



**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT
COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES
AND
COMMITTEE ON RULES, PRIVILEGES, LAWS AND ORDINANCES**

**JOINT COMMITTEE REPORT
NO. HLUUD-029-S-2025**

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
Date: 01 DEC 2025
Time: 1:20 pm

Subject: *A RESOLUTION APPROVING THE RECLASSIFICATION OF THE 5.9-HECTARE PORTION OF THE PROPERTY OF THE HOUSEHOLD DEVELOPMENT CORPORATION (VILLAR GROUP) FROM URBAN AGRICULTURAL ZONE TO RESIDENTIAL ZONE FOR THE PROPOSED SIENA RESIDENTIAL SUBDIVISION PROJECT LOCATED AT BARANGAY MOLINO 6, CITY OF BACOOR, CAVITE. (PCR 258-2025 dated November 17, 2025).*

This committee report pertains to the public hearing conducted on November 27, 2025 relative to the above-stated subject matter. The hearing was presided over by the Chairperson of the Committee on Housing, Land Utilization and Urban Development, Hon. Horacio M. Brillantes Jr. and was held at the Sangguniang Panlungsod Session Hall situated on the 6th Floor of the BLDR Building, Bacoor Government Center, Barangay Bayanan, Bacoor City, Cavite. The minutes, attendance sheets, and pictures taken during the said hearing are attached hereto and shall be made integral parts of this report.

This report covers the request of Household Development Corporation (HDC) for the reclassification of a 59,147-square meter parcel of land situated at Barangay Molino 6, City of Bacoor, Cavite, from Agricultural Zone to Residential Zone, intended for the development of the Siena Subdivision.

FINDINGS:

After a thorough deliberation and consultation, the Committee finds the following:





- The applicant submitted complete ownership, corporate, zoning, tax, and technical documents as required by law and local ordinances.
- The subject property is no longer tenanted, although it is still being used for agricultural purposes.
- The proposed development will consist of 150 residential lots with adequate open spaces, roads, and community facilities.
- Reclassification of the property will substantially increase its economic value and contribute to the City's housing supply.
- Environmental and flood control concerns were raised due to the reduction of rainwater-absorbing agricultural land.
- Traffic impact concerns were raised due to the expected increase in vehicular volume.
- The subject property is identified under the Comprehensive Land Use Plan as part of the City's food basket, necessitating mitigation measures.

RECOMMENDATION:

In view of the foregoing, the Honorable Members of the Joint Committee hereby recommends to **APPROVE** the Proposed City Resolution approving the reclassification of the 5.9-hectare portion of the property of the Household Development Corporation (Villar Group) from Urban Agricultural Zone to Residential Zone for the proposed Siena Residential Subdivision Project located at Barangay Molino 6, City of Bacoor, Cavite.

WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 1st day of December 2025 at the City of Bacoor, Cavite.





**COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT**

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Chairman

HON. ADRIELITO G. GAWARAN
Vice-Chairman

Member – Committee on Rules, Privileges, Laws and Ordinances
Member – Committee on Environment and Natural Resources

HON. SIMPLICIO G. DOMINGUEZ
Member

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Member





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HON. REYNALDO M. FABIAN

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