



Sangguniang Panlalawigan

BATAAN CAPITOL, BALANGA CITY



COMMITTEE REPORT COMMITTEE ON HOUSING AND LAND UTILIZATION

The following legislative measures were referred to the herein committee for review, in accordance with the Order of Business, to wit:

1. **Agenda No. 460** - Municipal Ordinance No. 15, series of 2022, passed by the Sangguniang Bayan of Orani, Bataan, entitled, “AN ORDINANCE INSTITUTIONALIZING THE MUNICIPAL URBAN DEVELOPMENT AND HOUSING BOARD FOR THE MUNICIPALITY OF ORANI, BATAAN.”

The said ordinance was enacted by the Municipal Government of Orani to undertake, in cooperation with the private sector, a comprehensive and continuing Urban and Development and Housing Program in Implementation of Republic Act No. 7279, otherwise known as the “Urban Development and Housing Act of 1992”.

2. **Agenda No. 465** - Municipal Ordinance No. 22-020-146, passed by the Sangguniang Bayan of Orion, Bataan, entitled, “AN ORDINANCE GRANTING SUBDIVISION APPROVAL WITH DEVELOPMENT PERMIT OVER MANNO HOMES EXECUTIVE SUBDIVISION PROJECT (LOW-COST HOUSING) TO BE IMPLEMENTED BY NEXTGEN SEVEN REALTY INC., WITH BUSINESS ADDRESS AT CORPORATE HOLDINGS, #43 BUENCAMINO ST., ALABANG-ZAPOTE RD., ALABANG, MUNTINLUPA CITY, ON TEN (10) PARCELS OF IDENTIFIED RESIDENTIAL/ COMMERCIAL LAND OWNED AND REGISTERED IN THE NAME OF THE SAID CORPORATION, WITH A TOTAL PROJECT AREA OF ONE HUNDRED TWELVE THOUSAND TWO HUNDRED TWENTY THREE (112,223) SQ. M., MORE OR LESS, CONSISTING OF ONE THOUSAND SIXTEEN (1,016) SALEABLE RESIDENTIAL UNITS AND TWENTY-FOUR (24) SALEABLE COMMERCIAL UNITS, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF BP 220, AS AMENDED, AND OTHER EXISTING GOVERNING LAWS, RULES AND REGULATIONS AS PER PLANS SUBMITTED.”

3. **Agenda No. 466** - Municipal Ordinance No. 22-020-147, passed by the Sangguniang Bayan of Orion, Bataan, entitled, “AN ORDINANCE GRANTING SUBDIVISION APPROVAL WITH DEVELOPMENT PERMIT OVER MANNO HOMES SUBDIVISION PROJECT (LOW-COST AND SOCIALIZED HOUSING) TO BE IMPLEMENTED BY NEXTGEN SEVEN REALTY INC., WITH BUSINESS ADDRESS AT CORPORATE HOLDINGS, #43 BUENCAMINO ST., ALABANG-ZAPOTE RD., ALABANG, MUNTINLUPA CITY, ON SEVEN (7) PARCELS OF IDENTIFIED RESIDENTIAL/ COMMERCIAL LAND OWNED AND REGISTERED IN THE NAME OF THE SAID CORPORATION, WITH A TOTAL PROJECT AREA OF SIXTY- FIVE THOUSAND NINE HUNDRED FORTY EIGHT (65,948) SQ. M., MORE OR LESS, CONSISTING OF SEVEN HUNDRED TWENTY-ONE (721) SALEABLE RESIDENTIAL UNITS AND TWENTY-FOUR (24) SALEABLE COMMERCIAL UNITS, IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF BP 220, AS AMENDED, AND OTHER EXISTING GOVERNING LAWS, RULES AND REGULATIONS AS PER PLANS SUBMITTED.”

“EXCELLENT PUBLIC SERVICE TOWARDS A BETTER QUALITY OF LIFE FOR ALL”

The ordinances above calls for the approval of granting Subdivision to ten (10) and seven (7) parcels of land identified as both residential and commercial lands upon the application of NEXTGEN SEVEN Realty Inc., the owner/developer of MANNO HOMES Executive Subdivision Project with total project area of 112,223 sq.m. and 65,948 sq.m., respectively, in Sto. Domingo, Orion, Bataan. These will be enacted to address the growing housing needs of the increasing population of the Municipality of Orion, Bataan and adjacent municipalities, provide decent and affordable settlement areas for medium and low-income families of Orion and neighboring municipalities, and provide commercial spaces to individuals who wish to engage in business enterprises. The Zoning and Environmental Compliance Committee (ZECC) and Engineering and Standard Evaluation Committee (ESEC) and the Technical Committee of Orion evaluated and assessed the projects and recommended its approval.

4. **Agenda No. 472** - Municipal Ordinance No. 2022-212, passed by the Sangguniang Bayan of Mariveles, Bataan, entitled, “RECLASSIFICATION OF FOUR (4) PARCELS OF LAND OWNED BY MR. JESUS S. VALENCIA, WITH TOTAL AREAS OF ONE HUNDRED ONE THOUSAND THREE HUNDRED FIFTY SEVEN (101,357) SQUARE METERS, SITUATED AT BARANGAY BASECO COUNTRY, MARIVELES, BATAAN, FROM AGRICULTURAL TO RESIDENTIAL USE.”
5. **Agenda No. 476** - Municipal Ordinance No. 22-012, passed by the Sangguniang Bayan of Samal, Bataan, entitled, “AUTHORIZING THE RECLASSIFICATION OF PARCEL OF LAND COVERED BY TCT NO. T-038-2017006102 WITH AN AREA OF 12,001 SQUARE METERS MORE OR LESS FROM AGRICULTURAL INTO INDUSTRIAL CLASSIFICATION LOCATED AT BRGY. IMELDA, SAMAL, BATAAN.”

Agenda Nos. 472 and 476 are measures enacted in 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 November 9, 2022, this Committee respectfully recommends to declare the validity of Agenda Nos. 460, 465, 466, 472, and 476 upon suspension of the rules in today’s session.

Prepared by:



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Chair



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