

OFFICE OF THE PRESIDENT
NATIONAL HOUSING AUTHORITY

NHA-Memorandum Circular No. 2017- 020

SUBJECT: AMENDMENT TO ANNEX E OF THE NHA MC NO. 2015-0015

1.0 BACKGROUND

NHA Memorandum Circular No. 2015-0015 issued on 29 December 2015 prescribes the Guidelines for Site Selection, Site Suitability, and Site Planning of NHA Housing Development Projects.

In November 2016, it was found that a wrong copy of **Annex E** which prescribes the **Standard Community Facilities based on Land Area/Number of Generated Lots/Housing Units** was attached to the said Memo Circular. As a Memo Circular is marked as a controlled document and routed to concerned departments based on the Quality Procedures on Control of Documents (QP1) under the NHA Quality Management System (QMS), an amendment to the MC is being proposed to correct the oversight.

2.0 AMENDMENT

Considering the foregoing, this Memo Circular amending Annex E (corrected copy attached) is being issued.

3.0 EFFECTIVITY

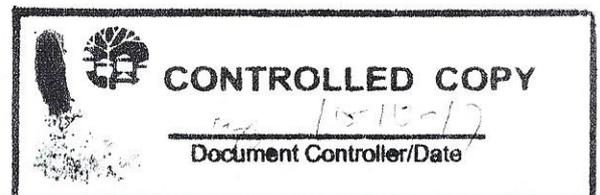
This Memorandum Circular shall take effect immediately.

For Implementation and guidance of all concerned.

MARCELINO P. ESCALADA, JR.

General Manager

Date: 09 October 2017



STANDARD COMMUNITY FACILITIES BASED ON LAND AREA/ NUMBER OF GENERATED LOTS HOUSING UNITS
(Amended by HTDO as of November 2016)

Annex E

COMMUNITY FACILITIES	STANDARD DIMENSIONS (in meters)		BELOW 3 HECTARES		3.0-5.0 HECTARES	
	L X W = Area in sq.m		Below 450 Lots/Units		450-750 Lots/ Units	
	Building Footprint Area (sq.m.)	Minimum Lot size	No. of Facilities to be Provided	Land Area Requirement (sq.m)	No. of Facilities to be Provided	Land Area Requirement (sq.m)
1. a. Covered Basketball Court	28 x 15 = 420	34 x 19 = 650.00	1	650.00	1	650.00
b. Multi-Purpose Covered Basketball Court	31 x 29 = 899	40 x 34 = 1360.00	-	-	-	-
2. a. Elementary School (15 Classrooms, 3-Storey Building)	54 x 9.5 = 513	60 x 21 = 1260.00	-	-	1	1,260.00
b. High School Building	54 x 9.5 = 513	60 x 21 = 1260.00	-	-	-	-
3. a. Wet and Dry Market	30 x 15 = 450	45 x 30 = 1350.00	-	-	-	-
b. Talipapa	14 x 8 = 112	28 x 15 = 420.00	1	420.00	1	420.00
4. a. Tricycle Terminal (Shed Type)	8 x 5 = 40	a1. 12 x 8.5 = 105.00	1	105.00	1	105.00
	10 x 6 = 60	a2. 15 x 10 = 150.00	-	-	-	-
b. Jeepney Terminal	10 x 6 = 60	30 x 15 = 450.00	-	-	-	-
5. a. Police Outpost	8 x 5 = 40	a1. 12 x 8.5 = 105.00	-	-	-	-
		a2. 15 x 10 = 150.00	-	-	-	-
b. Police Sub-Station	12 x 8 = 96	20 x 15 = 300.00	-	-	-	-
6. a. Material Recovery Facility	12 x 5 = 60	a. 20 x 9 = 180.00	1	180.00	1	180.00
		b. 25 x 12 = 300.00	-	-	-	-
7. Livelihood & Training Center / Multi-Purpose			-	-	-	-
a. Model A	a. 24 x 10 = 240	a. 36 x 18 = 650.00	-	-	-	-
b. Model B	b. 15.24 x 10 = 152.4	b. 25 x 16 = 400.00	1	400.00	1	400.00
8. a. Health Center / Infirmary	a. 12 x 8 = 96	a1. 20 x 13 = 260.00	-	-	-	-
		a2. 20 x 15 = 300.00	-	-	-	-
		a3. 30 x 18 = 540.00	-	-	-	-
b. Health Center / Day Care	b. 16.2 x 9 = 145.8	b. 25 x 15 = 375.00	1	375.00	1	375.00
9. 2-Classroom Day Care	20 x 9 = 180	28 x 15 = 420.00	-	-	-	-
10. NHA Project Office	15 x 10 = 150	25 x 15 = 375.00	-	-	-	-
Total No. of Facilities to be Provided / Total Area to be Provided:			6	2,130.00	7	3,390.00
Percentage of Total Area for Community Facilities:			7.0-10 %		6.78-11.30 %	
Open Space / Parks and Playgrounds (3.5% of Area for Projects with Density of 150 and Below):			1,049.00 sq.m.		1,050.00 - 1,750.00 sq.m.	

Assumptions:

- Based on 60% saleable and 40 % non-saleable land use allocation
- 150 units per hectare density
- 40 sq.m. (4.0m x 10.0m) average lot area

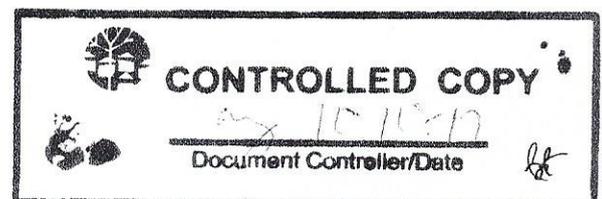
Notes:

- Elementary School and High School are 15-classroom, 3-storey building types, based on DepEd model
- Whenever there is a change in density, the number of lots/housing units shall prevail to determine the number of community facilities to provide
- In the number of facilities to be provided, e.g. 1 out of 2 means 1 building with space allocation/provision for 2; 2 out of 4 means 2 buildings with land allocation/provision for 4, etc.

CONTRACTOR
 10/10/12
 Document Controller/Date

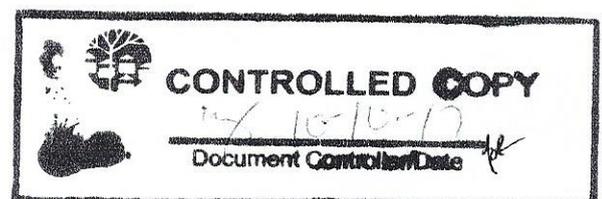
(Amended by HTDO as of November 2016)

COMMUNITY FACILITIES	STANDARD DIMENSIONS (in meters)		5.01 - 6.66 HECTARES		6.67 - 10.0 HECTARES	
	L X W = Area in sq.m		751 - 1000 Lots / Units		1001 - 1500 Lots / Units	
	Building Footprint Area (sq.m.)	Minimum Lot size	No. of Facilities to be Provided	Land Area Requirement (sq.m)	No. of Facilities to be Provided	Land Area Requirement (sq.m)
1. a. Covered Basketball Court	28 x 15 = 420	34 x 19 = 650.00	1	650.00	-	-
b. Multi-Purpose Covered Basketball Court	31 x 29 = 899	40 x 34 = 1360.00	-	-	1	1,360.00
2. a. Elementary School (15 Classrooms, 3-Storey Building)	54 x 9.5 = 513	60 x 21 = 1260.00	1	1,260.00	1	1,260.00
b. High School Building	54 x 9.5 = 513	60 x 21 = 1260.00	-	-	-	-
3. a. Wet and Dry Market	30 x 15 = 450	45 x 30 = 1350.00	-	-	-	-
b. Talipapa	14 x 8 = 112	28 x 15 = 420.00	1	420.00	1	420.00
4. a. Tricycle Terminal (Shed Type)	8 x 5 = 40	a1. 12 x 8.5 = 105.00	1	105.00	-	-
	10 x 6 = 60	a2. 15 x 10 = 150.00	-	-	1	150.00
b. Jeepney Terminal	10 x 6 = 60	30 x 15 = 450.00	-	-	-	-
5. a. Police Outpost	8 x 5 = 40	a1. 12 x 8.5 = 105.00	1	105.00	1	105.00
		a2. 15 x 10 = 150.00	-	-	-	-
b. Police Sub-Station	12 x 8 = 96	20 x 15 = 300.00	-	-	-	-
6. a. Material Recovery Facility	12 x 5 = 60	a. 20 x 19 = 180.00	-	-	-	-
		b. 25 x 12 = 300.00	1	300.00	1	300.00
7. Livelihood & Training Center / Multi-Purpose			-	-	-	-
a. Model A	a. 24 x 10 = 240	a. 36 x 18 = 650.00	-	-	1	650.00
b. Model B	b. 15.24 x 10 = 152.4	b. 25 x 16 = 400.00	1	400.00	-	-
8. a. Health Center / Infirmary	a. 12 x 8 = 96	a1. 20 x 13 = 260.00	-	-	-	-
		a2. 20 x 15 = 300.00	-	-	1	300.00
		a3. 30 x 18 = 540.00	-	-	-	-
b. Health Center / Day Care	b. 16.2 x 9 = 145.8	b. 25 x 15 = 375.00	1	375.00	-	-
9. 2-Classroom Day Care	20 x 9 = 180	28 x 15 = 420.00	-	-	1	420.00
10. NHA Project Office	15 x 10 = 150	25 x 15 = 375.00	-	-	-	-
Total No. of Facilities to be Provided / Total Area to be Provided:			8	3,615.00	9	4,965.00
Percentage of Total Area for Community Facilities:			5.43 - 7.21 %		4.96 - 7.44 %	
Open Space / Parks and Playgrounds (3.5% of Area for Projects with Density of 150 and Below):			1,753.50 - 2,331 sq.m.		2,334.50 - 3,500 sq.m.	



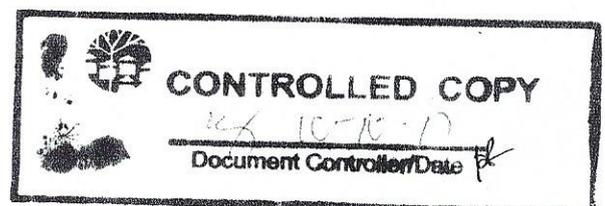
(Amended by HTDO as of November 2016)

COMMUNITY FACILITIES	STANDARD DIMENSIONS (in meters)		10.01-13.33 HECTARES		13.34-20.0 HECTARES	
	L X W = Area in sq.m		1501 - 2000 Lots / Units		2001 - 3000 Lots / Units	
	Building Footprint Area (sq.m.)	Minimum Lot size	No. of Facilities to be Provided	Land Area Requirement (sq.m)	No. of Facilities to be Provided	Land Area Requirement (sq.m)
1. a. Covered Basketball Court	28 x 15 = 420	34 x 19 = 650.00	-	-	-	-
b. Multi-Purpose Covered Basketball Court	31 x 29 = 899	40 x 34 = 1360.00	1	1,360.00	1	1,360.00
2. a. Elementary School (15 Classrooms, 3-Storey Building)	54 x 9.5 = 513	60 x 21 = 1260.00	1 of 2	2,520.00	1 of 3	3,780.00
b. High School Building	54 x 9.5 = 513	60 x 21 = 1260.00	1	1,260.00	1	1,260.00
3. a. Wet and Dry Market	30 x 15 = 450	45 x 30 = 1350.00	-	-	-	-
b. Talipapa	14 x 8 = 112	28 x 15 = 420.00	1	420.00	1	420.00
4. a. Tricycle Terminal (Shed Type)	8 x 5 = 40	a1. 12 x 8.5 = 105.00	-	-	-	-
	10 x 6 = 60	a2. 15 x 10 = 150.00	1	150.00	2	300.00
b. Jeepney Terminal	10 x 6 = 60	30 x 15 = 450.00	-	-	-	-
5. a. Police Outpost	8 x 5 = 40	a1. 12 x 8.5 = 105.00	1	105.00	-	-
		a2. 15 x 10 = 150.00	-	-	1	150.00
b. Police Sub-Station	12 x 8 = 96	20 x 15 = 300.00	-	-	-	-
6. a. Material Recovery Facility	12 x 5 = 60	a. 20 x 9 = 180.00	-	-	-	-
		b. 25 x 12 = 300.00	1	300.00	1	300.00
7. Livelihood & Training Center / Multi-Purpose			-	-	-	-
a. Model A	a. 24 x 10 = 240	a. 36 x 18 = 650.00	1	650.00	1	650.00
b. Model B	b. 15.24 x 10 = 152.4	b. 25 x 16 = 400.00	-	-	-	-
8. a. Health Center / Infirmary	a. 12 x 8 = 96	a1. 20 x 13 = 260.00	-	-	-	-
		a2. 20 x 15 = 300.00	1	300.00	1	300.00
		a3. 30 x 18 = 540.00	-	-	-	-
b. Health Center / Day Care	b. 16.2 x 9 = 145.8	b. 25 x 15 = 375.00	-	-	-	-
9. 2-Classroom Day Care	20 x 9 = 180	28 x 15 = 420.00	1	420.00	2	840.00
10. NHA Project Office	15 x 10 = 150	25 x 15 = 375.00	-	-	-	-
Total No. of Facilities to be Provided / Total Area to be Provided:			10	7,485.00	12	9,330.00
Percentage of Total Area for Community Facilities:			5.60 - 7.46 %		4.67 - 7 %	
Open Space / Parks and Playgrounds (3.5% of Area for Projects with Density of 150 and Below):			3,503.50 - 4,665.50 sq.m.		4,669 - 7,000 sq.m.	



(Amended by HTDO as of November 2016)

COMMUNITY FACILITIES	STANDARD DIMENSIONS (in meters)		20.01 - 26.66 HECTARES		26.67 - 33.33 HECTARES	
	L X W = Area in sq.m		3001 - 4000 Lots / Units		4001 - 5000 Lots / Units	
	Building Footprint Area (sq.m.)	Minimum Lot size	No. of Facilities to be Provided	Land Area Requirement (sq.m)	No. of Facilities to be Provided	Land Area Requirement (sq.m)
1. a. Covered Basketball Court	15 x 28 = 420	19 x 34 = 650.00	1	650.00	1	650.00
b. Multi-Purpose Covered Basketball Court	29 x 31 = 899	34 x 40 = 1360.00	1	1,360.00	2	2,720.00
2. a. Elementary School (15 Classrooms, 3-Storey Building)	9.5 x 54 = 513	21 x 60 = 1260.00	2 of 4	5,040.00	2 of 4	5,040.00
b. High School Building	9.5 x 54 = 513	21 x 60 = 1260.00	1 of 2	2,520.00	1 of 3	3,780.00
3. a. Wet and Dry Market	30 x 15 = 450	45 x 30 = 1350.00	1	1,350.00	1	1,350.00
b. Talipapa	14 x 8 = 112	28 x 15 = 420.00	-	-	-	-
4. a. Tricycle Terminal (Shed Type)	8 x 5 = 40	a1. 12 x 8.5 = 105.00	-	-	-	-
	10 x 6 = 60	a2. 15 x 10 = 150.00	-	-	-	-
		a3. 25 x 16 = 400	1	400.00	1	400.00
b. Jeepney Terminal	10 x 6 = 60	30 x 15 = 450.00	-	-	1	450.00
5. a. Police Outpost	8 x 5 = 40	a1. 12 x 8.5 = 105.00	-	-	-	-
		a2. 15 x 10 = 150.00	1	150.00	-	-
b. Police Sub-Station	12 x 8 = 96	20 x 15 = 300.00	-	-	1	300.00
6. a. Material Recovery Facility	12 x 5 = 60	a. 20 x 9 = 180.00	-	-	-	-
		b. 25 x 12 = 300.00	1	300.00	1	300.00
7. Livelihood & Training Center / Multi-Purpose			-	-	-	-
a. Model A	a. 24 x 10 = 240	a. 36 x 18 = 650.00	1	650.00	1	650.00
b. Model B	b. 15.24 x 10 = 152.4	b. 25 x 16 = 400.00	-	-	-	-
8. a. Health Center / Infirmary	a. 12 x 8 = 96	a1. 20 x 13 = 260.00	-	-	-	-
		a2. 20 x 15 = 300.00	1	300.00	-	-
		a3. 30 x 18 = 540.00	-	-	1	540.00
b. Health Center / Day Care	b. 16.2 x 9 = 145.8	b. 25 x 15 = 375.00	-	-	-	-
9. 2-Classroom Day Care	20 x 9 = 180	28 x 15 = 420.00	2	840.00	3	1,260.00
10. NHA Project Office	15 x 10 = 150	25 x 15 = 375.00	-	-	-	-
Total No. of Facilities to be Provided / Total Area to be Provided:			13	13,560.00	16	17,440.00
Percentage of Total Area for Community Facilities:			5.08-6.77 %		5.23-6.53 %	
Open Space / Parks and Playgrounds (3.5% of Area for Projects with Density of 150 and Below):			7,003.5 - 9,331.00 sq.m.		9,334.5-11,665.50 sq.m.	



(Amended by HTDO as of November 2016)

COMMUNITY FACILITIES	STANDARD DIMENSIONS (in meters)		33.34 - 40.0 HECTARES		40.01 - 50.0 HECTARES	
	L X W = Area in sq.m		5001-6000 Lots / Units		6001-7500 Lots / Units	
	Building Footprint Area (sq.m.)	Minimum Lot size	No. of Facilities to be Provided	Land Area Requirement (sq.m)	No. of Facilities to be Provided	Land Area Requirement (sq.m)
1. a. Covered Basketball Court	15 x 28 = 420	19 x 34 = 650.00	1	650.00	2	1,300.00
b. Multi-Purpose Covered Basketball Court	29 x 31 = 899	34 x 40 = 1360.00	2	2,720.00	2	2,720.00
2. a. Elementary School (15 Classrooms, 3-Storey Building)	9.5 x 54 = 513	21 x 60 = 1260.00	3 of 5	6,300.00	4 of 6	7,560.00
b. High School Building	9.5 x 54 = 513	21 x 60 = 1260.00	2 of 4	5,040.00	2 of 5	6,300.00
3. a. Wet and Dry Market	30 x 15 = 450	45 x 30 = 1350.00	1	1,350.00	-	-
		50 x 35 = 1750.00	-	-	1	1,750.00
b. Talipapa	14 x 8 = 112	28 x 15 = 420.00	-	-	-	-
4. a. Tricycle Terminal (Shed Type)	8 x 5 = 40	a1. 12 x 8.5 = 105.00	-	-	-	-
	10 x 6 = 60	a2. 15 x 10 = 150.00	-	-	-	-
		a3. 25 x 16 = 400	1	400.00	1	400.00
b. Jeepney Terminal	10 x 6 = 60	30 x 15 = 450.00	1	450.00	1	450.00
5. a. Police Outpost	8 x 5 = 40	a1. 12 x 8.5 = 105.00	1	105.00	1	105.00
		a2. 15 x 10 = 150.00	-	-	-	-
b. Police Sub-Station	12 x 8 = 96	20 x 15 = 300.00	1	300.00	1	300.00
6. a. Material Recovery Facility	12 x 5 = 60	a. 20 x 9 = 180.00	-	-	-	-
		b. 25 x 12 = 300.00	-	-	-	-
		c. 25 x 16 = 400.00	1	400.00	1	400.00
7. Livelihood & Training Center / Multi-Purpose	a. 24 x 10 = 240	a. 36 x 18 = 650.00				
a. Model A	b. 15.24 x 10 = 152.4	b. 25 x 16 = 400.00	1	650.00	1	650.00
b. Model B	a. 12 x 8 = 96	a1. 20 x 13 = 260.00	-	-	-	-
8. a. Health Center / Infirmary		a2. 20 x 15 = 300.00	-	-	-	-
		a3. 30 x 18 = 540.00	-	-	-	-
	b. 16.2 x 9 = 145.8	b. 25 x 15 = 375.00	1	540.00	1	540.00
b. Health Center / Day Care	20 x 9 = 180	28 x 15 = 420.00	-	-	-	-
9. 2-Classroom Day Care	15 x 10 = 150	25 x 15 = 375.00	4	1,680.00	5	2,100.00
10. NHA Project Office	15 x 10 = 150	25 x 15 = 375.00	1	375.00	1	375.00
Total No. of Facilities to be Provided / Total Area to be Provided:			21	20,960.00	24	24,950.00
Percentage of Total Area for Community Facilities:			5.24-6.28 %		4.99 - 6.23 %	
Open Space / Parks and Playgrounds (3.5% of Area Area Projects with Density of 150 and Below):			11,669 - 14,000.00 sq.m.		14,003.50 - 17,500.00 sq.m.	

