO HUNDRED TWO (1,202) AND TWO THOUSAND TWO HUNDRED TWENTY FIVE (2,225) SQUARE METERS OF AGRICULTURAL LAND KNOWN AS LOT NOS. 9-B-3 and 9-B-2, UNDER TCT NOS. 038-2019005051 & 038-2017003567 REGISTERED IN THE NAMES OF JORGE AGUINALDO M/T TERESITA M. AGUINALDO AND JOB A. TACADENA M/T NERITA D. TACADENA, RESPECTIVELY, SITUATED IN BRGY. NAGBALAYONG, MORONG, BATAAN TO RESIDENTIAL USE."
3. **Agenda No. 430 - Municipal Ordinance No. 382, series of 2022**, passed by the Sangguniang Bayan of Abucay, Bataan, entitled, "AN ORDINANCE APPROVING THE APPLICATION OF BATAAN CROWN HEIGHTS CORPORATION FOR THE RECLASSIFICATION OF LOT NOS. 3026-D AND 3026-E FROM AGRICULTURAL TO RESIDENTIAL USE CONTAINING A TOTAL AREA OF 29,710 SQ.M. LOCATED AT SITIO MALAKING BATO, MABATANG, ABUCAY, BATAAN."
4. **Agenda No. 431 - Municipal Ordinance No. 383, series of 2022**, passed by the Sangguniang Bayan of Abucay, Bataan, entitled, "AN ORDINANCE APPROVING THE APPLICATION OF ANA ROSE L. DYGERT FOR THE RECLASSIFICATION OF LOT NO. A-1 COVERED BY TCT NO. -038-2018010203 FROM AGRICULTURAL TO RESIDENTIAL USE CONTAINING AN AREA OF 2,000 SQ.M. LOCATED IN BRGY. MABATANG, ABUCAY, BATAAN."

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5. **Agenda No. 432 - Municipal Ordinance No. 12, series of 2022**, passed by the **Sangguniang Bayan of Orani, Bataan**, entitled, “AN ORDINANCE RECLASSIFYING PARCEL OF LAND, LOT 162-A-2 COVERED BY TCT NO. 038-2021008600 CONTAINING AN AREA OF FORTY THREE THOUSAND EIGHT HUNDRED THIRTY FIVE (43,835) SQUARE METERS OWNED BY TEODORICO ROBERTO MARRIED TO LINA BUENAFLORE, ERNESTO ROBERTO MARRIED TO NORMA DAVID, LEONILA ROBERTO, MARCIANA ROBERTO, PABLO ROBERTO MARRIED TO AIDA ZACARIAS, RICARDO ROBERTO MARRIED TO LINDA PASAQUE AND DOMINGO ROBERTO, MARRIED TO LILIA DELA PENA SITUATED AT BARANGAY MULAWIN, ORANI, BATAAN FROM AGRICULTURAL LAND TO RESIDENTIAL LAND.”
6. **Agenda No. 435 - City Ordinance No. 57 S. 2022**, passed by the **Sangguniang Panlungsod of Balanga, Bataan**, entitled, “AN ORDINANCE RECLASSIFYING FROM AGRICULTURAL TO RESIDENTIAL USED WITH AN AREA OF 1,000 SQ.M., COVERED BY TCT NO. 038-2021011293, REGISTERED TO ARSENIO P. FLORES, JR. MARRIED TO CATHERINE JOY O. FLORES, IN BRGY. CATANING, CITY OF BALANGA, BATAAN.”
7. **Agenda No. 436 - City Ordinance No. 58 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 632 SQ.M., COVERED BY TCT NO. 038-2013003509, REGISTERED TO SPOUSES SUSANA DE LEON AND HONESTO DE LEON, IN SAN JOSE, CITY OF BALANGA, BATAAN.”
8. **Agenda No. 437 - City Ordinance No. 59 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 422 SQ.M., COVERED BY TCT NO. 038-2021011642, REGISTERED TO SUZETTE BONIQUIT DELA ROSA MARRIED TO ONASSIS TRAJANO DELA ROSA, IN SAN JOSE, CITY OF BALANGA, BATAAN.”
9. **Agenda No. 438 - City Ordinance No. 60 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 213 SQ.M., COVERED BY TCT NO. 038-2021009287, REGISTERED TO SPS. SUZETTE BONIQUIT DELA ROSA MARRIED TO ONASSIS TRAJANO DELA ROSA, IN SAN JOSE, CITY OF BALANGA, BATAAN.”
10. **Agenda No. 439 - City Ordinance No. 61 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 372 SQ.M., COVERED BY TCT NO. 038-2013003508, REGISTERED TO SPOUSES NENITA ALBA AND REYNALDO ALBA, IN SAN JOSE, CITY OF BALANGA, BATAAN.”

**11. Agenda No. 440 - City Ordinance No. 62 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 250 SQ.M., COVERED BY TCT NO. 038-2021008108, REGISTERED TO JAN CARLO G. SALAVERIA AND JEFFREY G. SALAVERIA, IN BAGONG SILANG, CITY OF BALANGA, BATAAN.”

**12. Agenda No. 448 - Municipal Special Ordinance No. 22-040-215**, 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 INTESATE, ACTING THRU THE SECOND PARTY IN THE PARTITION AGREEMENT WITH WAIVER OF RIGHTS OF THE PROPERTY EXECUTED BY ALL THE SURVIVING HEIRS, WITH MS. CONSTANCIA B. PANGILINAN AS THE DULY DESIGNATED ATTORNEY-IN-FACT OF THE SECOND PARTY, INTO RESIDENTIAL USE SUBJECT TO CERTAIN CONDITIONS.”

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.

As concluded in our committee meeting on October 26, 2022, this Committee respectfully recommends to declare the validity of Agenda Nos. 425, 426, 430, 431, 432, 435, 436, 437, 438, 439, 440, and 448 upon suspension of the rules in today’s session.

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