



Republic of the Philippines
Office of the President
Housing and Urban Development Coordinating Council
HOUSING AND LAND USE REGULATORY BOARD

ADMINISTRATIVE ORDER NO. 03
Series of 1996 (05 March)

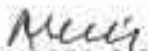
FOR ALL CONCERNED
FROM ERNESTO C. MENDIOLA
Commissioner and Chief Executive Officer
SUBJECT **AMENDMENTS TO THE IMPLEMENTING RULES AND STANDARDS
OF PD 957 AND BP 220 (BOARD RESOLUTION NO. R-578 AND
R-579, S. 1995)**

Please be advised that pertinent portions of:

1. Resolution No. R-578, dated 09 October 1995, Amending the Rules Implementing the Subdivision Buyer's Protective Decree and Other Related Laws (*Annex A*), were published in **Today** on 20, 22 and 24 February 1996 and in **Malaya** on 26 and 28 February and 01 March 1996. In accordance with PD No. 957, said amendments shall take effect **immediately** after the last publication on 01 March 1996.
2. Resolution No. R-579, dated 09 October 1995, Amending the Rules and Standards for Economic and Socialized Housing Projects to Implement Batas Pambansa Blg. 220 (*Annex B*), were likewise published on the above dates and in said newspapers. Pursuant to BP Blg. 220, the amendments shall take effect thirty (30) days after the last publication or on **31 March 1996**.

The amended rules shall apply to all applications filed and received on said effectivity date and thereafter.

For your guidance and information.


ERNESTO C. MENDIOLA

Code No 01C
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BOARD RESOLUTION NO. R-578
Series of 1995

AMENDING THE RULES IMPLEMENTING THE SUBDIVISION
AND CONDOMINIUM BUYER'S PROTECTIVE
DECREE AND OTHER RELATED LAWS

WHEREAS, the Housing and Land Use Regulatory Board is vested with rule-making and standard setting functions under Executive Order No. 648, s. 1984 as amended by Executive Order No. 90, s. 1986.

WHEREAS, the powers of the Housing and Land Use Regulatory Board to approve subdivision plans has been devolved to cities and municipalities pursuant to RA 7160, yet EO 71, s. 1993 stipulates that the exercise of such devolved powers shall be in accordance with the implementing rules and standards of PD 957 and other related laws as promulgated by HLRB;

WHEREAS, there is an apparent need to simplify the existing rules and standards to provide an easier reference for Local Government Units in processing subdivision plans and to encourage more active participation from the private sector; and

WHEREAS, there is an urgency to harmonize rules and standards with emergent development needs and trends, and concomitant policies and programs;

WHEREFORE, be it RESOLVED as it is hereby RESOLVED that the Rules Implementing the Subdivision and Condominium Buyers Protective Decree and Other Related Laws be revised as follows:

REVISED RULES IMPLEMENTING THE SUBDIVISION
AND CONDOMINIUM BUYER'S PROTECTIVE
DECREE AND OTHER RELATED LAWS

RULE I
APPROVAL OF SUBDIVISION PLAN

Sec. 1. Application for Approval of Subdivision Plan.- Every registered owner or developer of a parcel of land who wishes to convert the same into a subdivision project shall apply with the [Commission] BOARD for the approval of the subdivision plan by filing [in quadruplicate] the following:

A. Approval of Preliminary Development Plan

1. AT LEAST TWO (2) SETS OF THE FOLLOWING DOCUMENTS DULY SIGNED BY LICENSED ARCHITECT/ENGINEER:
 - a. Site Development Plan (SCHEMATIC PLAN) [signed by a licensed architect/planner or engineer planner] at a scale ranging from one is to one thousand (1:1,000) to one is to five thousand (1:5,000) showing the proposed layout of streets, lots and other features in relation to existing conditions.
 - b. VICINITY MAP INDICATING THE ADJOINING LAND USES, ACCESS AS WELL AS EXISTING FACILITIES AND UTILITIES AT LEAST WITHIN ONE HUNDRED (100) METERS FROM THE PROPERTY BOUNDARIES OF THE PROJECT, DRAWN TO SCALE.
 - c. SURVEY PLAN OF THE LOT(S) AS DESCRIBED IN TCT(S).
2. AT LEAST TWO (2) COPIES OF CERTIFIED TRUE COPY OF TITLE(S) AND CURRENT TAX RECEIPT.
3. IF THE LAND IS AN AGRICULTURAL LAND, SECURE CONVERSION AND/OR EXEMPTION CLEARANCE FROM DEPARTMENT OF AGRARIAN REFORM (DAR).
4. RIGHT TO USE OR DEED OF SALE OF RIGHT-OF-WAY FOR ACCESS ROAD AND OTHER UTILITIES WHEN APPLICABLE.

Approval of the preliminary subdivision plan will be valid only for a period of one hundred eighty (180) days from date of approval.

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B. Approval of Final Subdivision Plan

1. [Final] APPROVED Subdivision Plan BY THE LOCAL GOVERNMENT UNIT (LGU) [duly signed by a licensed architect planner or engineer planner] consisting of the site development plan at any of the following scales: one is to one thousand (1:1,000); one is to two thousand (1:2,000); or any scale not exceeding one is to five thousand (1:5,000); showing all proposals including the following:

- a. Roads, easements or right-of-way and roadway width, alignment, gradient, and similar data for alleys, if any.
- b. Lot numbers, lines and areas and block numbers.
- c. Site data SUCH AS number of residential [or] AND saleable lots, typical lot size and open spaces; AND,
- d. A SCHEME FOR TREE PLANTING

2. CIVIL WORKS DESIGN

ENGINEERING PLANS/CONSTRUCTION DRAWINGS BASED ON APPLICABLE ENGINEERING CODE AND DESIGN CRITERIA IN ACCORDANCE WITH THE FOLLOWING:

- a. AT LEAST TWO (2) COPIES OF ROAD (GEOMETRIC AND STRUCTURAL) DESIGN/PLAN.
 - (1) PROFILE SHOWING THE VERTICAL CONTROL, DESIGNED GRADE, CURVE ELEMENTS AND ALL INFORMATION NEEDED FOR CONSTRUCTION.
 - (2) TYPICAL ROADWAY SECTIONS SHOWING RELATIVE DIMENSIONS AND SLOPES OF PAVEMENT, GUTTERS, SIDEWALKS, SHOULDERS, BENCHING AND OTHERS.
 - (3) DETAILS OF ROADWAY SHOWING THE REQUIRED THICKNESS OF PAVEMENT, SUB-GRADE TREATMENT AND SUB-BASE ON THE DESIGN ANALYSIS.
 - (4) DETAILS OF ROADWAY AND MISCELLANEOUS STRUCTURE SUCH AS CURB AND GUTTER (BARRIER, MOUNTABLE AND DROP), SLOPE PROTECTION WALL AND RETAINING WALL.

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- b. AT LEAST TWO (2) COPIES OF STORM DRAINAGE AND SEWER SYSTEM
 - (1) PROFILE SHOWING THE HYDRAULIC GRADIENTS AND PROPERTIES OF THE MAIN LINES INCLUDING STRUCTURES IN RELATION WITH THE ROAD GRADE LINE.
 - (2) DETAILS OF DRAINAGE AND MISCELLANEOUS STRUCTURES SUCH AS VARIOUS TYPES OF MANHOLES, CATCH BASINS, INLETS (CURB, GUTTER, AND DROP), CULVERTS AND CHANNEL LININGS.
 - c. AT LEAST TWO (2) COPIES OF SITE GRADING PLANS WITH THE FINISHED CONTOUR LINES SUPERIMPOSED ON THE EXISTING GROUND THE LIMITS OF EARTH WORK EMBANKMENT SLOPES, CUT SLOPES, SURFACE DRAINAGE, DRAINAGE OUTFALLS AND OTHERS.
 - d. AT LEAST TWO (2) COPIES OF WATER SYSTEM LAYOUT AND DETAILS
3. Topographic Plan to include existing conditions as follows:
- a. Boundary Lines: bearings and distances;
 - b. Streets and easements, right of way width and elevation on and adjacent to the subdivision;
 - c. Utilities on and adjacent to the subdivision location, size and invert elevation of sanitary storm and combined sewers; location of gas lines, fire hydrants, electric and telephone poles and street lights. If water mains and sewers are not on/adjacent to the subdivision, indicate the direction and distance, to and size of nearest one, showing invert elevation of sewers.
 - d. Grounds elevation of the subdivision: for ground that slopes less than two percent (2%), indicate spot elevations at all breaks in grade, along all drainage channels and at selected points not more than thirty (30) meters apart in all directions: for ground that slopes more than two percent (2%), either indicate contours with an interval of not more than one half (0.5) meter if necessary due to irregular land or need for more detailed preparation of plans and construction drawings.
 - e. Other conditions on the land: water courses,

marshes, rock and wooded areas, isolated preservable trees 0.3 meter or more in diameter, houses, barns, shacks, and other significant features.

- f. Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the subdivision.
 - g. Department of Agrarian Reform conversion [approval] CLEARANCE AUTHORIZING A CHANGE IN USE [of tenanted rice and corn lands] from agricultural to [residential use] NON-AGRICULTURAL, WHERE APPLICABLE.
4. AT LEAST TWO (2) COPIES OF PROJECT STUDY FOR PROJECTS HAVING AN AREA OF ONE (1) HECTARE AND ABOVE WITH THE FOLLOWING FINANCIAL ATTACHMENTS:
- a. AUDITED ASSETS AND LIABILITIES/INCOME STATEMENT
 - b. INCOME TAX RETURN (FOR AT LEAST 3 YEARS)
 - c. CERTIFICATE OF REGISTRATION WITH SECURITIES AND EXCHANGE COMMISSION (SEC)
 - d. ARTICLES OF INCORPORATION OR PARTNERSHIP
 - e. CORPORATION BY-LAWS AND ALL IMPLEMENTING AMENDMENTS
5. SPECIFICATION, BILL OF MATERIALS AND COST ESTIMATE
6. Project [Study] PROFILE indicating raw lands and development costs, total project costs, amortization schedule, sources of financing, marketability, cash flow, housing scheme, if any, and work program.
7. Certified true copy of [Title and] Tax Declaration COVERING THE PROPERTY(IES) SUBJECT OF THE APPLICATION FOR THE YEAR IMMEDIATELY PRECEDING. [or other evidence of ownership or intent to sell and authority to develop signed by the owner.]
8. Permit [for operation] TO OPERATE [of] A deepwell FROM NATIONAL WATER RESOURCES BOARD (NWRB) and a water RESISTIVITY test [if and when necessary, from the appropriate government agency]. (THIS APPLIES ONLY TO INSTANCES WHEN THE SUBDIVISION APPROVAL INCLUDES THE PROVISION OF WATER SUPPLY BY THE OWNER-DEVELOPER). WATER POTABILITY TEST RESULTS.

If the [application for] ESTABLISHMENT OF THE subdivision project is feasible and economically viable and does not run counter to the [general land use pattern and development plans of the government, and the plan complies with the] APPROVED zoning AND LAND USE PLAN [ordinance] of the city or municipality AND THE PLAN COMPLIES [where it is situated and] with these Rules, the subdivision plan shall be approved and a development permit shall be issued upon payment of the prescribed processing fee WITH A STIPULATED CONDITION THAT AN ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC) SHALL BE SECURED PRIOR TO ACTUAL DEVELOPMENT [and under such condition as may be imposed by the Commission]. A final approval/development permit shall be valid for a period of one (1) year from date of issue.

The owner or developer shall execute the necessary surveys of the project and prepare the survey returns with technical description and computations to be submitted together and in accordance with the approved subdivision plan, to the Land Management Bureau (LMB) for verification and approval; pursuant to Section 50 of PD 1529 (Property Registration Decree) AND SECTIONS 4 & 5 OF PD 957.

RULE II APPROVAL OF CONDOMINIUM PLAN

Sec. 2. Application for Approval of Condominium Plan. - Any registered owner or developer of a parcel of land who wishes to develop the same into a condominium project shall apply with the [Commission] BOARD by filing [in quadruplicate] the following:

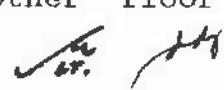
I. Approval of Preliminary Plan

- A. AT LEAST TWO (2) SETS OF Architectural Plan showing the site development plans, ground and floor plans, sections and elevations.

Filing of applications for approval of preliminary plan of a condominium shall be optional. Preliminary approval of such a plan shall be valid for a period of one hundred eighty (180) days.

II. Approval of Final Plan

- A. AT LEAST TWO (2) SETS OF Condominium Plan duly signed by a licensed architect and/or engineer consisting of the following documents:

1. Architectural plan containing: site development plan; ground and other floor plan(s); sections and elevations.
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2. Building specifications and estimated cost.

- B. Project Study indicating among others, the development cost, total project cost, amortization schedules, sources of financing, marketability, cash flow and project time table/completion.

If the establishment of the condominium project is feasible and economically viable, and does not run counter to the approved zoning and land use plan of the city or municipality and the plan complies with these Rules, the condominium plan shall be approved AND A DEVELOPMENT PERMIT SHALL BE ISSUED upon payment of the prescribed processing fee WITH A STIPULATED CONDITION THAT AN ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC) SHALL BE SECURED PRIOR TO ACTUAL DEVELOPMENT. [and under such conditions as may be imposed by the Commission]. A FINAL APPROVAL/DEVELOPMENT PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ISSUE.

[Thereafter,] The owner or developer shall submit the condominium plan to the Building Official in accordance with the requirements of the National Building Code, of the city, municipality or province where the property lies and the same shall be acted upon subject to the conditions and in accordance with the procedure prescribed in Section 4 of the Condominium Act (R.A. No. 4726).

RULE III
REGISTRATION AND LICENSING OF SUBDIVISION
AND CONDOMINIUM PROJECTS

Sec. 3. Application for Registration. - The owner or the real estate dealer interested in the sale of lots or units in a subdivision project or condominium project, respectively, shall register the project with the [Commission] BOARD by filing a sworn registration statement containing the following information:

- a. HLRB FORM 001 FOR CORPORATION
- b. HLRB FORM 003 FOR SINGLE PROPRIETORSHIP

The following documents shall be attached to the registration statement:

- a. [Copy of] Transfer Certificate of Title (TCT) OR ORIGINAL CERTIFICATE OF TITLE (OCT) DULY STAMPED WITH ORIGINAL MARKING "CERTIFIED TRUE COPY" BY THE PROPER REGISTER OF DEEDS AND BEARING ITS SEAL OR SECURITY MARKER. [in the name of the applicant if none was submitted in application for plan approval;]

a.1 WHEN PROJECT COVERS MORE THAN 20 INDIVIDUAL TITLES WITHOUT THE REQUIRED MARKS DESCRIBED ABOVE:

a.1.1 PHOTOCOPY OF TCTs

a.1.2 CERTIFICATION FROM THE REGISTER OF DEEDS CONCERNED WITH ITS SEAL OR SECURITY MARK GIVING THE FOLLOWING INFORMATION:

- (a) TCT OR OCT NUMBERS;
- (b) NAME OF ALL REGISTERED OWNER(S) AND THEIR SHARING, IF ANY;
- (c) AREA COVERED BY EACH TITLE;
- (d) NUMBER OF OCT OR TCT FROM WHICH THE TITLE IS DERIVED;
- (e) STATEMENT OF ALL UNCANCELLED LIENS AND ENCUMBRANCES, IF ANY;
- (f) LOT AND BLOCK NUMBERS AS WELL AS PSD, PSU, PCS, ETC. NUMBER.

a.2 WHEN CERTIFIED COPY OF THE TCTs WAS ISSUED MORE THAN ONE MONTH AGO BASED ON THE APPLICATION FOR CERTIFICATE OF REGISTRATION (CR), affidavit of the owner that the property is free from liens and encumbrances. [except legal easements and restrictions:] WHEN THE APPLICANT IS NOT THE OWNER, DEED FROM THE REGISTERED OWNER SHOWING CLEARLY THE AUTHORITY OF THE APPLICANT TO THE PROPERTY, E.G., ITS DEVELOPMENT AND SALE OF INDIVIDUAL LOTS OR UNITS; TO SIGN AND RECEIVE DOCUMENTS; AND, OTHER RELEVANT AUTHORITY. Provided however, that in case the subdivision/condominium project or portion thereof is mortgaged, [there is an] AFFIDAVIT OF UNDERTAKING TO SUBMIT TITLE; CERTIFICATION FROM [by] the mortgagee REGARDING OUTSTANDING BALANCE OF LOAN AND AMORTIZATION SCHEDULE; MORTGAGE OF CONTRACT; AND, AFFIDAVIT OF UNDERTAKING OF MORTGAGOR. [to release the mortgage on any subdivision lot or condominium unit as soon as the full purchase price for the same is paid by the buyer;]

b. DULY AUDITED BALANCED SHEET (CERTIFIED COPY OF THE ORIGINAL) ISSUED AND SIGNED BY THE AUTHORIZED OFFICIAL OF THE APPLICANT AND UNDER THE LATTER'S AUTHORITY.

b.1 WHEN INDIVIDUAL PERSONS ARE INVOLVED AND NO BALANCE SHEET CAN BE SUBMITTED, INCOME TAX RETURNS FOR THE PRECEDING YEAR DULY RECEIVED BY BIR OFFICE AND TAX RECEIPTS EVIDENCING PAYMENT.

- b.2 WHEN APPLICANT IS A NEW CORPORATION, PARTNERSHIP, ASSOCIATION OR SINGLE PROPRIETORSHIP, I.E., NO FINANCIAL STATEMENT OR INCOME TAX RETURN HAS BEEN PREPARED YET, SWORN STATEMENT DECLARING:
- b.2.1 OTHER ASSETS OR SOURCES OF FUNDS AND OTHER RESOURCES;
 - b.2.2 THE NATURE OF CONTROL OR OWNERSHIP OVER SUCH ASSETS, FUNDS OR RESOURCES;
 - b.2.3 COMMITMENT TO THE EFFECT THAT, IF NECESSARY, THE SAME SHALL BE USED TO COMPLETE THE PROJECT.
- c. Articles of Incorporation (or [Articles] of Partnership or Association), [as the case may be with all the] amendments thereof and existing by-laws (OR ITS EQUIVALENT) CLEARLY INDICATING THE AUTHORITY OF THE APPLICANT TO ENGAGE IN REAL ESTATE TRADE PARTICULARLY IN THE DEVELOPMENT AND SELLING OF LOTS OR UNITS. [or instruments corresponding thereto and a copy of latest annual corporate report to the Securities and Exchange Commission, including a copy of the latest financial statements showing the amount and general character of its assets and liabilities certified by a certified public accountant;] WHEN AN APPLICANT DEVIATES FROM THE INTENDED LINE OF BUSINESS STIPULATED IN ITS ARTICLES OF INCORPORATION (OR PARTNERSHIP OR ASSOCIATION), AUTHORIZATION FROM THE SECURITIES AND EXCHANGE COMMISSION (SEC) AND/OR THE APPROPRIATE GOVERNMENT AGENCY TO ENGAGE IN THE DEVELOPMENT AND SELLING OF THE SUBJECT PROJECT.
- d. A copy of any circular, prospectus, brochure, advertisement, [letter] or communication USED/to be used for [the] public offering of SUBJECT PROJECT [the subdivision lots or condominium units;] and FOR CIRCULATION UPON APPROVAL BY THIS BOARD.
- e. SAMPLE Copy [of form] of Contract TO SELL to be used in the PUBLIC OFFERING [sale] of lots, UNITS or LOTS AND units. WHEN AMENDMENTS SHALL BE AFFECTED ON THE FORM CONTRACT SUBMITTED FOR NOTIFICATION/APPROVAL BY HLRB, PRO-FORMA AFFIDAVIT SIGNIFYING WILLINGNESS TO CHANGE NAME.
- f. ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC)/CERTIFICATE OF EXEMPTION (CE) DULY CERTIFIED BY THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DENR). (ECC IS STIPULATED AS A CONDITION IN THE ISSUANCE OF A DEVELOPMENT PERMIT; I.E., DEVELOPERS MAY NOT COMMENCE

DEVELOPMENT UNTIL AN ECC IS SECURED FROM DENR)

- g. PROOF OF COMPLIANCE TO SECTION 18 OF RA 7279.
- h. For subdivision projects, [the] approved/VERIFIED SURVEY plan (2 COPIES) [as verified by the Bureau of Lands] WITH LABEL FOR ALL NON-SALEABLE AREAS INCLUDING BUT NOT LIMITED TO:
 - h.1 PARKS AND PLAYGROUNDS,
 - h.2 COMMUNITY FACILITIES
 - h.3 RIGHT OF WAY FOR ROADS AND DRAINAGE EASEMENTS,
 - h.4 ROAD LOTS AND DELINEATION OR PHASES, IF ANY.
- i. For condominium projects, [all plans registered with the Register of Deeds including the] Master Deeds [and the] WITH DECLARATION OF REGISTRATION AND Declaration of Restrictions EVIDENCED BY THE PROPER ANNOTATION THEREOF IN THE TITLE(S) OF THE PROPERTY; CERTIFIED TRUE COPY OF SUCH TITLE(S) FROM THE REGISTER OF DEEDS AND BUILDING PERMIT FROM CONCERNED LOCAL GOVERNMENT UNIT (AS STIPULATED CONDITION IN THE ISSUANCE OF DEVELOPMENT PERMIT).
- j. SANGGUNIANG RESOLUTION/ORDINANCE APPROVING THE SUBDIVISION PLAN OR DEVELOPMENT PERMIT OR ITS EQUIVALENT CONTAINING THE FOLLOWING INFORMATION WHEN THE SUBDIVISION APPROVAL IS MADE BY A LOCAL GOVERNMENT PURSUANT TO THE 1991 LOCAL GOVERNMENT CODE AND RELATED ISSUANCES:
 - j.1 FULL NAME OF THE GRANTEE OR PERMITTEE AND HIS ADDRESS;
 - j.2 COMPLETE PROJECT NAME AND ITS LOCATION;
 - j.3 DATE OF THE RESOLUTION OR ORDINANCE;
 - j.4 PROJECT AREA;
 - j.5 FULL LISTING OF TITLE(S) COVERING THE PROJECT;
 - j.6 LEGAL BASIS OF THE APPROVAL (PD 957, BP 220 AND EO 648 OR OTHER LAWS);
 - j.7 COVERAGE OR NON-COVERAGE BY RA 7279; AND
 - j.8 MAXIMUM SELLING PRICE FOR BP 220 PROJECTS.

NOTE: WHEN IN ADDITION TO OR IN LIEU OF THE SANGGUNIANG RESOLUTION OR ORDINANCE ABOVE-DESCRIBED, THERE IS A DEVELOPMENT PERMIT OR SUBDIVISION APPROVAL OR OTHER ISSUANCE WHICH LIKewise EVIDENCES THE APPROVAL BY THE LOCAL GOVERNMENT OF THE SUBDIVISION SCHEME, AND THE SAME IS BEING SUBMITTED, IT MUST BE ANY ORIGINAL COPY OR ONE CERTIFIED AS TRUE COPY THEREOF BY THE AUTHORIZED LOCAL GOVERNMENT OFFICIAL, INDICATING CLEARLY HIS FULL NAME AND POSITION AND THE DATE OF APPROVAL. IT MUST CONTAIN THE SAME DATA AS ABOVE

DESCRIBED. MOST IMPORTANT OF ALL, IT MUST BEAR AN INDICATION OF SANGGUNIAN APPROVAL SUCH AS BUT NOT LIMITED TO WORDS LIKE "APPROVED BY AUTHORITY OF THE SANGGUNIAN" OR OTHERS OF SIMILAR IMPORT, IT BEING UNDERSTOOD THAT THE SANGGUNIAN HAS PROPERLY ISSUED SUCH AUTHORITY.

THE OWNER OR THE REAL ESTATE DEALER INTERESTED IN THE SALE OF LOTS OR UNITS IN A SUBDIVISION OR CONDOMINIUM PROJECT SHALL APPLY WITH THE BOARD FOR A LICENSE TO SELL BY SUBMITTING THE FOLLOWING:

- a. PROGRAM OF DEVELOPMENT (BAR CHART, GHANT CHART, PERT-CPM, ETC.) SIGNED AND SEALED BY THE PROJECT ENGINEER OR MANAGER WITH APPROVAL THEREOF BY THE APPLICANT FOR LICENSE TO SELL INDICATING:
 - a.1 WORK ACTIVITIES/ASPECTS OF THE PROJECTS;
 - a.2 TIMEFRAME OF ACTIVITIES (SPECIFIC STARTING AND COMPLETION TIMES (DAY/MONTH/YEAR) FOR EACH ACTIVITY).
- b. AFFIDAVIT TO SUBMIT PROOF OF EXISTENCE OF TCTs/CCTs OF INDIVIDUAL SALEABLE LOTS OR UNITS AND CERTIFIED TRUE COPY OF TITLES OF COMMON AREAS WHEREBY THE AFFIANT COMMITS TO DO WITHIN A DEFINITE PERIOD (TO BE SPECIFIED BY HIM SUBJECT TO APPROVAL BY THE BOARD) FROM THE TIME OF ISSUANCE OF THE LICENSE, THE FOLLOWING:
 - b.1 TO CAUSE THE SEGREGATION OF THE INDIVIDUAL TITLES FOR ALL LOTS OR UNITS WITHIN THE PROJECT;
 - b.2 TO SUBMIT A CERTIFIED TRUE COPY OF THE TITLE TO SALEABLE LOTS OR UNITS ONLY WHEN REQUIRED BY THE BOARD;
 - b.3 TO SUBMIT PROOF THAT TITLES TO THE SALEABLE LOTS OR UNITS HAVE BEEN ISSUED, WHICH PROOF MAY INCLUDE A CERTIFICATION BY THE PROPER REGISTER OF DEEDS ENUMERATING DATA SIMILAR TO THOSE REQUIRED UNDER THE REQUIREMENT FOR CERTIFICATE OF REGISTRATION.
 - b.4 TO ACTUALLY SUBMIT A CERTIFIED TRUE COPY OF TITLE OF THE COMMON AREAS, WHICH TITLE SHALL EXPRESSLY INDICATE THE KIND OF COMMON USE APPROVED THEREFOR, ON OR BEFORE A DEFINITE DATE (TO BE SPECIFIED BY APPLICANT SUBJECT TO APPROVAL BY THE BOARD).

Sec. 4. Certificate of Registration. - Upon finding that the project may be registered in accordance with the provisions of the Decree and these Rules the [Commission] BOARD shall cause to

be published at the expense of the applicant a notice of the filing of the registration statement in two (2) newspapers of general circulations, one published in English and another in Pilipino, once a week for two (2) consecutive weeks, reciting that a registration statement for the sale of subdivision lots or condominium units has been filed with the [Commission] BOARD and that the aforesaid registration statement as well as the papers attached thereto, are open to inspection during business hours by interested parties.

After two (2) weeks from the completion of the publication and upon submission of the affidavit of publications, the [Commission] BOARD shall in the absence of any impediment, issue a Certificate of Registration upon payment of the prescribed fees.

Sec. 5. License to Sell. - No owner or dealer shall sell any disposable subdivision lot or condominium unit in the registered project without a license to sell issued by the [Commission] BOARD.

Upon proper application therefor, submission of the required work program, performance bond and payment of the prescribed license fee by the owner or dealer, the [Commission] BOARD shall issue to him a license to sell the lot or unit in the project or portion thereof covered by the performance bond if the [Commission] BOARD is convinced that he is of good repute, his business is financially stable, and the proposed sale of the subdivision lot or condominium unit to the public is not fraudulent.

Sec. 6. Performance Bond. - The performance bond required under Sec. 6 of the decree may be in any of the following forms: (PER RES. NO. R-500, S. 1991)

- a. A surety bond amounting to twenty percent (20%) of the development cost issued by a duly accredited bonding company and acceptable to the Board. It shall contain a clause stating among others that it shall remain in full force and effect unless it is ordered cancelled or released by the Board; OR,
- b. Real Estate Mortgage to be executed by the applicant as mortgagor in favor of the Republic of the Philippines as mortgagee, the latter as represented by and acting through the HLRB, over a property other than that subject of the application, free from any liens and encumbrance and provided, that the value of the property, computed on the basis of the zonal valuation schedule of the Bureau of Internal Revenue, shall be at least twenty percent (20%) of the total development cost; OR,

c. Cash bond equivalent to ten percent (10%) of the development cost which may be in the form of the following:

1. Fiduciary deposit made with the cashier and/or disbursing officer of the Board;
2. A certificate of guaranty deposit issued by any bank or financing institution of good standing in favor of the Board.
3. A letter from any bank of recognized standing certifying that so much has been set aside from the bank account of the applicant in favor of the Board which amount may be withdrawn by the Chief Executive Officer of the Board or by his duly authorized representative, at any time the principal fails or refuses to comply with his duties and obligations under the bond contract;
4. Any irrevocable credit line to be utilized in the development of the project from any bank of recognized standing and a refinancing re-structuring program indicating sources of funding from duly accredited funding institutions.

For pre-existing projects any of the forms of performance bond enumerated above may be availed of.

RULE IV REGISTRATION OF REAL ESTATE DEALERS, BROKERS AND SALESMEN

Sec. 7. Application for Registration of Dealers, Brokers and Salesmen. - No dealer, broker or salesman shall engage in the business of selling subdivision lots or condominium units without securing a certificate of registration by filing with the [Commission] BOARD a registration statement [in quadruplicate] containing the following information:

- a. Name, age and address
- b. If a corporation, partnership, or association, its office address and branch offices and the names and addresses of its executive officers and directors.
- c. Statement that applicant is qualified to act as real estate broker or salesman pursuant to law.
- d. If applicant is a salesman, the name and address of the dealer or broker who employs him, attaching a copy of

appointment.

- e. If the applicant is a broker, the names and addresses of salesmen employed by him.

Sec. 8. Certificate of Registration. - If the [Commission] BOARD shall find that the applicant is of good repute and has filed the required bond, he shall register the applicant and issue to him a Certificate of Registration, upon the payment of the prescribed registration fee.

The Certificate of Registration shall expire on the thirty-first day of December of each year; provided further, that the Certificate of Registration issued for the current year 1995 shall expire on the 31st day of December 1995.

The Certificate of Registration of a salesman shall be cancelled upon the termination of his employment with a dealer or broker. The dealer or broker shall notify in writing the [Commission] BOARD of such termination, otherwise he shall be liable for acts committed by the salesman prior to the receipt of the notification by the [Commission] BOARD, the salesman shall surrender to the [Commission] BOARD for cancellation of his Certificate of Registration within fifteen (15) days from the date of his employment is terminated.

Sec. 9. Bonds. - The Bond required under Section 11 of the Decree may be either a cash or a surety bond issued by a duly accredited bonding company. The bond shall contain a clause stating among others that it shall remain in full force and effect unless it is ordered, cancelled or released by the [Commission] BOARD. The bond shall be executed in favor of the [Human Settlements Regulatory Commission] HOUSING AND LAND USE REGULATORY BOARD conditioned upon the faithful and honest discharge by the applicant, as well as the salesman working under a broker or dealer, of their duties and shall further provide that upon failure to discharge those duties, the applicant shall be liable on the bond to any and all persons who may suffer loss by reason of such failure. The amount of the bond shall be Five Thousand Pesos (P5,000) for Dealers/Brokers and One Thousand Pesos (P1,000) for Salesmen. These bonds shall no longer be required if equivalent bonds or securities have already been posted by applicants for the same purpose with other government agencies pursuant to law.

A dealer, broker or salesman may apply in writing with the [Commission] BOARD for the cancellation and release of his bond stating therein his reasons. In appropriate cases the [Commission] BOARD may require the applicant to cause the publication of a notice therefor at the latter's expense in a newspaper of general circulation stating, among others, the fact of such application. The proof of publication shall be submitted

to the [Commission] BOARD. Any person, having any claim for money or property against the dealer, broker or salesman in his real estate service or practice, must file his claim with the [Commission] BOARD within fifteen (15) days from the date of publication. If the reason for the cancellation of the bond is his cessation from further engaging in the business of selling subdivision lots or condominium units, the dealer, broker or salesman shall surrender his certificate of registration to the [Commission] BOARD and his name shall be cancelled from the Register of Dealers, Brokers and Salesmen.

RULE V
MINIMUM DESIGN STANDARDS

Sec. 10. Design Standards for Subdivision. - Residential subdivision PROJECTS [are classified into simple and complex subdivisions. Complex subdivisions are further categorized into Models A, B, and C]. shall conform with these DESIGN STANDARDS; applicable zoning ordinances; AND [the] pertinent provisions of the National Building Code [and its implementing rules] for PROJECTS WITH HOUSING COMPONENT [applicable laws and rules affecting roads and related services] and the following design standards:

A. General Provisions

1. Site Criteria

- 1.1 CONFORMITY WITH ZONING ORDINANCE/LAND USE PLAN. - Subdivision projects shall be located in RESIDENTIAL ZONES [areas classified as] or OTHER AREAS appropriate for residential uses. [The sites thereof must be accessible from and served by access road to public transportation lines and preferably proximate to basic utilities of services such as water supply, drainage and sewerage system and power supply]. IF THERE IS NO ZONING ORDINANCE OR LAND USE PLAN, THE DOMINANT LAND USE PRINCIPLE AND SITE SUITABILITY FACTORS CITED HEREIN SHALL BE USED IN DETERMINING SUITABILITY OF A PROJECT.

[As a rule the design standards applicable to a particular subdivision project shall be in accordance with the level of development of the locality where it may be situated.]

SUBDIVISION PROJECTS SUPPORTIVE OF OTHER MAJOR URBAN ACTIVITIES (E.G. HOUSING FOR INDUSTRIAL WORKERS) MAY BE ALLOWED.

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- 1.2 PHYSICAL SUITABILITY. - SUBDIVISION SHALL BE LOCATED WITHIN SUITABLE SITES FOR HOUSING AND OUTSIDE POTENTIAL HAZARD PRONE AREAS, PROTECTION AREAS AND CRITICAL AREAS (E.G. AREAS SUBJECT TO FLOODING, LANDSLIDES AND UNSTABLE SOIL) MUST BE AVOIDED.

THE SITE SHALL BE STABLE ENOUGH TO ACCOMMODATE FOUNDATION LOAD WITHOUT EXCESSIVE EARTHMOVING, GRADING OR CUT AND FILL.

- 1.3 ACCESSIBILITY. - THE SITE MUST BE SERVED BY A ROAD THAT IS READILY ACCESSIBLE TO PUBLIC TRANSPORTATION LINES. SAID ACCESS ROAD SHALL CONFORM TO THE STANDARDS SET HEREIN OF THESE RULES TO ACCOMMODATE EXPECTED DEMAND CAUSED BY THE DEVELOPMENT AREA. IN NO CASE SHALL A SUBDIVISION PROJECTS APPROVED WITHOUT NECESSARY ACCESS ROAD/RIGHT-OF-WAY, SAID ACCESS/RIGHT-OF-WAY MAY EITHER BE CONSTRUCTED BY THE DEVELOPER OR THE LOCAL GOVERNMENT UNIT.

- 1.4 AVAILABILITY OF COMMUNITY FACILITIES AND PUBLIC UTILITIES. - WHERE APPROPRIATE AND PRACTICABLE, BASIC COMMUNITY FACILITIES AND PUBLIC UTILITIES SHALL BE AVAILABLE WITHIN TWO KILOMETERS (2.0 KM.) RADIUS.

2. [Design and] Planning Considerations

- 2.1 AREA PLANNING. - Planning and designing of subdivision projects shall take into account THE SAFETY AND GENERAL WELFARE OF THE WOULD-BE OCCUPANTS; adequate, SAFE, efficient and integrative road circulation system servicing every lot therein; judicious allocation of uses for diversity and amenity; PROPER preservation AND ALTERATION OF site; proper siting or orientation of lots; blending with existing and proposed development in the vicinity; and application of workable design principles or parameters for a well planned and self-sustaining environment.

WHEN A DEVELOPER OR PLANNER SUBMITS A PUD (PLANNED UNIT DEVELOPMENT) TYPE OF DEVELOPMENT, THE LAYOUT SHALL LIKEWISE CONFORM TO THE STANDARDS FOR RESIDENTIAL/CONDOMINIUM PROJECTS.

- a. LAND ALLOCATION. - LAND SHALL BE JUDICIOUSLY ALLOCATED FOR THE VARIOUS REQUIRED FACILITIES AND AMENITIES AS SPECIFIED IN THESE STANDARDS. ALLOCATION

SHALL BE BASED ON THE TOTAL AREA OF DEVELOPMENT AND SHALL ENSURE A BALANCED USE OF LAND.

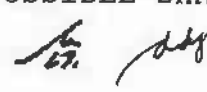
b. DENSITY. - DENSITY OF SUBDIVISION PROJECTS SHALL CONFORM WITH THE RESIDENTIAL DENSITIES SETFORTH IN THE ZONING ORDINANCE OF THE MUNICIPALITY WHERE PROJECT IS LOCATED. WHERE THERE IS A MIXTURE OF HOUSING TYPES WITHIN THE SUBDIVISION (SUCH AS SINGLE-DETACHED, ROW HOUSE, TOWN HOUSES, ETC.) DENSITY SHALL INCLUDE THE TOTAL NUMBER OF DWELLING UNITS IN MULTI-STOREY STRUCTURE PLUS THE TOTAL NUMBER OF LOTS INTENDED FOR SINGLE AND SEMI-DETACHED HOUSES.

c. OPEN SPACES SHALL CONFORM WITH THE PROVISIONS OF P.D. 1216 AND ITS IMPLEMENTING RULES (AS PER CPR NO. R-346 DATED 08 OCTOBER 1986) AND SHALL INCLUDE THE FOLLOWING:

c.1 STREETS - ADEQUATE AND SAFE MEANS OF VEHICULAR AND PEDESTRIAN CIRCULATION AND EASEMENTS FOR UTILITIES AND PLANTING STRIPS, SHALL BE PROVIDED FOR IN EVERY SUBDIVISION.

c.2 WALKS/ALLEYS - PAVED WALKS SHALL BE PROVIDED TO THE LIVING UNITS FROM STREETS, PARKING SPACES AND FROM LIVING UNITS TO PLAY AREAS.

c.3 PARKS AND PLAYGROUND - SUITABLE RECREATIONAL AREA(S) SHALL BE ALLOCATED WITHIN THE SUBDIVISION. WHERE APPLICABLE, A HIERARCHY OF SUCH RECREATIONAL AREAS MAY BE PROVIDED FOR, SUCH AS, A CENTRALLY LOCATED MAIN PARK AREA IS SUPPLEMENTED OR COMPLEMENTED BY ONE OR MORE SMALLER POCKET(S) OR AREAS FOR RECREATIONAL USE. THESE AREA MUST BE ACCESSIBLE TO LIVING UNITS AND FREE FROM ANY FORM OF HAZARD OR RISK. SAID PARKS AND PLAYGROUND SHALL BE CLEARED AND FREE FROM ANY DEBRIS. PARKS AND PLAYGROUND AS MUCH AS POSSIBLE SHALL BE AT STREET LEVEL.



2.2 SITE PRESERVATION/ALTERATION

a. SLOPE

THE FINISHED GRADE SHALL HAVE A DESIRED SLOPE TO ALLOW RAIN WATER TO BE CHanneled INTO STREET DRAINS. WHERE CUT AND FILL IS NECESSARY AN APPROPRIATE GRADE SHALL BE ATTAINED TO PREVENT ANY DEPRESSION IN THE AREA.

GRADING AND DITCHING SHALL BE EXECUTED IN A MANNER THAT WILL PREVENT EROSION OR FLOODING OF ADJOINING PROPERTIES.

b. PRESERVATION OF SITE ASSETS

SUITABLE TREES WITH A DIAMETER OF THIRTY CENTIMETER OR MORE, SHRUBS AND DESIRABLE GROUND COVER SHALL BE PRESERVED. WHERE A GOOD QUALITY TOP SOIL EXISTS IN THE SITE IT SHALL NOT BE REMOVED AND SHALL BE PRESERVED FOR FINISHING GRADES OF YARDS, PLAYGROUNDS, PARKS AND GARDEN AREA.

c. GROUND COVER

GRASS, SHRUBS, PLANTS AND OTHER LANDSCAPING MATERIALS USED FOR GROUND COVER SHALL BE OF VARIETY APPROPRIATE FOR ITS INTENDED USE AND LOCATION. THEY SHALL BE SO PLANTED AS TO ALLOW COMPLETE AND PERMANENT COVERAGE OF THE AREA.

2.3 CIRCULATION

DEPENDING ON THE CLASSIFICATION OF ROADS ADJACENT TO THE SUBDIVISION AND THE SIZE OF THE PROJECT SITE, ROAD NETWORK SHOULD RESULT INTO A HIERARCHY OF FUNCTIONS AND SHOULD DEFINE AND SERVE THE SUBDIVISION AS ONE INTEGRATED UNIT.

a. ROADS COMPLEMENTED WITH FOOTPATHS/PATHWAYS

- WITHIN THE SUBDIVISION MUST BE SO ALIGNED TO FACILITATE MOVEMENT WITHIN AND IN LINKING THE SUBDIVISION TO THE NEAREST MAJOR TRANSPORTATION ROUTE AND ADJACENT PROPERTY.

WHENEVER THERE IS/ARE EXISTING ROADS WITHIN THE PROJECT SITE WHICH SHALL BE MADE PART OF THE SUBDIVISION PLAN THESE SHALL BE IMPROVED IN ACCORDANCE WITH THE STANDARDS SET FORTH

HEREIN.

- b. STREETS SHOULD CONFORM TO THE CONTOURS OF THE LAND AS PRACTICABLE.
- c. PROVISION OF MAJOR STREET EXTENSION FOR FUTURE CONNECTION TO ADJOINING DEVELOPED AND/OR UNDEVELOPED PROPERTIES SHALL BE MANDATORY AND INTEGRATED OR ALIGNED WITH EXISTING ONES, IF ANY.
- d. STREETS SHALL BE SO LAID OUT TO MINIMIZE CRITICAL INTERSECTIONS SUCH AS BLIND CORNERS, ESKEW JUNCTION, ETC.
- e. ROADS SHALL CONFORM WITH THE CIVIL WORKS DESIGN CRITERIA AS PER SEC. 1.B.2 OF THIS RULES AND SOUND ENGINEERING PRACTICES PURSUANT TO BOARD RESOLUTION NO.176, SERIES OF 1984.
- f. LAND CIRCULATION SYSTEM SHALL COMPLY WITH THE PERTINENT REQUIREMENTS OF BP 344 OTHERWISE KNOWN AS THE ACCESSIBILITY LAW.

2.4 INSTALLATION OF STREET NAMES/SIGNS:

THE DEVELOPER SHALL BEAR THE COST OF INSTALLATION OF STREET NAMES/SIGNS COINCIDENT WITH THE CONSTRUCTION OF STREETS AND SHALL OBSERVE THE FOLLOWING:

- a. STREET NAMES WITHIN THE SUBDIVISION SHALL HAVE APPROPRIATE OR SIGNIFICANT MEANING;
- b. SHALL HAVE NO DUPLICATIONS IN SPELLING OR SOUND, OR BEAR ANY SIMILARITY TO EXISTING STREET NAMES IN ADJACENT SUBDIVISIONS, EXCEPT WHEN THEY ARE IN CONTINUATION OF EXISTING ONES;
- c. SHALL CONFORM WITH STANDARD SIZES OF STREET NAMES.

2.5 EASEMENTS

SUBDIVISION PROJECTS SHALL OBSERVE AND CONFORM WITH THE PROVISIONS OF EASEMENTS AS MAY BE REQUIRED BY:

- a. CHAPTER IV, SECTION 51 OF THE WATER CODE

- b. NATIONAL POWER CORPORATION (NPC)
- c. FAULT TRACES AS IDENTIFIED BY PHIVOLCS (PER RESOLUTION NO. 515, SERIES OF 1992)
- d. RIGHT-OF-WAY OF OTHER PUBLIC UTILITY COMPANIES AND OTHER ENTITIES.
- e. FOR PROJECTS ABUTTING NATIONAL ROADS (PRIMARY ROADS) ADEQUATE EASEMENT SHALL BE PROVIDED FOR ROAD WIDENING, LOADING AND UNLOADING AREAS AS MAY BE REQUIRED BY NATIONAL/LOCAL GOVERNMENT UNITS.

3. Design Parameters

- 3.1 Land Allocation. - For subdivision projects with an area of one (1) hectare or more the maximum saleable [lots] AREA shall be 70% OF THE GROSS AREA thereof. The owner and/or developer [thereof] shall reserve 30% of the GROSS area for [roads, alleys, pathways, parks, playgrounds and] open spaces IN ACCORDANCE WITH PD 1216.

THE PLANNING AND DESIGN STANDARDS FOR A SUBDIVISION PROJECT ARE SUMMARIZED IN TABLE 2. SEPARATE TABULATION FOR THE CIRCULATION SYSTEM AND COMMUNITY FACILITIES AND UTILITIES FOLLOW:

TABLE 1
CIRCULATION SYSTEM AND COMMUNITY FACILITIES
AND UTILITIES FOR A RESIDENTIAL SUBDIVISION PROJECT

DESIGN PARAMETER

A. LAND ALLOCATION (FIGURE 1)

- A.1 OPEN SPACE - OPEN SPACES CONFORMING WITH THE 30% OPEN SPACE REQUIREMENT ON ALL SUBDIVISIONS ONE (1) HECTARE OR MORE IN AREA SHALL BE ALLOCATED FOR PARKS AND PLAYGROUND, BASIC UTILITIES AND COMMUNITY FACILITIES/ SERVICES AND CIRCULATION SYSTEM. WHERE SITES FOR SPECIFIC SERVICES ARE REQUIRED, ALLOCATED SITES MUST BE INDICATED ON THE SUBDIVISION PLAN. A NOTICE OF THE AVAILABILITY OF SITE FOR A SPECIFIC INTENDED USE SHALL BE POSTED ON STRATEGIC PLACES IN AND OUT OF THE SUBDIVISION SITE FOR THE INFORMATION OF PROSPECTIVE/ INTERESTED PARTIES AND PUBLIC.

- a. PARKS/PLAYGROUNDS VARIABLE AND SHALL

CONFORM WITH THE
FOLLOWING RATIO AND
PROPORTION:

<u>HECTARES</u>	<u>PERCENTAGE</u>
20 AND BELOW	3.5%
21 - 25	4.0%
26 - 35	5.0%
36 - 50	6.0%
51 - 65	7.0%
ABOVE 65	9.0%

b. REQUIRED FACILITIES

VARIABLE

c. CIRCULATION SYSTEM

OBSERVE HIERARCHY
OF ROADS

A.2 MAXIMUM SALEABLE AREA

70%

B. MINIMUM LOT AREAS (SQUARE METERS)

B.1 SINGLE DETACHED HOUSES

100 SQM.

B.2 DUPLEX/SEMI-DETACHED/SINGLE ATTACHED

75 SQM.

B.3 ROW HOUSES

50 SQM.

C. MINIMUM LOT FRONTAGE (METERS)

C.1 SINGLE-DETACHED

a. CORNER LOT

12 M.

b. REGULAR LOT

10 M.

c. IRREGULAR LOT

6 M.

C.2 DUPLEX/SINGLE ATTACHED/SEMI-DETACHED

7.5 M.

C.3 ROW HOUSE

3.5 M.

D. BLOCK LENGTH (SEE FIGURE 2)
(BLOCK EXCEEDING 250 METERS SHALL HAVE
AN ALLEY)

MAX. 400 M.

E. SETBACKS

E.1 FRONT SETBACK

3 M.

67. *July*

- E.2 SIDE YARD 2 M.
- E.3 REAR YARD 2 M.
- E.4 ABUTMENTS MAY BE ALLOWED PER REQUIREMENTS OF THE NATIONAL BUILDING CODE
-

3.2 LOT LAYOUT:

WHEN PLOTTING THE SUBDIVISION PROJECT, CONSIDERATION SHALL BE GIVEN TO:

- a. PRESERVATION OF SITE ASSETS AND PROPER SITING ORIENTATION OF LOTS;
- b. BLENDING WITH EXISTING AND PROPOSED DEVELOPMENT IN THE VICINITY; AND
- c. APPLICATION OF WORKABLE DESIGN PRINCIPLES/ PARAMETERS FOR A WELL PLANNED ENVIRONMENT.

3.3 Minimum Lot [Sizes] AREA

- a. Lot [sizes] AREA for SINGLE DETACHED, DUPLEX/SEMI-DETACHED AND rowhouse[s and duplexes] shall not be less than ONE HUNDRED (100), SEVENTY FIVE (75) AND FIFTY (50) [and 150] square meters, respectively [for all models].

TO ACCOMMODATE A WIDER RANGE OF CLIENTELE (IN TERMS OF INCOME LEVEL AND LIFESTYLE), AND TO PROVIDE DIVERSITY IN HOUSING DESIGN IN A SUBDIVISION PROJECT, THE OWNER/DEVELOPER IS ENCOURAGED TO ALLOCATE AREAS FOR VARIOUS HOUSING TYPES SUCH AS:

- a.1 SINGLE-DETACHED
- a.2 DUPLEX/SEMI-DETACHED/SINGLE ATTACHED
- a.3 ROWHOUSE
- b. TYPES OF LOTS. - LOTS SHALL BE DEFINED AS FOLLOWS:
 - b.1 CORNER LOT - A LOT SITUATED AT THE INTERSECTION OF TWO OR MORE STREETS.
 - b.2 LOT FOR A SINGLE-DETACHED DWELLING UNIT - A LOT FOR A STRUCTURE COMPLETELY

SURROUNDED BY YARDS.

b.3 LOT FOR A DUPLEX/SEMI-DETACHED/SINGLE ATTACHED DWELLING UNIT - A LOT FOR A STRUCTURE CONTAINING TWO (2) SEPARATE LIVING UNITS EACH OF WHICH IS SEPARATED FROM ANOTHER BY A PARTY OR PARTY WALL AND PROVIDED WITH INDEPENDENT ACCESS.

b.4 LOT FOR ROWHOUSE UNITS - EACH LOT CONTAINING SEPARATE DWELLING UNITS IN AN ATTACHED STRUCTURE WITH THREE (3) OR MORE LIVING UNITS DESIGNED IN SUCH A WAY THAT THEY ABUT EACH OTHER AT THE SIDES AND ARE SEPARATED FROM EACH OTHER BY PARTY WALLS HAVING INDEPENDENT ACCESS.

THERE SHALL BE A MAXIMUM OF TWENTY (20) UNITS BUT IN NO CASE SHALL THIS BE BEYOND ONE HUNDRED (100) METERS IN LENGTH.

3.4 LOT DESIGN

- a. LOTS SHALL BE SO DESIGNED THAT THEY ARE NOT BISECTED BY ADMINISTRATIVE BOUNDARIES, WATER COURSES, DRAINAGE WAYS AND UTILITY LINES.
- b. A LOT SHALL BE SERVED BY AN INDEPENDENT ACCESS ROAD.
- c. WHENEVER POSSIBLE LOT FRONTAGE ELEVATION SHALL BE AT STREET LEVEL.
- d. LOT LINES SHALL PREFERABLY BE MADE PERPENDICULAR TO STREET LINES.
- e. DEEP LOTS AND IRREGULARLY SHAPED LOTS SHALL BE AVOIDED.
- f. LOTS SHALL BE PLANNED WITH ADEQUATE WIDTH FOR SIDE YARDS.
- g. LOTS SHALL BE PROTECTED AGAINST RISKS OR NO LOTS SHALL BE LAID OUT WHERE POTENTIAL RISKS EXIST (E.G. EROSION, SLIDES, FLOODING, FAULT LINES, ETC.).

3.5 Lot Frontage - Frontage for regular lots shall not be less than ten (10) meters [for models A and B and 8 meters for model C]. LOTS FOR DUPLEX/SINGLE ATTACHED/SEMI-DETACHED DWELLING UNITS SHALL

OBSERVE A FRONTAGE OF NOT LESS THAN SEVEN AND ONE HALF (7.5) METERS. FRONTAGE FOR [irregular] CORNER lots shall [observe a frontage of] not BE less than [six] TWELVE [(6)] (12) meters [for all models] AND frontage for rowhouse lots [in all models] shall not be less than three and a half (3.5) meters.

MINIMUM LOT FRONTAGES FOR SUBDIVISION PROJECTS SHALL BE AS FOLLOWS:

a. SINGLE DETACHED

- | | | | |
|-----|---------------|---|-----------|
| a.1 | CORNER LOTS | - | 12 METERS |
| a.2 | REGULAR LOTS | - | 10 METERS |
| a.3 | IRREGULAR LOT | - | 6 METERS |

b. DUPLEX/SEMI-DETACHED/
SINGLE ATTACHED - 7.5 METERS

c. ROWHOUSE - 3.5 METERS

3.6 SHELTER COMPONENT

a. MINIMUM FLOOR AREA FOR SINGLE DETACHED, DUPLEX/SEMI-DETACHED/SINGLE ATTACHED AND ROWHOUSE SHALL CONFORM WITH THE NATIONAL BUILDING CODE AND LOCAL ZONING ORDINANCE.

b. MINIMUM LEVEL OF COMPLETION - COMPLETE HOUSE FOR SINGLE DETACHED, DUPLEX/SEMI-DETACHED/SINGLE ATTACHED AND ROWHOUSE.

3.7 LENGTH OF BLOCK - BLOCK SHOULD NOT BE TOO SHORT NOR TOO LONG. SHORT BLOCK INCREASES DEVELOPMENT COST AND TRAFFIC HAZARD WHILE EXCESSIVELY LONG BLOCKS CONTRIBUTE TO INACCESSIBILITY AND INCONVENIENCE. MAXIMUM BLOCK LENGTH FOR SUBDIVISION PROJECTS SHALL BE FOUR HUNDRED (400) METERS (FOR SUBDIVISION WITH LOT COMPONENT ONLY). FOR BLOCKS EXCEEDING TWO HUNDRED FIFTY (250) METERS ALLEY SHALL BE PROVIDED. (SEE FIGURE 2).

3.8 ROAD NETWORK

a. ROAD HIERARCHY AND DIMENSIONS

WITHIN THE CONTEXT OF SUBDIVISION PROJECT DEVELOPMENT, THE FOLLOWING ROAD HIERARCHY SHALL BE OBSERVED:

a.1 MAJOR - A STREET OR ROAD LINKING THE

SITE AND SERVES AS THE MAIN TRAFFIC ARTERY WITHIN THE PROJECT SITE.

MAJOR ROADS SHALL PREFERABLY HAVE A MINIMUM RIGHT-OF-WAY OF TWELVE (12) METERS AND WITH A CARRIAGEWAY OF EIGHT (8) METERS. RIGHT-OF-WAY OF MAJOR ROADS SHALL BE INCREASED AS PROJECT SIZE INCREASES AND SHALL NOT BE LOWER THAN RIGHT-OF-WAY OF PUBLIC ROAD. A PAVED SIDEWALK WITH AT LEAST ONE (1) METER SHALL BE PROVIDED ON EACH SIDE AND THE REST SHALL BE RESERVED AS PLANTING STRIP. (SEE FIGURE 3)

IN NO CASE SHALL A MAJOR ROAD BE LESS THAN TEN (10) METERS WHEN USED AS MAIN ACCESS ROAD AND/OR AS FUTURE CONNECTION. THE MAIN ACCESS ROAD SHALL TRAVERSE THE LONGER AXIS OF THE PROPERTY.

MAJOR ROADS SHALL MAINTAIN A UNIFORM WIDTH OF ROAD RIGHT-OF-WAY. TAPERING OF ROAD WIDTH SHALL NOT BE ALLOWED.

- a.2 MINOR - A ROAD WHICH MAIN FUNCTION IS TO PROVIDE DIRECT ACCESS TO LOTS AND OTHER ACTIVITY CENTERS.

MINOR ROADS SHALL HAVE A MINIMUM RIGHT-OF-WAY OF TEN (10) METERS AND WITH SIX (6) METERS AS CARRIAGEWAY. A SIDEWALK OF ONE (1) METER SHALL BE REQUIRED ON EACH SIDE AND THE REST SHALL BE RESERVED AS PLANTING STRIP. (SEE FIGURE 3)

- a.3 MOTOR COURTS - SHALL HAVE A RIGHT-OF-WAY OF NOT LESS THAN SIX (6) METERS IN WIDTH WITH PROVISION FOR SUFFICIENT SPACE FOR VEHICULAR TURN AROUND IN THE FORM OF A CUL-DE-SAC, LOOP, BRANCH OR "T", WITH A MAXIMUM LENGTH OF SIXTY (60) METERS INCLUSIVE OF TERMINAL. (SEE FIGURES 4 & 5)

- a.4 RIGHT-OF-WAY OF ACCESS TO INTERIOR LOT- SHALL HAVE A MINIMUM RIGHT-OF-WAY OF THREE (3.00) METERS.

- a.5 DEAD ENDS SHALL NOT BE ALLOWED.

- b. ROAD INTERSECTIONS. ROADS SHOULD

INTERSECT AT RIGHT ANGLES AS MUCH AS PRACTICABLE. MULTIPLE INTERSECTIONS ALONG MAJOR ROADS SHALL BE MINIMIZED. DISTANCE BETWEEN OFFSET INTERSECTIONS SHOULD NOT BE LESS THAN TWENTY (20) METERS FROM CORNER TO CORNER. INTERSECTIONS SHOULD OCCUR ON STRAIGHT SECTIONS INSTEAD OF ON CURVED SECTIONS OF ROAD AND ON GENTLE GRADES WITH CLEAR SIGHT DISTANCE.

ROAD INTERSECTIONS SHALL BE PROVIDED WITH ADEQUATE CURB RADII CONSISTENT WITH SOUND ENGINEERING PRINCIPLES.

- c. ROAD PAVEMENT. - ALL ROADS SHALL BE PAVED IN CONCRETE OR ASPHALT INCLUDING SIDEWALKS.

ROADS WITH CONCRETE PAVEMENT MUST HAVE A THICKNESS OF NOT LESS THAN FIFTEEN (15) CENTIMETERS WHILE ROADS PAVED WITH ASPHALT MUST HAVE A THICKNESS OF NOT LESS THAN FIVE AND EIGHT HUNDREDTHS (5.08) CENTIMETERS. BASE COARSE MIXED WITH ITEM NUMBER TWO HUNDRED (#200) SHALL HAVE A THICKNESS OF TWENTY FIVE (25) CENTIMETERS. SIDEWALKS MUST BE CONCRETE WITH THICKNESS OF FIVE AND EIGHT HUNDREDTHS (5.08) CENTIMETERS.

- d. ROAD GRADE (SLOPE). - CROWN OF THE ROADS SHALL HAVE A SLOPE OF NOT LESS THAN ONE AND A HALF (1.5) PERCENT WHILE CURBS AND GUTTERS SHALL NOT BE LESS THAN SEVEN (7) PERCENT TO NINE (9) PERCENT (SEE FIGURE 6).

- e. TREE PLANTING. - EVERY OWNER OF EXISTING SUBDIVISION IS REQUIRED AMONG OTHERS TO PLANT TREES IN DESIGNATED AREA AS PER RESOLUTION NO. R-532, SERIES OF 1993 (APPROVING THE RULES AND REGULATIONS IMPLEMENTING PD 953 "REQUIRING THE PLANTING OF TREES IN CERTAIN PLACES AND PENALIZING UNAUTHORIZED CUTTING, DESTRUCTION, DAMAGING AND INJURING OF CERTAIN TREES, PLANTS AND VEGETATION"); AND ADMINISTRATIVE ORDER NO. 02, SERIES OF 1992 (SUPPLEMENTAL RULES AND REGULATIONS TO IMPLEMENT PD 953).

3.9 Water Supply System

- a. Specific Rules:

Whenever possible, the subdivision water

supply shall be connected to an approved public water system or community system provided that the water supply is enough to meet the total daily requirements of the anticipated population.

ALTERNATIVE SOURCES OF WATER SUPPLY MAY BE AVAILABLE OF SUCH AS COLLECTED RAIN WATER AND OTHER DEVICES WITH WATER IMPOUNDING CAPACITY.

When neither a public water system, nor an acceptable community system is available, a centralized water supply system shall be accepted, provided that:

- a.1 the technical consultant of the developer shall determine the location and discharge capacity of the water supply source(s) within the subdivision;
- a.2 the permits to dig well(s) or tap water lines from the appropriate government agencies are obtained;
- a.3 the water source shall be sufficient to meet the daily water requirements of every household in the subdivision;
- a.4 no hazards shall exist in the immediate vicinity of the water source that might reduce or pollute the supply; and
- a.5 equal distribution of water is assured.

Every water service entrance or connection shall be provided with a pressure-compensating, self-regulating, constant flow valve or fitting to ensure equitable distribution of water, water and power conservation and long-term savings on operational costs of water system.

- a.6 Each subdivision must have at least [two] ONE OPERATIONAL deepwell WHICH SHALL PROVIDE SUFFICIENT CAPACITY EQUAL TO THE MAXIMUM DAILY DEMAND.

- b. Water Requirements. - Every dwelling unit shall be served by an individual supply of water. The pipe diameter shall be sufficient to meet the total hourly domestic needs of every household for any eight (8) hour period.

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AVERAGE DAILY DEMAND (ADD): 150 LITERS PER CAPITA PER DAY (LCPD) FOR HOUSEHOLD CONNECTION. (PER BOARD RESOLUTION NO. 506, SERIES OF 1992).

- c. Fire Protection Demand. - PROVISION FOR FIRE PROTECTION SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION CODE. WHENEVER APPLICABLE, THE LOCAL GOVERNMENT UNIT SHALL PROVIDE EACH COMMUNITY WITH FIRE HYDRANTS AND A CISTERN THAT ARE OPERATIONAL AT ALL TIMES.
- d. WATER TANK CAPACITY - 20% AVERAGE DAILY DEMAND PLUS FIRE RESERVE.
- e. Pipes. - Pipes SHALL CONFORM WITH THE STANDARDS REQUIRED BY METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM (MWSS) AND/OR LOCAL WATER UTILITIES ADMINISTRATION (LWUA).

3.10 Sewage Disposal System

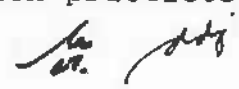
a. CONNECTION TO COMMUNITY SEWER SYSTEM

CONNECTIONS SHALL BE MADE TO AN APPROVED PUBLIC OR COMMUNITY SEWER SYSTEM, SUBJECT TO THE REQUIREMENTS AND PROVISIONS OF THE SANITATION CODE AND OTHER APPLICABLE RULES AND REGULATIONS.

- b. SEPTIC TANKS. - WHERE COMMUNITY SEWER SYSTEM IS NOT AVAILABLE, SEWAGE SHALL BE DISPOSED OF AND TREATED IN INDIVIDUAL SEPTIC TANKS.

SEPTIC TANKS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, COMPLETELY WATER-PROOFED AND DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SANITATION CODE.

- 3.11 DRAINAGE SYSTEM. - The DESIGN OF THE drainage system of the subdivision [must] SHALL TAKE INTO CONSIDERATION EXISTING DEVELOPMENT OF ADJACENT AREAS RELATIVE TO THEIR IMPACT/EFFECT ON ITS DRAINAGE SYSTEM IF ANY. FURTHER, IT SHALL conform with the natural drainage pattern of the subdivision site, and shall drain into appropriate water bodies or public drainage system. IN NO CASE SHALL DRAINAGE OUTFALLS DRAIN INTO A PRIVATE LOT. Its layout shall conform with sound engineering design/ principles CERTIFIED BY A DULY LICENSED CIVIL/SANITARY ENGINEER. Drain lines shall be of durable materials and approved installation practices.



UNDERGROUND DRAINAGE SYSTEM SHALL BE PROVIDED WITH ADEQUATE MANHOLES FOR EFFICIENT MAINTENANCE.

3.12 Electrical Power Supply. - MANDATORY INDIVIDUAL HOUSEHOLD CONNECTION TO primary and/or alternate sources of power for the subdivision must be readily available for the use of subdivision dwellers. Street lighting, utility poles, features (E.G. TRANSFORMER) and wiring system shall conform with the design standards or provisions of the NATIONAL Electrical Code OR THE LOCAL ELECTRIC FRANCHISE HOLDER/LOCAL ELECTRIC COOPERATIVE OR THE LOCAL UTILITY COMPANY. MAXIMUM DISTANCE BETWEEN STREETLIGHTS SHALL BE FIFTY (50) METERS.

3.13 Garbage Disposal System. - The subdivision shall have a sanitary and efficient refuse collection and disposal system, whether independently or in conjunction with the municipal/city garbage collection and disposal services.

Sec. 11. Design Standards and Guidelines for Residential Condominium Projects. (AMENDED PER BOARD RES. No. 566, S. 1995)

A. Conformity to Land Use Plan/Zoning Ordinance/National Building Code

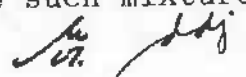
1. Residential condominium projects shall preferably be located in areas zoned as or appropriate for residential uses.
2. Condominium projects shall likewise conform with the minimum building requirements, lot occupancy, open spaces, parking and other requirements of the National Building Code and its implementing rules.

B. Site Preservation/Alteration

Provisions for site preservation/alteration for residential subdivision shall apply.

C. Area Planning

1. Supplementary and supportive activities to residential use shall be allowed provided that the privacy, order and safety of the residents are not jeopardized nor threatened and that the Land Use Plan and/or Zoning Ordinance of the locality can accommodate such mixture of land uses.



2. Open spaces shall be provided within the project site pursuant to the National Building Code and its implementing rules. These shall include courts, yards, setbacks, lightwells, uncovered driveways, access roads, parking spaces, buffer strips, parks and playgrounds. Except as may hereafter be otherwise provided these spaces shall be open from the ground to the sky. The open space shall also be allocated for basic utilities and community facilities or common areas.
3. Easements for utilities, such as drainage system, water supply, power lines and communication lines, shall be integrated with land circulation system.
4. Building orientation on lot shall take into account proper ventilation, sunlight and land characteristics.
5. No development shall be allowed within the five-meter mandatory easement on both sides of the Marikina Valley Fault Trace and such other fault traces as may be identified by PHIVOLCS. (Approved per Board Res. NO. 515, Series of 1992)

D. Space Standards

Space allocations shall provide areas for living, dining, kitchen, sleeping, toilet and bath, laundry/drying area and storage - the minimum sizes of which shall be in accordance with the requirements of the National Building Code and its implementing rules.

1. Unit Dimension:

- 1.1 Condominium unit dimensions shall not be less than 18 square meters for single occupancy or studio units. MINIMUM FLOOR AREA SHALL BE IN ONE FLOOR LEVEL EXCLUSIVE OF MEZZANINE IF ANY.

Computation of floor areas of condominium units shall be in accordance with Sec. 6 of RA 4726 (Condominium Act).

2. Parking

- 2.1 Off-street parking spaces for residential condominium projects shall be provided in accordance with the National Building Code (PD 1096) with the following minimum requirements:

- 2.1.1 Multi-family living unit regardless of number of storeys with average living

unit floor area of:

Up to 50 square meters - 1 slot/8 living units

Above 50 square meters - 1 slot/4 living units
to 100 square units

More than 100 square - 1 slot/living
meters unit

- 2.2 Parking may be off-site provided that it shall not be more than 100 meters away from the condominium projects. (See Figure 7)
- 2.3 Whenever basement parking or multi-floor parking garages shall be provided within the project site, the parking space provided therein shall be subtracted from the total parking area required of the project.
- 2.4 Compliance with additional parking spaces as required by local ordinances shall be mandatory.
3. Parks/Playground and/or Other Recreational Areas
 - 3.1 Parks/Playground (exclusive of easements, access roads, driveways, parking space) shall be required for:
 - a. Projects with a gross saleable area of 1,000 square meters; or
 - b. Projects with ten (10) or more condominium units. Except when the condominium is part of a subdivision project or a park/playground not more than or 800 meters away exists, and in reaching it the children will not be unduly exposed to hazard.
 - 3.2 The minimum area for a single park/playground shall be fifty (50) square meters. Increments of three (3.00) square meters for every additional FAMILY DWELLING TYPE condominium unit in excess of ten (10) shall be added.
 - 3.3 Parks/playground or other recreational facilities may not be required if the condominium is located not more than or 800 meters from [a] AN [publicly] accessible PUBLIC park/playground/or other recreational facilities.

3.4 Parks/playground shall be properly landscaped to accommodate both active and passive activities.

3.5 Parks/playground may be accommodated in the yard/s provided such yards are adequate and usable as park.

3.6 Other facilities (optional) such as tennis courts, swimming pool, etc. may be integrated with the park/playground.

4. Access Roads

Roads shall serve every building, parking space, park/playground and service points (e.g. garbage collection points). Minimum right-of-way or roads shall be 8 meters, 6 meters thereof shall be the carriageway and the remaining 2 meters shall be developed as sidewalk/planting strip.

Pathwalks shall be provided for pedestrian circulation with a minimum width of 1.2 meters.

Construction of roads, sidewalk and pathwalks shall be in accordance with the standards of a residential subdivision. Space for turn around at dead end shall be provided.

Access to the Property. Direct vehicular access to the property shall be provided by means of an abutting improved public street or alley.

Access to the Dwelling. An independent means of access shall be provided to each dwelling, or group of dwellings in a single plot, without trespassing adjoining properties. Each dwelling must be capable of maintenance without trespassing adjoining properties, utilities and service facilities must be independent for each dwelling unit.

Each dwelling unit shall be provided with a sanitary means for the removal of garbage and trash.

Access to Living Units. An independent means of access to each living unit shall be provided without passing through any yard of a living unit or any other yard.

E. Basic Facilities and Services

1. Service Area (Laundry/Drying Area)

Adequate laundry and drying areas shall be provided.

Where such services areas are held in common, they shall have suitable outdoor locations, fenced or screened and kept away from living rooms, entrance or front yards.

2. Mechanical Equipment and Service Areas

[Elevator shall be optional for condominium projects not exceeding four (4) storeys. For condominium with five (5) or more storeys,] PROVISION OF elevators shall CONFORM [be provided in accordance] with the plans and specifications of the duly licensed design Architect/Engineer who shall determine the requirement for elevators including the number of cars, capacity, safety features and standards, elevator type, speed and location in relation to the over-all design and use of the building; The design architect/engineer shall certify under oath that all the components thereof are in accordance with the National Building Code, the accessibility law, and national and international industry standards and other pertinent laws. (Approved as per Res. No. 554, series of 1974). PROVIDED FURTHER THAT IT SHALL CONFORM WITH THE RELEVANT PROVISIONS OF THE NATIONAL BUILDING CODE.

Compliance to the provisions of the Fire Code shall be mandatory.

3. Refuse Collection/Disposal

Adequate refuse collection and disposal system shall be provided independently or in conjunction with the municipality or city garbage collection and disposal services and shall be in accordance with applicable local ordinances, and shall conform to the provisions of the Sanitation Code, the National Building Code and its implementing rules.

4. Water supply, power, sewerage and drainage utilities shall conform with the requirements of a subdivision.

4.1 RESERVOIR/WATER TANK

FOR MULTI-STOREY BUILDINGS

IF THE HEIGHT OF THE BUILDING REQUIRES WATER PRESSURE IN EXCESS OF THAT IN THE MAIN WATER LINE, A WATER TANK SHALL BE PROVIDED.

TANK SHALL ALSO BE REQUIRED IF THE PEAK DRAWN SHOULD REDUCE THE PRESSURE ON THE HIGHEST USABLE FLOOR TO LESS THAN 10 PSI (POUNDS PER SQUARE INCH)

- THE MINIMUM PRESSURE REQUIRED FOR SATISFACTORY OPERATION OF FIXTURES, PARTICULARLY THOSE WITH FLUSH VALVES.

4.2 CAPACITY - 20% AVERAGE DAILY DEMAND PLUS FIRE RESERVE

Sec. 12. Conversion of Existing Structures to Condominium Projects. - Existing structures five years old and above may be converted into condominium projects upon proper application therefor with the Board and compliance with the requirements of condominium laws and these rules and standards, except as regards parking and loading spaces, the minimum off-street requirements which are as follows:

1. The size of an average automobile parking slot shall be computed at 2.4 meters by 5.00 meters of perpendicular or diagonal parking, at 2.00 meters by 6.00 meters for parallel parking. The parking slot shall be indicated on the plans and specified whether or not parking accommodation, are attendant-managed. Item 2, Rule XIX of the implementing rules and regulations of P.D. 1096 shall be supplementary application particularly as regards to computation of parking requirements.

1.1 Multi-family living units regardless of number of storeys with an average living unit floor area of:

- | | |
|--------------------------------|-------------------------|
| a. Up to 50 sq.m. | - 1 slot/8 living units |
| b. Above 50 sq.m. to 100 sq.m. | - 1 slot/4 living units |
| c. More than 100 sq.m. | - 1 slot/living unit |

(Approved as per Res. No. 176, series of 1984)

Sec. 13. Variances. - Variance may be allowed in cases of large scale government and private residential subdivision or condominium projects; housing in areas for priority development or urban land reform zones, including blighted areas and other identified projects under the Urban Land Reform Program; resettlement and rehabilitation projects; in cases of social housing projects oriented towards low income groups, or housing projects financed by any government financing institution; or in cases where strict observance hereof will cause extreme hardship to the subdivision or condominium owner/developer. Such extreme hardship to the subdivision or condominium owner/developer is defined and explained as follows:

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1. The location is unique and different from the adjacent locality, and because of its uniqueness, the owners can not obtain a reasonable return on the residential subdivision/condominium projects;
2. The hardship is not self-created;
3. The proposed variance is due to existing permanent structures (concrete/steel) and are necessary to permit a reasonable use of the residential subdivision/condominium;
4. The variance will not alter the essential character of the location where the residential subdivision for which the variance is sought, is located, and will not substantially or permanently conflict the use of the other residential subdivision/condominium in the same locality; particularly those within a one (1) kilometer radius thereof;
5. The variance will not give rise to unauthorized reclassification of the approved residential subdivision/condominium plan (i.e. whether partial or full alteration of the plan), and will not adversely affect the public health, safety or general welfare; and is in keeping with the general welfare of the community. (Per Commission Proper Resolution No. R-53, S. 1982)

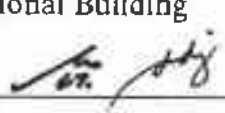
67. Jty.

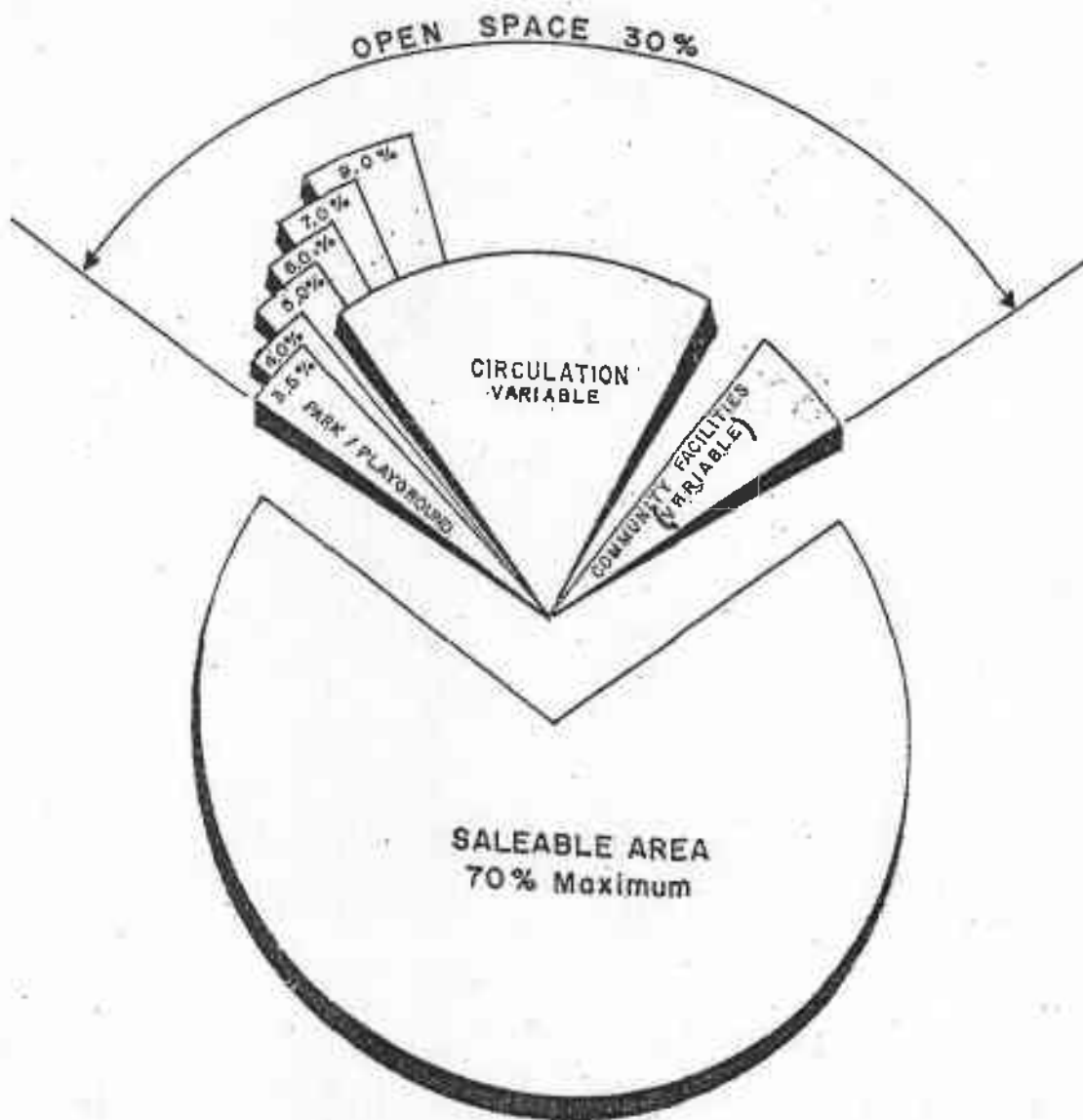
TABLE 2
PLANNING AND DESIGN STANDARDS
FOR A RESIDENTIAL SUBDIVISION PROJECT

PARAMETERS	PD 957 OPEN MARKET HOUSING														
1. PROJECT LOCATION	WITHIN SUITABLE SITES FOR HOUSING AND OUTSIDE POTENTIAL HAZARD PRONE AND PROTECTION AREAS														
2. LAND ALLOCATION (Percentage of Gross Area, One hectare and Above) a. Saleable area b. Non-saleable area b.1 Area allocated for parks and playgrounds (one hectare and above) b.2 Area Allocated for Community Facilities b.3 Circulation System	a. 70% (maximum) b. 30% (minimum) Mandatory allocation for parks and playgrounds per tabulation below: <table> <thead> <tr> <th>Density (No. of Lots/Dwelling Units per Hectare)</th><th>% of Gross Area Allocated for Parks and Playgrounds</th></tr> </thead> <tbody> <tr><td>20 & below</td><td>3.5%</td></tr> <tr><td>21 - 25</td><td>4.0%</td></tr> <tr><td>26 - 35</td><td>5.0%</td></tr> <tr><td>36 - 50</td><td>6.0%</td></tr> <tr><td>51 - 65</td><td>7.0%</td></tr> <tr><td>Above 65</td><td>9.0%</td></tr> </tbody> </table> Note: In no case shall the area be less than 100 sqm. VARIABLE Observe hierarchy of roads	Density (No. of Lots/Dwelling Units per Hectare)	% of Gross Area Allocated for Parks and Playgrounds	20 & below	3.5%	21 - 25	4.0%	26 - 35	5.0%	36 - 50	6.0%	51 - 65	7.0%	Above 65	9.0%
Density (No. of Lots/Dwelling Units per Hectare)	% of Gross Area Allocated for Parks and Playgrounds														
20 & below	3.5%														
21 - 25	4.0%														
26 - 35	5.0%														
36 - 50	6.0%														
51 - 65	7.0%														
Above 65	9.0%														
3. MINIMUM LOT AREAS a. Single Detached b. Duplex/Single Attached/ Semi-Detached c. Rowhouse	100 square meters 75 sq.m./unit 50 sqm.														
4. MINIMUM LOT FRONTAGE a. Single-Detached a.1 corner lot a.2 regular lot a.3 irregular lot	12 m. 10 m. 6 m.														

P D 957													
PARAMETERS	OPEN MARKET HOUSING												
b. Duplex/Single Attached/ Semi-Detached	7.5 m.												
c. Rowhouse	3.5 m.												
5. LENGTH OF BLOCK	a. maximum length is 400 m. (for subdivision projects with lot component only) b. blocks exceeding 250 m. shall be provided with alley												
NOTE: FOR ROWHOUSES, THERE SHALL BE A MAXIMUM OF 20 UNITS BUT IN NO CASE BE MORE THAN 100 METERS IN LENGTH.													
6. ROADS RIGHT-OF-WAY (ROW)*	<table> <tr> <th>ROW</th><th>CARRIAGEWAY</th></tr> <tr> <td>a. Major</td><td>12.0 m. 8.0 m.</td></tr> <tr> <td>b. Minor</td><td>10.0 m. 6.0 m.</td></tr> <tr> <td>c. Motorcourt (Cul-de-sac, branch, loop, "Tee")</td><td>6.0 m. -</td></tr> <tr> <td>d. Alley</td><td>4.0 m. -</td></tr> <tr> <td>e. ROW of access to interior lot</td><td>3.0 m. -</td></tr> </table>	ROW	CARRIAGEWAY	a. Major	12.0 m. 8.0 m.	b. Minor	10.0 m. 6.0 m.	c. Motorcourt (Cul-de-sac, branch, loop, "Tee")	6.0 m. -	d. Alley	4.0 m. -	e. ROW of access to interior lot	3.0 m. -
ROW	CARRIAGEWAY												
a. Major	12.0 m. 8.0 m.												
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d. Alley	4.0 m. -												
e. ROW of access to interior lot	3.0 m. -												
*Right-of-Way (ROW) of major roads shall be increased as project size increases. ROW shall not be lower than ROW of public road.													
NOTE: 1. INTERIOR SUBDIVISION PROJECT MUST SECURE RIGHT-OF-WAY TO THE NEAREST PUBLIC ROAD. 2. SUBDIVISION PROJECTS WITH DIRECT ACCESS TO A MAIN PUBLIC ROAD MUST PROVIDE SUFFICIENT SETBACK TO ACCOMMODATE LOADING AND UNLOADING OF PASSENGERS. 3. SUBDIVISION PROJECT SHALL PROVIDE PROVISION FOR FUTURE EXPANSION (SEE TEXT)													
7. MAXIMUM SIZES OF PROJECT PER HIERARCHY OF ROADS	<table> <tr> <td>Project Size Range:</td><td></td></tr> <tr> <td>2.5 has. & below</td><td>major road, minor road, MOTOR COURT, alley</td></tr> <tr> <td>Above 2.5 - 5 has.</td><td>major road, minor road, MOTOR COURT, alley</td></tr> <tr> <td>Above 5 - 10 has.</td><td>major road, minor road, MOTOR COURT, alley</td></tr> <tr> <td>Above 15 - 30 has.</td><td>major road, minor road, MOTOR COURT, ALLEY,</td></tr> <tr> <td>Above 30 has.</td><td>major, road, minor road, MOTOR COURT, ALLEY,</td></tr> </table>	Project Size Range:		2.5 has. & below	major road, minor road, MOTOR COURT, alley	Above 2.5 - 5 has.	major road, minor road, MOTOR COURT, alley	Above 5 - 10 has.	major road, minor road, MOTOR COURT, alley	Above 15 - 30 has.	major road, minor road, MOTOR COURT, ALLEY,	Above 30 has.	major, road, minor road, MOTOR COURT, ALLEY,
Project Size Range:													
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Above 30 has.	major, road, minor road, MOTOR COURT, ALLEY,												

P A R A M E T E R S	P D 957 OPEN MARKET HOUSING						
8. ROAD SPECIFICATIONS: a. Planting Strip/Sidewalks a.1 Major Road (each side) a.2 Minor Road (each side)	<table> <tr> <td>Planting Strip</td><td>Sidewalk</td></tr> <tr> <td>1.0 m.</td><td>1.0 m.</td></tr> <tr> <td>1.0 m.</td><td>1.0 m.</td></tr> </table>	Planting Strip	Sidewalk	1.0 m.	1.0 m.	1.0 m.	1.0 m.
Planting Strip	Sidewalk						
1.0 m.	1.0 m.						
1.0 m.	1.0 m.						
NOTE: REFER TO SUPPLEMENTAL RULES AND REGULATIONS TO IMPLEMENT PD 953 [HLRB A.O. NO. 02, SERIES OF 1994 (12 APRIL)]							
b. Road Pavement b.1 Major b.2 Minor b.3 Motor Court b.4 Sidewalks b.5 Alley	concrete/asphalt concrete/asphalt concrete/asphalt concrete/asphalt concrete/asphalt						
9. WATER SUPPLY a. Minimum Water Supply Requirement b. Fire Protection Demand	Mandatory connection to appropriate public water supply system or community system if available; or Centralized water supply system. NOTE: Each subdivision must have at least one operational deepwell which shall provide sufficient capacity equal to the Maximum Daily Demand. 150 liters per capita per day for household connection Provision for fire protection shall comply with the requirements of the National Fire Protection Code.						
10. Drainage System	underground • The drainage system must conform with the natural drainage pattern of the subdivision site, and shall drain into appropriate water bodies, public drainage system or natural outfalls.						
11. Sewage Disposal System a. Septic Tank b. Connection to Community Sewer System	Individual septic tank conforming to standard design of the Sanitation Code. Whenever applicable, connections shall be made to an approved public or community sewer system subject to the requirements and provisions of the Sanitation Code and other applicable rules and regulations with regards to materials and installation practices.						

P A R A M E T E R S	P D 957 OPEN MARKET HOUSING
12. POWER SUPPLY	<p>Mandatory individual household connection to primary and alternate sources of power if service is available in the locality.</p> <p>Installation practices, materials and fixtures used shall be in accordance with the provision of the electrical code and the local utility company.</p>
13. GARBAGE DISPOSAL SYSTEM	Provide sanitary and efficient refuse collection and disposal sytem whether independently or in conjunction with the the local government garbage collection and disposal services.
14. SHELTER COMPONENT a. Minimum Floor Area a.1 Single Detached a.2 Duplex/Semi-Detached/ Single Attached a.3 Rowhouse b. Minimum Level of Completion b.1 Single Detached b.2 Duplex/Semi-Detached/ Single Attached b.3 Rowhouse	<p>Shall conform with the National Building Code and Local Zoning Ordinance</p> <p>Complete house Complete house Complete house</p>
15. SETBACKS/EASEMENTS a. Front b. Side c. Rear d. Abutments	<p>3 m. 2 m. 2 m. May be allowed per requirements of National Building Code</p> 



LAND ALLOCATION CHART

DENSITY
(Lot or Du Per Hectare)

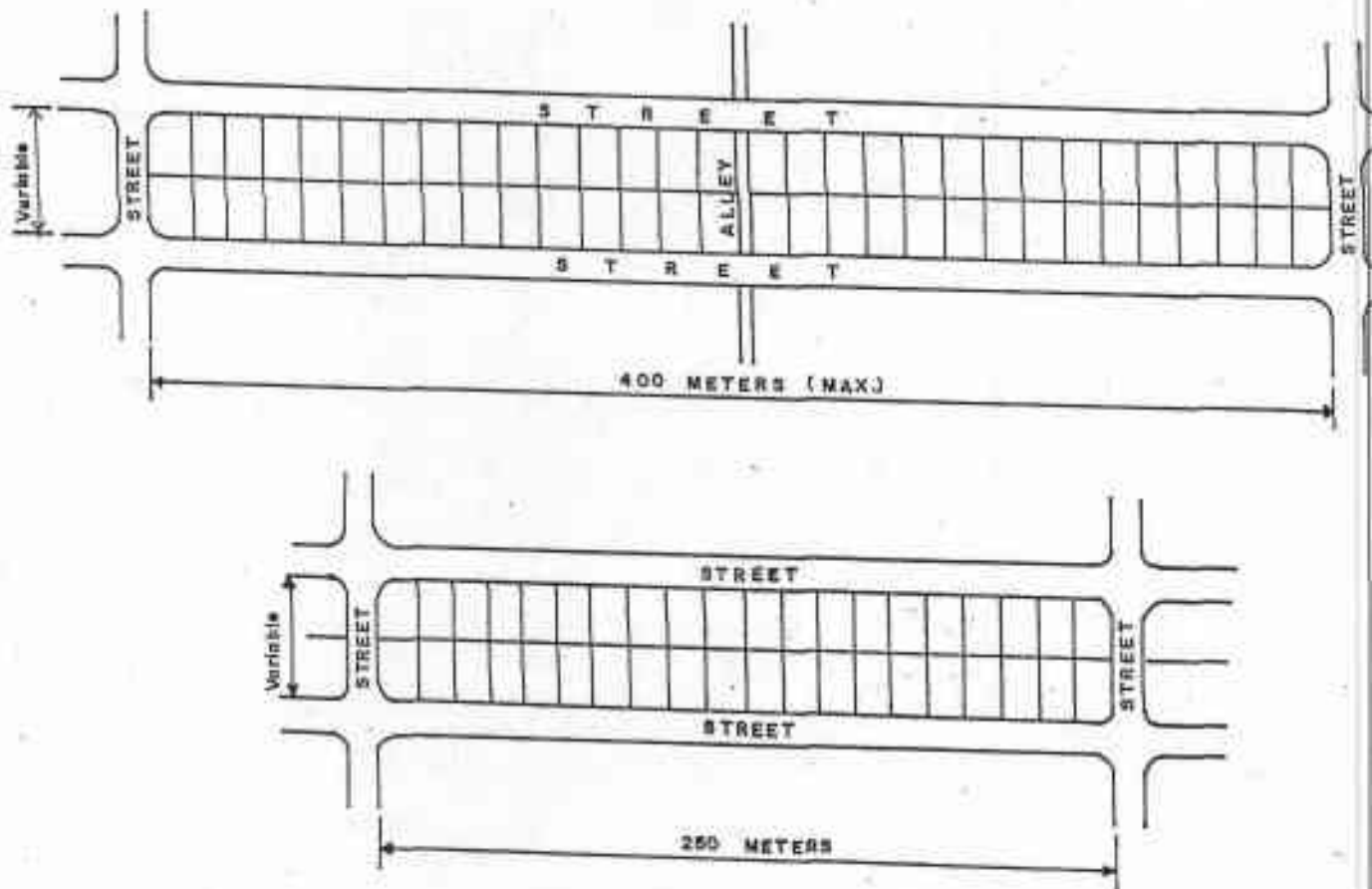
20 and below
21 - 25
26 - 35
36 - 50
51 - 65
Above 65

PARK/PLAYGROUND REQUIREMENT
(Percentage of Total Area)

3.5 %
4.0 %
5.0 %
6.0 %
7.0 %
9.0 %

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BLOCK LENGTH

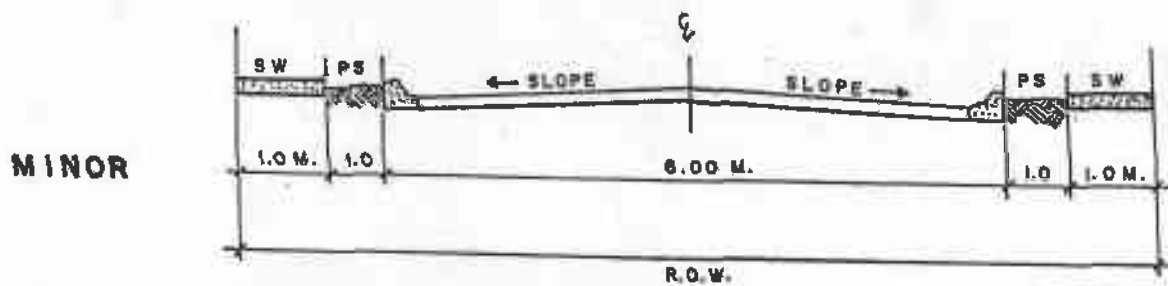
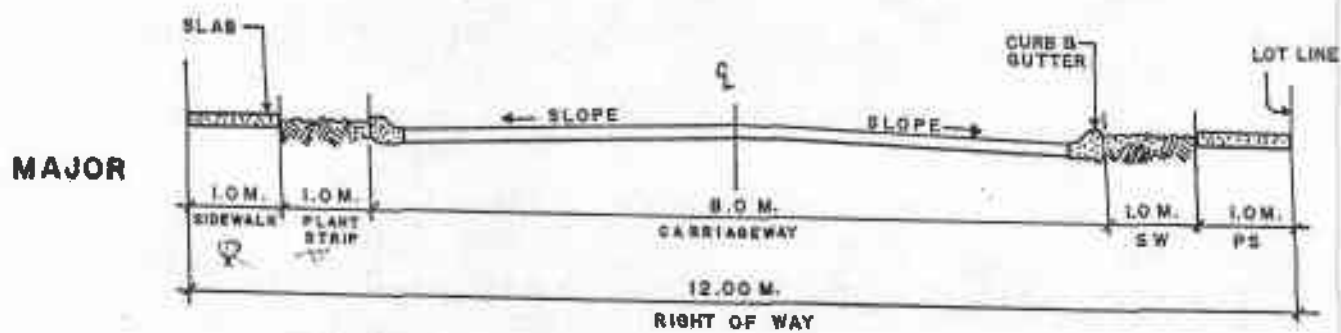


Note: BLOCK EXCEEDING 250 METERS SHALL HAVE AN ALLEY.

PD 957

STREET CROSS SECTIONS

FIGURE 3

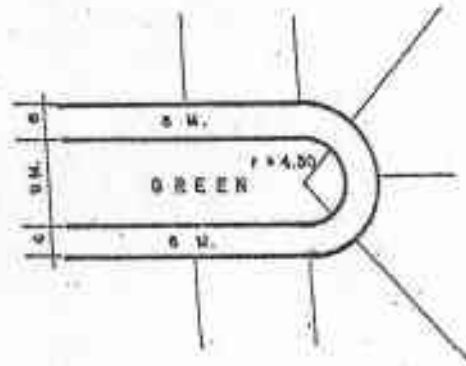
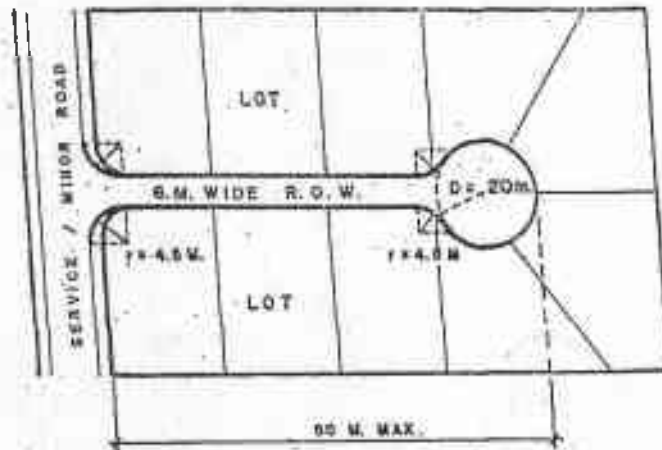


LEGEND:

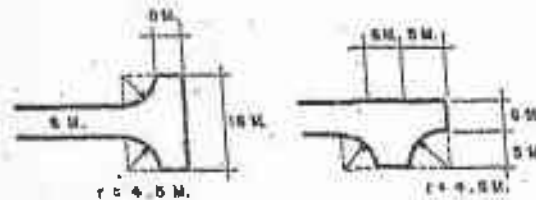
SW - SIDEWALK
PS - PLANT STRIP

MOTOR COURT

FIGURE 4



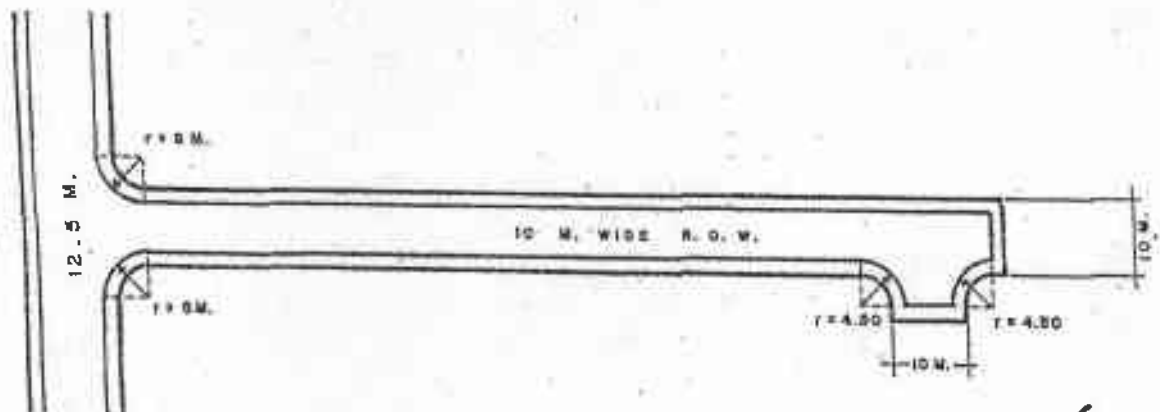
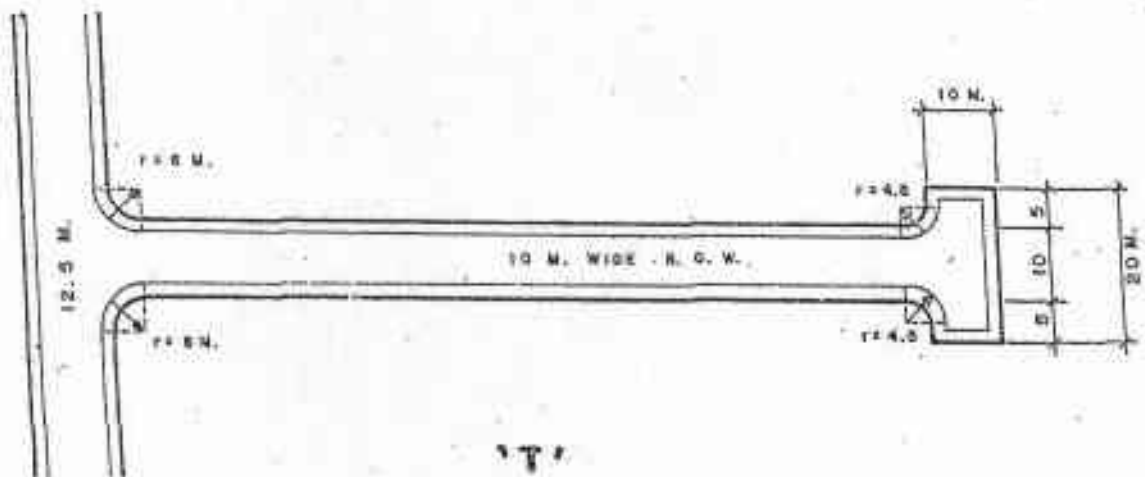
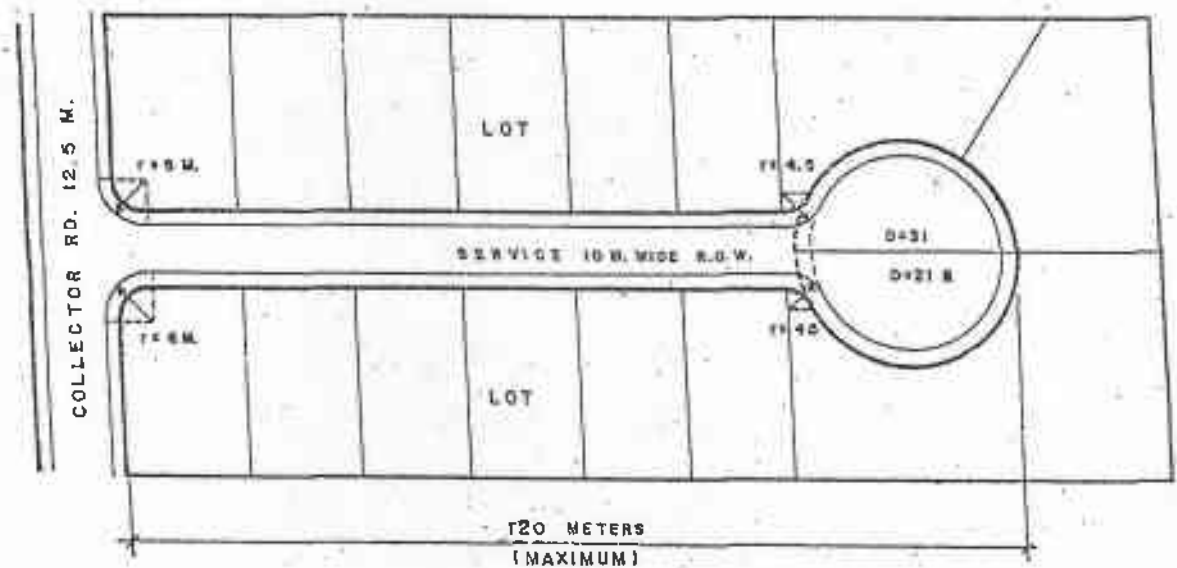
LOOP



BR

BRANCH

[Handwritten signature]



BRANCH

r = CURB RADIUS

ROAD GRADE (SLOPE)

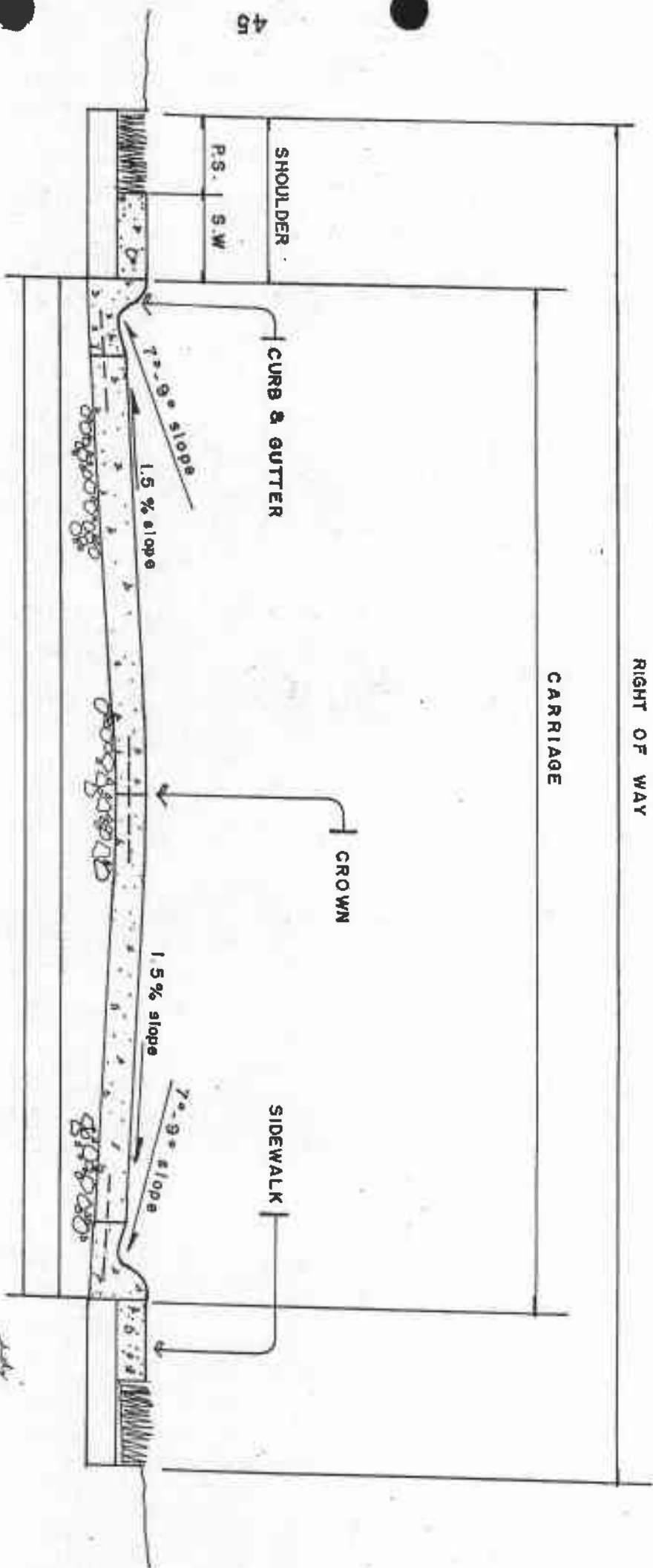
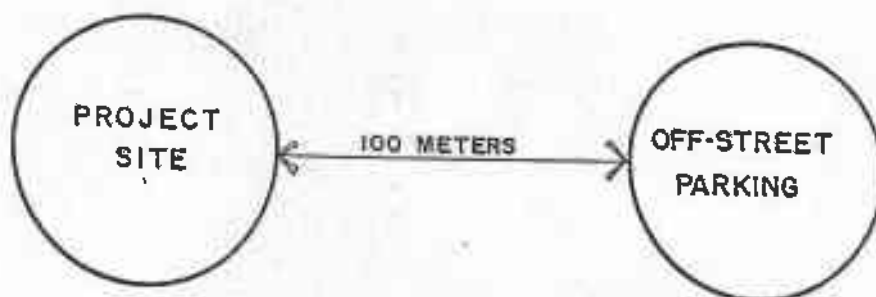
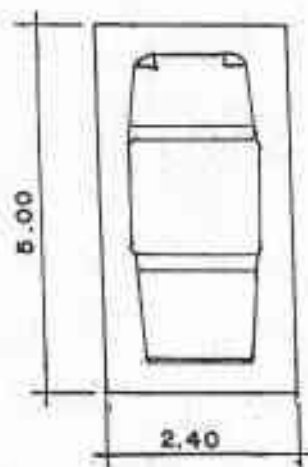


Fig. 6

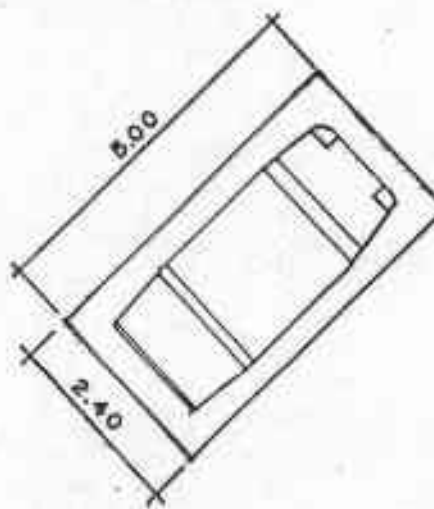
OFF-STREET PARKING



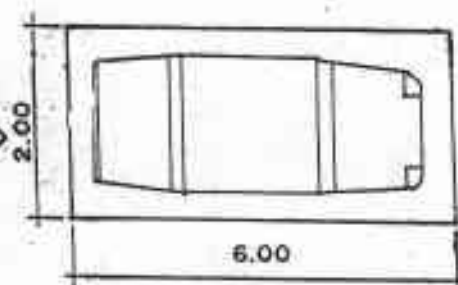
PERPENDICULAR
PARKING



DIAGONAL
PARKING



PARALLEL
PARKING



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RULE VI
MISCELLANEOUS PROVISIONS

Sec. 14. Definition of Terms. - For purposes of these rules:

- a. BOARD OR HLRB - SHALL MEAN THE HOUSING AND LAND USE REGULATORY BOARD.
- b. COMMON AREAS - MEANS THE ENTIRE PROJECT EXCEPTING ALL UNITS SEPARATELY GRANTED, HELD OR RESERVED.
- c. Condominium - shall mean an interest in real property consisting of a separate interest in a unit in a residential, industrial or commercial building and an undivided interest in common directly or indirectly, in the land on which it is located and in other common areas of the building. A condominium may include, in addition, a separate interest in other portions of such real property. Title to the common areas, including the land, or the appurtenant interests in such areas, may be held by a corporation specially formed for the purpose in which the holders of separate interests shall automatically be members or shareholders, to the exclusive of others, in proportion to the appurtenant interest of their respective units in the common areas.
- d. Condominium Project - means the entire parcel of real property divided or to be divided in condominium, including all structures thereon.
- e. Condominium Unit - means a part of the condominium project intended for any type of independent use or ownership, including one or more floors (or part or parts of floors) in a building or buildings and such accessories as may be appended thereto.
- f. Decree - shall mean Presidential Decree No. 957 otherwise known as "The Subdivision and Condominium Buyer's Protective Decree".
- g. Existing Subdivision Project or Condominium Project - shall refer to subdivision or condominium plans or projects approved by the city/municipal government or LAND MANAGEMENT BUREAU/LAND REGISTRATION AUTHORITY/Courts which is not fully developed/constructed or there are still unsold subdivision lots or condominium units as of 12 July 1976, the date the Decree took effect.
- h. PROJECT - MEANS THE ENTIRE PARCEL OF REAL PROPERTY DIVIDED OR TO BE DIVIDED IN CONDOMINIUMS, INCLUDING ALL STRUCTURES THEREON.

- i. TO DIVIDE REAL PROPERTY - MEANS TO DIVIDE THE OWNERSHIP THEREOF OF OTHER INTEREST THEREIN BY CONVEYING ONE OR MORE CONDOMINIUMS THEREIN BUT LESS THAN THE WHOLE THEREOF.

Sec. 15. Submission of Semestral Reports on Operations.- Every owner or dealer of a registered subdivision or condominium project shall submit to the BOARD semi-annual reports on operations showing the extent/status of land development or building construction changes in corporate officers or managers and their addresses within sixty (60) days after the end of each semester. Copies of corporate reports to the Securities and Exchange Commission shall also be furnished to the BOARD.

Sec. 16. Display of Certificate of Registration and License to Sell. - The certificate of registration and License to Sell issued by the [Commission] BOARD shall be displayed in a conspicuous place in the principal office of the owner, dealer, broker or salesman, as the case may be and a xerox copy thereto in all its branches and offices.

Sec. 17. Lost or Destroyed Certificate of Registration or License to Sell. - Upon loss or destruction of a certificate of registration or license to sell a duplicate copy thereof may be issued by the [Commission] BOARD after satisfactory proof of such loss or destruction, and payment of the prescribed fee. The fact that such duplicate has been issued shall be made of record.

Sec. 18. Advertisement. - Advertisement through print or broadcast media concerning sale of subdivision lots and condominium units shall be declared with the [Commission] BOARD pursuant with Section 19 of the decree. Advertisements shall contain, among others, the license number to sell subdivision/condominium projects as approved by the [Commission] BOARD.

Sec. 19. Extension of Time for Completion. - Request for extension of time to complete development of a subdivision or condominium project may be granted only in cases where non-completion of project is caused by fortuitous events, legal orders or force majeure and with the written notice to lot or unit buyers without prejudice to the exercise of their rights pursuant to Section 23 of the decree.

The request for extension of time for completion shall be accompanied by a revised work program for a period of one year with project costing and financing scheme therefor. In appropriate cases the BOARD may require the posting of additional performance bond not exceeding fifty percent of development cost, cancel the license to sell, if any, or issue such orders it may deem proper.

Sec. 20. Transfer of Ownership or Change of Name. -

Request for transfer of ownership and/or change of name may be granted only if there is a deed of absolute sale over the subdivision and condominium project sought to be transferred and/or the name thereof changed with an undertaking on the part of the transferee to assume full responsibility for the completion of the development thereof. The requirements in Sections 4 and 6 hereof shall be observed whenever applicable.

Such request for transfer of ownership or change of name shall be published at applicant's expense in a newspaper of general circulation within the city or municipality where the project is located at least once a week for two (2) consecutive weeks.

Sec. 21. Alteration of Plans. - Request for alteration of subdivision or condominium plans may be granted if the requirements of Section 22 of the decree are complied with.

Sec. 22. Non-forfeiture of Payments. - No installment payment made by a buyer in a new or existing subdivision or condominium project for the lot or unit he contracted to buy shall be forfeited in favor of the owner or developer when the buyer, after due notice to the owner or developer and clearance from the Board desists from further payment due to the failure of the owner or developer to develop the project according to the approved plans and within the time limit for complying with the same. Such buyer may at his option be reimbursed the total amount paid including amortization interests but excluding delinquency interests, with interest thereon at the legal rate.

- a. There shall be failure to develop when the owner or developer fails to complete, within the time limit set by the law or extensions granted by the Board, the construction, installation and the provision of operational and usable facilities, improvements, infrastructure and other forms of development, including water supply and lighting facilities as are specified in the approved plans and specifications, contracts, brochures, prospectus, printed matters, letters or in any form of advertisement and the standards and rules specified by the Board.
- b. A buyer may desist from further payment of installments if the following conditions are present:
 - b.1 There is failure to develop as specified above.
 - b.2 Payment of amortization or installments is up-to-date or the buyer has no arrears.
 - b.3 The buyer shall notify in writing the following of his intention to stop payment;

- b.3.1 developer/owner
- b.3.2 HLRB
- b.3.3 institution from which loan was secured (if applicable)

b.4 Clearance is issued by the Board to desist from further payment of installments

- c. HLRB shall verify the claim of the buyer of owner/developer's failure to develop and informs both the buyer and developer whether clearance to suspend payment of installments is granted to the buyer. (Amended as per Board Res. No. R-540, S. 1994)

Sec. 23. Registration of Conveyances. - Sales or conveyances of the subdivision lots and condominium units shall be registered within ONE HUNDRED EIGHTY (180) days from execution thereof by the seller with the Register of Deeds of the province or city where the property is situated pursuant to Section 17 of the Decree. Except as may otherwise be provided for by law the BOARD may in appropriate cases cause the Register of Deeds to cancel registration, entries or annotations on titles made on this regard.

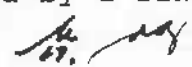
Sec. 24. Mortgages. - Mortgage of any unit or lot by the owner or developer shall be cleared with the BOARD pursuant to Section 18 of the Decree.

Sec. 25. Realty Tax and Other Charges. - No realty tax assessment or other charges shall be imposed on a lot or unit buyer except as provided for in Section 26 and 27 of the Decree.

Sec. 26. Complaints Against Owners, Developers, Dealers, Brokers, and Salesmen. - Complaints or proceedings against owners, developers, dealers, brokers and salesmen shall be resolved in accordance with the Rules of Procedure to Govern the Conduct of Hearings before the BOARD.

Sec. 27. Administrative Fines.

- a. Any owner or dealer who fails to register an existing subdivision project or condominium project within the period prescribed under these rules and regulations shall be penalized by a fine of Five Hundred Pesos (P500.00) per day of delay but not exceeding Ten Thousand Pesos (P10,000.00), as provided under Section 38 of the Decree.
- b. Any owner or dealer who sells any subdivision lot or condominium unit without a valid license from the BOARD to sell such lot or unit shall be penalized by a fine



of not more than Ten Thousand Pesos (P10,000.00).

- c. Any salesman, broker or dealer who engages in the business of selling subdivision lots or condominium units without a valid certificate of registration from the BOARD shall be penalized of a fine not more than Ten Thousand Pesos (P10,000.00)
- d. Any person who violates any provisions of these Standards, Rules and Regulations shall be penalized by a fine of not more than Ten Thousand Pesos (P10,000.00).

The implementation and payment of these administrative fines shall not preclude criminal prosecution of the offender under Section 39 of the Decree.

Sec. 28. Criminal Penalties. - Any person violating any provisions of these Rules shall be guilty of an offense and shall suffer the penalties provided for under Section 39 of the Decree.

Sec. 29. Identification of Lot Subject of Sale. - The owner or dealer of a subdivision project shall attach to and shall form part of the sales document of any lot, a sketch plan clearly showing the area, boundaries and dimensions of the lot in relation with the block and the whole project, as well as the location of the project in relation with public roads and other land marks, to be certified by a licensed geodetic engineer and signed by the seller and buyer.

Sec. 30. Broker/Salesman as, Witness to Sales. - The broker or salesman who negotiated the sale of a subdivision lot or condominium unit shall act as one of the witnesses to the sales document with an indication of his Certificate of Registration number and renewal date. If the sale was directly made by the owner or dealer, that fact must be so stated in the sales document.

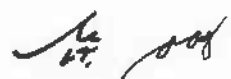
Sec. 31. Fees. - The BOARD shall collect the following fees (PER RES. NO. R-573, S. 1995)

NAME OF FEES

NEW RATE

I. ZONING/LOCATIONAL CLEARANCE

- A. RESIDENTIAL STRUCTURE SINGLE OR DETACHED OTHER THAN THE APARTMENTS/TOWNHOUSES, DORMITORIES AND SUBDIVISION/CONDOMINIUM PROJECTS, THE COST OF WHICH ARE:



1.	P15,000 BUT NOT MORE THAN P100,000	P 100.00
2.	OVER P100,000 1/10 OF 1% OF ADD'L. COST BUT NOT TO EXCEED.....	500.00
B.	APARTMENTS/TOWNHOUSES	
1.	FIVE DOORS AND BELOW	200.00
2.	MORE THAN FIVE (5) DOORS 1/10 OF 1% OF ADD'L. COST BUT NOT TO EXCEED.....	5,000.00
C.	DORMITORIES	
1.	TEN (10) ROOMS AND BELOW	200.00
2.	MORE THAN TEN (10) ROOMS 1/10 OF 1% OF ADD'L. COST BUT NO TO EXCEED.....	5,000.00
D.	INSTITUTIONAL	
1.	P15,000 BUT NOT MORE THAN P100,000	500.00
2.	OVER P100,000 1/10 OF 1% OF ADD'L. COST BUT NOT TO EXCEED.....	5,000.00
E.	COMMERCIAL, INDUSTRIAL, AGRO-INDUSTRIAL	
1.	P15,000 BUT NOT MORE THAN P100,000	200.00
2.	OVER P100,000 1/10 OF 1% OF ADD'L. COST BUT NOT TO EXCEED	5,000.00
F.	SPECIAL USES/SPECIAL PROJECTS, INCLUDING MEMORIAL PARKS	
1.	P15,000 BUT NOT MORE THAN P100,000	400.00
2.	OVER P100,000 1/10 OF 1% OF ADD'L. COST BUT NOT TO EXCEED	5,000.00
G.	ALTERATION/EXPANSION (AFFECTED AREAS ONLY)	SAME COST OF ALTERA- TION/EX- PANSION

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II. SUBDIVISION AND CONDOMINIUM PROJECTS/ACTIVITIES

A. Approval of Subdivision Plan:

1. Preliminary Processing Fees

- | | | |
|----|---------------------------------|--------|
| a. | FOR THE FIRST TEN (10) HECTARES | 200.00 |
| b. | FOR EVERY ADDITIONAL HECTARE | 50.00 |

2. Final Processing Fees

- | | | |
|----|---|----------|
| a. | Subdivisions having a density of 66 to 100 families/gross hectare, PER hectare or a fraction thereof | 550.00 |
| b. | Subdivisions having a density of 21 to 65 families/gross hectare, PER hectare or a fraction thereof | 750.00 |
| c. | Subdivisions having a density of 20 and below families/gross hectare, PER hectare or a fraction thereof | 1,200.00 |
| d. | ADDITIONAL FEE ON FLOOR AREA OF HOUSES/BUILDINGS AND SOLD WITH THE LOT, PER SQUARE METER | 1.00 |

3. INSPECTION FEE (PER HECTARE)

- | | | |
|----|----------------------|--------|
| a. | HIGH DENSITY | 300.00 |
| b. | ECONOMIC SUBDIVISION | 400.00 |
| c. | OPEN MARKET | 500.00 |

4.	Alteration of Plans (AFFECTED AREAS ONLY)	SAME AS FINAL PROCESSING
----	---	--------------------------

5. CERTIFICATE OF REGISTRATION AND LICENSE TO SELL (PER SALEABLE LOT)

- | | | |
|----|--|--------|
| a. | HIGH DENSITY | 20.00 |
| b. | ECONOMIC SUBDIVISION | 60.00 |
| c. | OPEN MARKET | 120.00 |
| d. | ADD'L. FEE ON FLOOR AREA OF HOUSE/BUILDINGS SOLD WITH THE LOT, PER SQ.M. | 20.00 |

6. CERTIFICATE OF COMPLETION (PER HECTARE)

- | | | |
|----|----------------------|--------|
| a. | HIGH DENSITY | 300.00 |
| b. | ECONOMIC SUBDIVISION | 400.00 |

c.	OPEN MARKET	500.00
B.	Approval of Condominium [Plan:] PROJECT	
1.	Preliminary Processing Fee	200.00
2.	Final APPROVAL [Processing Fees - P0.50 square meter of the project total land area and an additional amount of P0.10 per square meter of saleable floor area of the building].	
a.	PER SQUARE METER OF THE TOTAL LAND AREA	5.00
b.	PER SQUARE METER OF THE FLOOR AREA OF THE BUILDING	1.00
3.	INSPECTION FEE	5.00
4.	Alteration [of Plans] Fee (AFFECTED AREAS ONLY) [- the same as No. 2 (Final Processing Fees), but shall cover only the affected portion of the condominium subjected to alteration.]	SAME AS FINAL APPROVAL
5.	Conversion [of existing structure to condominiums - same as No. 2.]	SAME AS FINAL APPROVAL
6.	CERTIFICATE OF REGISTRATION AND LICENSE TO SELL	
a.	RESIDENTIAL	10.00
b.	COMMERCIAL	20.00
7.	CERTIFICATE OF COMPLETION (PER SQUARE METER OF SALEABLE AREA)	10.00

III. APPROVAL OF INDUSTRIAL SUBDIVISION

A.	PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE	
1.	FIRST FIVE (5) HECTARE	200.00
2.	EVERY ADD'L. HECTARE OR FRACTION THEREOF	50.00
B.	FINAL APPROVAL (PER HECTARE)	
1.	OUTSIDE CITIES	500.00
2.	WITHIN METRO MANILA OR HIGHLY	

	URBANIZED AND INDEPENDENT CITY	1,000.00
C.	INSPECTION FEE (PER SQUARE METER)	
1.	OUTSIDE CITIES	50.00
2.	WITHIN METRO MANILA OR HIGHLY URBANIZED AND INDEPENDENT CITY	100.00
D.	ALTERATION OF PLAN FEE (AFFECTED AREAS ONLY)	SAME AS FINAL APPROVAL
E.	CERTIFICATE OF REGISTRATION AND LICENSE TO SELL (PER SQUARE METER OF THE LAND AREA)	1.00
F.	CERTIFICATE OF COMPLETION (PER HECTARE)	
1.	OUTSIDE CITIES	50.00
2.	WITHIN METRO MANILA OR HIGHLY URBANIZED AND INDEPENDENT CITY	100.00
IV.	APPROVAL OF COMMERCIAL SUBDIVISION	
A.	PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE	
1.	FIRST TWO (2) HECTARES	200.00
2.	EVERY ADDITIONAL HECTARE	50.00
B.	FINAL APPROVAL (PER HECTARE)	
1.	OUTSIDE CITIES	3,000.00
2.	WITHIN METRO MANILA OR HIGHLY URBANIZED AND INDEPENDENT CITY	5,000.00
C.	INSPECTION FEE (PER HECTARE)	
1.	OUTSIDE CITIES	300.00
2.	WITHIN METRO MANILA OR HIGHLY URBANIZED AND INDEPENDENT CITY	500.00
D.	ALTERATION OF PLAN FEE (AFFECTED AREAS ONLY)	SAME AS FINAL APPROVAL
E.	CERTIFICATE OF REGISTRATION AND LICENSE TO SELL (PER SQUARE METER OF THE LAND AREA)	1.00
F.	CERTIFICATE OF COMPLETION	
1.	OUTSIDE CITIES	300.00
2.	WITHIN METRO MANILA OF HIGHLY URBANIZED AND INDEPENDENT CITY	500.00

V. APPROVAL OF FARMLOT

A.	PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE	
1.	FIRST FIVE (5) HECTARE	200.00
2.	EVERY ADD'L. HECTARE	20.00
B.	FINAL APPROVAL (PER SQUARE METER)	500.00
C.	INSPECTION FEE (PER HECTARE)	300.00
D.	ALTERATION OF PLAN FEE (AFFECTED AREAS ONLY)	500.00
E.	CERTIFICATE OF REGISTRATION AND LICENSE TO SELL PER SALEABLE LOT	20.00
F.	CERTIFICATE OF COMPLETION PER HECTARE	300.00

VI. APPROVAL OF MEMORIAL PARK PROJECT

A.	PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE	
1.	FIRST ONE (1) HECTARE	200.00
2.	EVERY ADDITIONAL HECTARE	50.00
B.	FINAL APPROVAL (PER SQUARE METER)	1.00
C.	INSPECTION FEE (PER HECTARE)	100.00
D.	ALTERATION OF PLAN FEE (AFFECTED AREAS ONLY)	SAME AS FINAL APPROVAL
E.	CERTIFICATE OF REGISTRATION AND LICENSE TO SELL PER SALEABLE LOT	10.00
F.	CERTIFICATE OF COMPLETION/HECTARE	100.00

VII. OTHER CERTIFICATIONS

A.	APPLICATION FOR THE FOLLOWING:	
1.	ADVERTISEMENT APPROVAL	200.00
2.	CANCELLATION/REDUCTION OF PERFORMANCE BOND	350.00
3.	LIFTING OF SUSPENSION OF LICENSE TO SELL	350.00
4.	EXTENSION OF TIME TO COMPLETE DEVELOPMENT	350.00
5.	EXEMPTION FROM CEASE AND DESIST ORDER	50.00
6.	CLEARANCE TO MORTGAGE	350.00
7.	LIFTING OF CEASE AND DESIST ORDER	350.00
8.	CHANGE OF NAME/OWNERSHIP	350.00

9.	VOLUNTARY CANCELLATION OF CR/LS	350.00
10.	ZONING CERTIFICATION	75.00
11.	CERTIFICATION-NEW RIGHTS/SALES	75.00
12.	CERTIFICATE OF LOCATIONAL VIABILITY	75.00
13.	OTHER TYPES TO INCLUDE:	
a.	AVAILABILITY OF RECORDS/PUBLIC REQUEST OF COPIES/RESEARCH WORKS	75.00
b.	CERTIFICATION OF NO RECORDS ON FILE	75.00
c.	CERTIFICATION OF WITH OR WITHOUT CR/LS	75.00
14.	REVALIDATION/RENEWAL OF PERMIT-CONDOMINIUM	50% OF THE ORIGINAL FEE

VIII. REGISTRATION OF DEALERS/BROKERS/SALESMEN

1.	DEALERS/BROKERS	200.00
2.	SALESMEN	120.00

IX. LEGAL FEES*

- A. COMPLAINT/OPPOSITION FEE. - FOR FILING A COMPLAINT/PETITION OR A COMPLAINT IN INTERVENTION, OR A PERMISSIVE COUNTER-CLAIM, OR FOR FILING A THIRD-PARTY, FOURTH-PARTY, ETC. COMPLAINT BEFORE THE REGIONAL OFFICES, IF THE TOTAL SUM CLAIMED OR THE STATED VALUE OF THE PROPERTY IN LITIGATION IS:
- | | | |
|----|---|--------|
| 1. | NOT MORE THAN P20,000.00 | 120.00 |
| 2. | MORE THAN P20,000.00 BUT LESS THAN P40,000.00 | 150.00 |
| 3. | P40,000.00 OR MORE BUT LESS THAN P60,000.00 | 200.00 |
| 4. | P60,000.00 OR MORE BUT LESS THAN P80,000.00 | 250.00 |
| 5. | P80,000.00 OR MORE BUT LESS THAN P100,000.00 | 400.00 |
| 6. | P100,000.00 OR MORE BUT LESS THAN P150,000.00 | 600.00 |
| 7. | FOR EACH P1,000.00 IN EXCESS OF P150,000.00 | 5.00 |
- B. PETITION FOR REVIEW FEE - FOR FILING A PETITION FOR REVIEW WITH THE BOARD OF COMMISSIONERS, ONE THOUSAND (P1,000.00) PESOS.

*Incorporated in the HLRB Rules of Procedure; approved under Res. No. R-576, dated 09 October 1995

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- C. PAUPER-LITIGANTS EXEMPT FROM PAYMENT OF LEGAL FEES- PAUPER LITIGANTS (A) WHOSE GROSS INCOME AND THAT OF THEIR IMMEDIATE FAMILY DO NOT EXCEED FOUR THOUSAND PESOS (P4,000.00) A MONTH IF RESIDING IN METROPOLITAN MANILA, AND THREE THOUSAND PESOS (P3,000.00) A MONTH IF RESIDING OUTSIDE METROPOLITAN MANILA, AND (B) WHO DO NOT OWN REAL PROPERTY WITH AN ASSESSED VALUE OF MORE THAN FIFTY THOUSAND PESOS (P50,000.00) SHALL BE EXEMPT FROM THE PAYMENT OF LEGAL FEES.
- D. GOVERNMENT EXEMPT - THE REPUBLIC OF THE PHILIPPINES, ITS AGENCIES AND INSTRUMENTALITIES, ARE EXEMPT FROM PAYING THE LEGAL FEES PROVIDED THEREIN. LOCAL GOVERNMENT AND GOVERNMENT-OWNED OR CONTROLLED CORPORATIONS WITH OR WITHOUT INDEPENDENT CHARTERS ARE NOT EXEMPT FROM PAYING SUCH FEES.

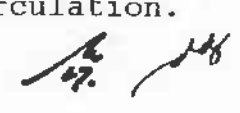
Sec. 32. Accreditation of Licensed Engineers and Architects. - Any duly Licensed Architect, Engineer or Planner who desires to be accredited with the BOARD shall file his sworn application containing his name and address, current Professional Regulation

Sec. 33. Authority for the Issuance of Supplemental Directives or Memoranda. - Authority is hereby given to the Chief Executive Officer of the BOARD to issue supplemental directives or memoranda implementing or interpreting, and consistent with the provision hereof.


Sec. 34. Applicability. - These Rules shall apply only to residential subdivision and condominium projects as defined by the Decree and related laws. Development of an existing subdivision shall be governed by the design standards and requirements set forth by the appropriate government agency obtaining at the time of its approval. These Rules shall not apply to the transactions mentioned in Section 7 of the Decree.

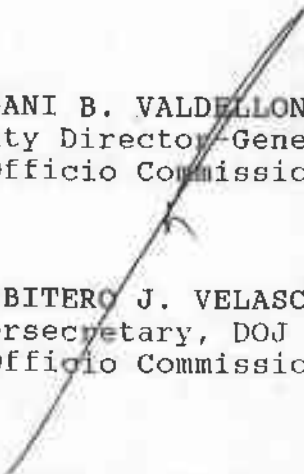
Sec. 35. Separability Clause. - The provisions of these Rules are hereby declared separable, and in the event any of such provisions are declared null and void, the validity of all other provisions shall not be affected thereby.

Sec. 36. Effectivity. - These Rules shall take effect immediately after its publication three (3) times a week for two (2) consecutive weeks in any newspaper of general circulation.



APPROVED this 9th day of October, 1995, Diliman, Quezon City.


For: 
DIONISIO C. DELA SERNA
Chairman, HUDCC
Ex-Officio Chairman

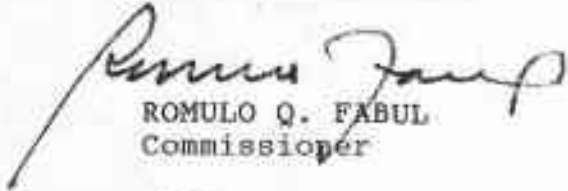

ISAGANI B. VALDELLON
Deputy Director-General, NEDA
Ex-Officio Commissioner

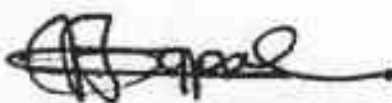
PRESBITERO J. VELASCO, JR.
Undersecretary, DOJ
Ex-Officio Commissioner

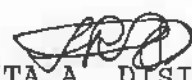
SIMEON M. VENTURA
Undersecretary, DILG
Ex-Officio Commissioner

JOEL L. ALTEA
Asst. Secretary, DPWH
Ex-Officio Commissioner



ERNESTO C. MENDIOLA
Commissioner and Chief
Executive Officer


ROMULO Q. FABUL
Commissioner


LUIS T. TUNGPALAN
Commissioner


TERESITA A. DISIERTO
Commissioner

Attested by:


CAROLINA A. CASAJE
Officer-in-Charge
Board Secretariat



Republic of the Philippines
Office of the President

Housing and Urban Development Coordinating Council

HOUSING AND LAND USE REGULATORY BOARD

Annex B

Administrative Order No. 03

Series of 1996

BOARD RESOLUTION NO. 579
SERIES OF 1995

AMENDING THE RULES AND STANDARDS FOR ECONOMIC AND
SOCIALIZED HOUSING PROJECTS TO IMPLEMENT BATAS
PAMBANSA BLG. 220

WHEREAS, the Housing and Land Use Regulatory Board is vested with rule-making and standard setting functions under Executive Order No. 648 series of 1981 as amended by Executive Order No. 90 series of 1986;

WHEREAS, the powers of the Housing and Land Use Regulatory Board to approve subdivision plans has been devolved to cities and municipalities pursuant to RA 7160 yet ED 71, series of 1993 stipulates that the exercise of such devolved power shall be in accordance with the implementing rules and standards of BP 220 and other related laws as promulgated by HLRB;

WHEREAS, there is an apparent need to simplify the existing rules and standards to provide an easier reference for Local Government Units in processing subdivision plans and encourage more active participation from the private sector; and

WHEREAS, there is an urgency to harmonize certain rules and standards with emergent development needs and trends and concomitant policies and programs;

WHEREFORE, be it RESOLVED as it is hereby RESOLVED that the Rules and Standards for Economic and Socialized Housing Projects and other Related Laws be revised as follows:

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17.

REVISED RULES AND STANDARDS FOR ECONOMIC
AND SOCIALIZED HOUSING PROJECTS TO IMPLEMENT
BATAS PAMBANSA BLG. 220

RULE 1
GENERAL PROVISIONS

SECTION 1. Scope of Application. These rules and standards shall apply to the development of economic and socialized housing projects in urban and rural areas as defined in Section 2 of BP Blg. 220. They shall apply to the development of either a house and lot or a house or lot only. IF THE PROJECT DOES NOT INCLUDE HOUSING COMPONENT, SALEABLE LOTS SHALL BE FOR SINGLE DETACHED ONLY WITH MINIMUM LOT SIZE OF 72 SQ.M. AND ITS COST IS 40% OF ALLOWABLE MAXIMUM SELLING PRICE PER THE UNIFIED HOME LENDING PROGRAM [UHLP]

These rules and standards shall also apply in the case of individual lot owner who belong to the category of average or low income earners as defined in BP Blg. 220 and who shall cause the construction of their houses after the effectivity of these Rules.

SECTION 2. Declaration of Policies. It is a policy of the government to promote and encourage the development of economic and socialized housing projects, primarily by the private sector in order to make available adequate economic and socialized housing units for average and low-income earners in urban and rural areas.

RULE II
DEFINITION OF TERMS

SECTION 3. As used in this rules, the following words and phrases are defined and understood to have the meaning correspondingly indicated therein.

- | | |
|----------|--|
| a. ALLEY | : A public way intended to break a block and to serve both pedestrian and emergency vehicles, both ends always connecting to streets. |
| b. BLOCK | : A parcel of land bounded on the sides by streets or alleys or pathways or other natural or man-made features, and occupied by or intended for buildings. |
| c. BOARD | : SHALL MEAN THE HOUSING AND LAND USE REGULATORY BOARD. (FORMERLY THE HUMAN SETTLEMENTS REGULATORY COMMISSION). |

- d. CLUSTER HOUSING : A single-family detached dwelling containing three or more separate living units grouped closely together to form relatively compact structures.
- e. COMMUNITY FACILITIES : Facilities or structures intended to serve common needs and for the benefit of the community, such as: neighborhood/multi-purpose center, drugstore, school, livelihood center, AND THE LIKE.
- f. DWELLING : A building designed or used as residence for one or more families.

1. DWELLING TYPES

SINGLE DETACHED - a dwelling for one family which is completely surrounded by permanent open spaces, with independent access, services, and use of land.

SINGLE ATTACHED/SEMI-DETACHED/DUPLEX - a dwelling containing two or more separate living units each of which is separated from another by party or lot lines walls and provided with independent access, services, and use of land. Such dwelling shall include duplexes, quadruplex or terraces, and cluster housing.

ROWHOUSE - A single-attached dwelling containing three or more separate living units designed in such a way that they abut each other at the sides, as in a row, and are separated from each other by party walls; provided with independent access, and use of land. THERE SHALL BE A MAXIMUM OF TWENTY (20) UNITS BUT IN NO CASE SHALL THIS BE BEYOND ONE HUNDRED (100) METERS IN LENGTH.

MULTI-FAMILY DWELLING - a dwelling on one lot containing separate living units for 3 or more families, usually provided with common access, services, and use of land.

2. LEVEL OF COMPLETION

SANITARY CORE - A BASIC MINIMUM SANITARY FACILITY WHICH MAY OR MAY NOT INCLUDE.

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WALL ENCLOSURES BUT SHOULD INCLUDE THE FOLLOWING FEATURES:

- a. A SYSTEM OF HUMAN WASTE DISPOSAL ACCEPTABLE TO THE DEPARTMENT OF HEALTH OR OTHER PROPER REGULATORY ENTITY
- b. ROUGHING-INS FOR SANITARY AND WATER LINES
- c. SLAB FOR TOILET AND BATH

COMPLETION OF THE SANITARY CORE AND CONSTRUCTION OF THE DWELLING UNIT MAY BE DONE THROUGH SELF-HELP BY THE BENEFICIARY.

HOUSING CORE - A RIGID AND STURDY SKELETAL STRUCTURE THAT IS DESIGNED TO BE IMPROVED AND COMPLETED INTO A HABITABLE DWELLING UNIT BY THE OWNER USUALLY THROUGH SELF-HELP.

STRUCTURAL OR ARCHITECTURAL DESIGNS MAY VARY IN EACH REGION OWING TO PHYSICAL, CLIMATIC AND CULTURAL DIFFERENCES BUT FOR THE PURPOSE OF STANDARDIZING THE MINIMUM PROVISIONS FOR A HOUSING CORE, THE FOLLOWING COMPONENTS SHALL BE INCLUDED AS PART THEREOF, IN ADDITION TO THE PROVISIONS OF THE SANITARY CORE:

- a. STRUCTURAL FRAMEWORK AND SUPPORTS
- b. ROOFING
- c. PARTY WALLS FOR DUPLEX (SEMI-DETACHED) AND ROWHOUSE (ATTACHED) TYPES OF UNIT

SHELL HOUSE - A HABITABLE DWELLING UNIT WHICH MET THE MINIMUM REQUIREMENTS FOR A HOUSING CORE WITH THE FOLLOWING ADDITIONAL COMPONENTS BEING INCLUDED AS PART THEREOF:

- a. ALL EXTERIOR WALLS TO ENCLOSE THE UNIT
- b. OPENINGS FOR DOORS AND WINDOWS
- c. PLUMBING FIXTURES

d. ELECTRICAL WIRING WITHIN THE UNIT

e. FLOOR

COMPLETE HOUSE - A HABITABLE DWELLING UNIT WHICH MET THE MINIMUM REQUIREMENTS FOR A SHELL HOUSE WITH THE FOLLOWING ADDITIONAL COMPONENTS BEING INCLUDED AS PART THEREOF:

a. ALL WINDOWS AND DOORS

b. PARTITION WALLS FOR SEPARATING FUNCTIONAL AREAS

- g. ECONOMIC AND SOCIALIZED HOUSING : A type of housing project provided to moderately low income families with lower interest rates and longer amortization periods.
- h. FIREBLOCK : Any wall which separates two abutting living units so as to resist the spread of fire. Such wall shall be of masonry construction e.g., cement hollow blocks, bricks, reinforced concrete, etc. at least 4" thick, and shall extend throughout the whole length of the living units and from the lowest portion of the wall adjoining the living units up to the point just below the roof covering or purlins. IT SHALL HAVE A MINIMUM FIRE RESISTIVE TIME RATING OF ONE (1) HOUR.
- i. FIRE RESISTIVE TIME PERIOD RATING : Fire resistive time period is the length of time a material can withstand being burned which may be one-hour, 2-hours, 3-hours, 4-hours, OR MORE.
- j. FIREWALL : A fireblock which extends vertically from the lowest portion of the wall which adjoins the 2 living units up to a minimum height of 0.30 meter above the highest portion of the roof attached to it; the firewall shall also extend horizontally up to a minimum distance of 0.30 meter beyond the outermost edge of the abutting living units.
- k. FRONTAGE : That part or end of a lot which abuts a street.
- l. LIVING UNIT : A dwelling, or portion thereof, providing

complete living facilities for one family, including provisions for living, sleeping, cooking, eating, bathing and toilet facilities and laundry facilities, the same as a single family-dwelling.

- m. LOT : A portion of a subdivision or any parcel of land intended as a unit for transfer of ownership or for building development.
- n. LOT LINE WALL : A wall used only by the party upon whose lot the wall is located, erected at a line separating two parcels of land each of which is a separate real estate entity.
- o. OCCUPANCY : The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.
- p. OPEN SPACE : Shall refer to areas allocated for the following purpose:
- Circulation
 - Community facilities
 - Park/Playground
 - Easements
 - Courts
- q. PARTY WALL : A wall used jointly by two parties under easement agreement, erected upon a line separating two parcels of land each of which is a separate real estate.
- r. PARK/PLAYGROUND : That portion of the subdivision which is generally not built on and intended for passive or active recreation.
- s. PATHWALK/
FOOTPATH : A public way intended for pedestrian to provide access to adjacent streets or property with maximum length of 50 meters.
- t. TECHNICAL
REQUIREMENTS : Shall refer to the set of documents required by the BOARD for the processing and approval of economic and socialized housing projects including systems and procedures for the implementation and enforcement of BP 220.

RULE III

MINIMUM DESIGN STANDARDS AND REQUIREMENTS FOR ECONOMIC AND SOCIALIZED HOUSING

SECTION 4. Compliance with standards required. Development of economic and socialized housing project shall be in accordance with the minimum design standards herein set forth.

SECTION 5. Basis and objectives of the minimum design standards. The minimum design standards set forth herein are intended to provide minimum requirements within the generally accepted levels of safety, health and ecological considerations. Variations, however are also possible, as may be based on some specific regional, cultural and economic setting, e.g., building materials, space requirement and usage. This minimum design standards encourages the use of duly accredited indigenous materials and technology such as innovative design and systems, modular systems and components among others. The parameters used in formulating these Design Standards are:

- A. PROTECTION AND SAFETY OF LIFE, LIMB, PROPERTY AND GENERAL PUBLIC WELFARE.
- B. BASIC NEEDS OF HUMAN SETTLEMENTS, ENUMERATED IN DESCENDING ORDER AS FOLLOWS:
 - 1) Water
 - 2) Movement and Circulation
 - 3) Storm drainage
 - 4) Solid and Liquid Waste Disposal
 - 5) Power
 - 6) Park/playground

The provision of these basic needs shall be based on the actual setting within which the project site is located.

- C. AFFORDABILITY LEVELS OF TARGET MARKET

AFFORDABLE COST - REFERS TO THE MOST REASONABLE PRICE OF LAND AND SHELTER BASED ON THE NEEDS AND FINANCIAL CAPABILITY OF PROGRAM BENEFICIARIES AND APPROPRIATE FINANCING SCHEMES (RA 7279)

- D. LOCATION

The actual setting of project site shall determine the type and degree of development AS BASIS FOR DETERMINING ELECTRICITY AND WATER SUPPLY to be required in a subdivision/housing project regardless of political boundaries. With respect to this, the degree or level

of development shall be defined as follows:

- 1) Underdeveloped Area - characterized by the predominant absence of utility systems or networks, especially water supply, roads and power.
- 2) Developed Area - characterized by the predominant presence of utility systems or network, especially water supply, roads and power.

SECTION 6. Technical Guidelines. In determining whether an economic and socialized housing shall be allowed, the following guidelines shall be considered.

A. SUITABILITY OF SITE (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. Physical Suitability

A potential site must have characteristics assuring healthful, safe and environmentally sound community life. It shall be stable enough to accommodate foundation load without excessive site works. Critical areas (e.g., areas subject to flooding, land slides and stress) must be avoided.

2. Slope

THE FINISHED GRADE SHALL HAVE A DESIRED SLOPE TO ALLOW RAIN WATER TO BE CHanneled INTO STREET DRAINS. WHERE CUT AND FILL IS NECESSARY AN APPROPRIATE GRADE SHALL BE ATTAINED TO PREVENT ANY DEPRESSION IN THE AREA.

GRADING AND DITCHING SHALL BE EXECUTED IN A MANNER THAT WILL PREVENT EROSION OR FLOODING OF ADJOINING PROPERTIES.

3. Availability of basic needs

The prioritized basic needs cited earlier shall preferably be available with reasonable distance from the project site, but where these are not available, the same shall be provided for by the developer.

4. Conformity with the Zoning Ordinance or Land Use Plan of the City/Municipality.

Generally, housing projects should conform with the Zoning Ordinance of the city/municipality where they are located SHALL THUS BE IN SUITABLE SITES FOR

HOUSING. However, where there is no Zoning Ordinance or Land Use Plan, the predominant land use principle and site suitability factors cited herein shall be used in determining suitability of a project to a site.

Furthermore, if the project is undoubtedly supportive of other land uses and activities (e.g., housing for industrial workers) said project shall be allowed.

B. ALLOWANCE FOR FUTURE DEVELOPMENT (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

Project design should consider not only the reduction of cost of development to a minimum but also provision for possible future improvement or expansion, as in the prescription of lot sizes, right-of-way of roads, open space, allocation of areas for common uses and facilities.

Land allocation and alignment of the various utilities (roads, drainage, power and water) of the subdivision should align and be integrated with those of existing networks as well as projects outside the boundaries of the project site, e.g., access roads (road connecting project site to the nearest public road) should follow the standard specification of the DPWH [MPWH].

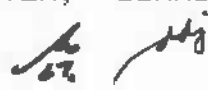
Hierarchy of roads (with respect to function and dimensions) shall be observed when planning the road network within the project site such that no major or minor road align with an alley or footpath.

RIGHT-OF-WAY OF MAJOR ROADS SHALL BE INCREASED AS THE PROJECT SIZE INCREASES, RIGHT-OF-WAY SHALL NOT BE LOWER THAN ROW OF PUBLIC ROAD.

C. LAND ALLOCATION (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. Saleable and non-saleable area

There shall be no fixed ratio between saleable portion and non-saleable portion of a subdivision project. ON-SALEABLE SHALL CONFORM WITH THE MINIMUM REQUIREMENTS FOR OPEN SPACE COMPRISING THOSE ALLOTTED FOR CIRCULATION SYSTEM, COMMUNITY FACILITIES AND PARKS/PLAYGROUNDS.



2. Area allocated for Circulation System

- 2.a The area allocated for circulation system shall not be fixed, as long as the prescribed dimension and requirement for access (both project site and to dwelling units) specified in these Design Standards are complied with.
- 2.b LAND CIRCULATION SYSTEM SHALL COMPLY WITH THE PERTINENT OF BP 344 OTHERWISE KNOWN AS THE ACCESSIBILITY LAW.

3. Area allocated for community facilities

Sites for community facilities shall be reserved or allocated by the developer, where such facilities may be constructed/put up by the Homeowners Association as the need arises. Said sites shall be used exclusively for these facilities as defined in Rule II, and the area shall be exclusive of that area intended for park/playground.

The area allocated for community facilities shall vary with the density of the subdivision, i.e., number of lots and/or living units whichever is applicable, as shown in Table 1.

TABLE 1 REQUIRED AREA FOR COMMUNITY FACILITIES ACCORDING TO DENSITY (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)	
DENSITY No. of Lots and/or living units per ha.	AREAS FOR COMMUNITY FACILITIES % of gross area of subdivision
150 and below	1%
151 to 225	1.5%
above 225	2.0%

Community facilities shall be STRATEGICALLY [centrally] located AND EASILY ACCESSIBLE where they can serve a maximum number of population, preferably near or side by side by park/playground.

4. Area Allocated for Park/Playground

SUBDIVISION PROJECTS WITH AN AREA OF 1 HECTARE OR MORE SHALL PROVIDE FOR PARKS/PLAYGROUND AREAS.



Allocation of areas for parks and playgrounds shall be NON-ALIENABLE AND NON-BUILDABLE FOR COMMUNITY HALL BUT BUILDABLE FOR BASKETBALL COURT. IT SHALL BE exclusive of those allocated for community facilities and shall vary according to the density of lots and/or living units in the subdivision, whichever is applicable, as shown in Table 2.

THE SITE SHALL NOT BE SUBJECT TO FLOODING NOR SITUATED IN STEEP SLOPES. SITES POTENTIALLY HAZARDOUS OR DANGEROUS TO THE HEALTH AND SAFETY OF USERS ESPECIALLY CHILDREN SHOULD BE AVOIDED [E.G. ALONG RIVERS, NEAR DUMPING SITE, ETC.]

PROVISIONS FOR PARKS AND PLAYGROUNDS SHALL COMPLY WITH THE REQUIREMENTS OF PRESIDENTIAL DECREE NO. 1216 AND ITS IMPLEMENTING RULES AS PER CPR NO. R-347 DATED 08 OCTOBER 1986.

TABLE 2 REQUIRED AREA FOR PARK/PLAYGROUND
ACCORDING TO DENSITY
(FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

DENSITY No. of lots and/or living units per hectare	AREAS FOR PARK/PLAY- GROUND % of gross area of subdivision
150 and below	3.5%
151 - 160	4%
161 - 175	5%
176 - 200	6%
201 - 225	7%
Above 225	9%
	AN ADDITIONAL OF 1% INCREMENT FOR EVERY 10 UNITS OR FRACTION THEREOF BEYOND 225

NOTE: IN NO CASE SHALL THE AREA BE LESS THAN 100 SQ.M:

Location of parks shall be based on hierarchy, accessibility and shall be free from hazard, risks, barriers, etc.

Minimum size for a pocket park is 100 square meters.

D. INTEGRATION OF PROJECT SITE WITH ADJACENT PROPERTY AND TO THE TOTAL DEVELOPMENT CONTEXT OF THE CITY/MUNICIPALITY (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

Land allocation and alignment of the various utilities (roads, drainage, power and water) of the subdivision should align and be integrated with those of existing networks as well as projects outside the boundaries of the projects site, e.g. access roads, (road connecting project site to the nearest public road) should follow the standard specification of the DPWH.

Hierarchy of roads (with respect to function and dimensions) shall be observed when planning the road network within the project site such that no major or minor road align with an alley or footpath.

SECTION 7. Design Standards and Planning Considerations. The following standards and planning considerations shall be observed by all projects covered by these Rules.

A. WATER SUPPLY

A.1 For Both Economic and Socialized Housing

Underdeveloped Area

Minimum requirement shall be provision of communal wells. AT LEAST 1 COMMUNAL WELL STRATEGICALLY LOCATED SHALL BE PROVIDED FOR EVERY 25 DWELLING UNITS.

Water supply must be potable and adequate at least 43 liters per HAND PUMP PER capita per day. Supply source shall be identified and developed by the project developer/owner.

Whenever a body of water shall be utilized for community water supply, permits from the National Water Resource Board (NWRB) shall be obtained. Standards set by the Regional Water Resource Board (RWRB) on water source development shall be complied with. Each well shall be allocated approximately four (4) square meters area which shall form part of the area for community facilities (as defined in Rule 11) and shall not encroach on any saleable lot or right of way.

Developed Area

Whenever a public water supply system exists, connection to it by the subdivision is mandatory.

Each lot and/or living unit shall be served with water connection (regardless of the type of distribution system). Water supply provided by the local water district shall be complemented/supplemented by other sources, when necessary, such as communal well which may be located strategically for ease and convenience in fetching water by residents and at the same time not closer than 300 meters from each other.

If public water supply system is not available, the developer shall provide for an independent water supply system within the subdivision project. Minimum quantity requirement shall be 150 [75] liters per capita per day. PER BOARD RESOLUTION NO. 506 SERIES OF 1992. EACH SUBDIVISION MUST HAVE AT LEAST AN OPERATIONAL DEEPWELL AND PUMP SETS WITH SUFFICIENT CAPACITY TO PROVIDE AVERAGE DAILY DEMAND (ADD) PROVIDED A SPARE PUMP AND MOTOR SET IS RESERVED.

Likewise, required permits from the NWRB shall be obtained and standards of the Local Water Utilities Administration shall be complied with.

If ground reservoir is to be put up, an area shall be allocated for this purposes (part of allocation for community facilities). The size shall depend on volume of water intended to be stored. Provide for protection from pollution namely, buffer of at least 25 meters from sources of pollution/contamination.

For elevated reservoir, structural design shall comply with accepted structural standards OR THE NATIONAL BUILDING CODE. THE ELEVATED RESERVOIR OR WATER TANK CAPACITY MUST BE 20% AVERAGE DAILY DEMAND PLUS FIRE RESERVE.

ALTERNATIVE SOURCES OF WATER SUPPLY MAY BE AVAILABLE OF SUCH AS COLLECTED RAIN WATER AND OTHER DEVICES WITH WATER IMPOUNDING CAPACITY.

A.2 Fire Protection Demand (Applicable for Both Economic and Socialized Housing)

PROVISION FOR FIRE PROTECTION SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION CODE. WHENEVER APPLICABLE, THE LOCAL GOVERNMENT UNIT SHALL PROVIDE EACH COMMUNITY WITH FIRE HYDRANTS AND A CISTERN THAT ARE OPERATIONAL AT ALL TIMES.

A.3 Reservoir/Water Tank (Applicable for both Economic and Socialized Housing)

For Multi-Storey Building

IF THE HEIGHT OF THE BUILDING REQUIRES WATER PRESSURE IN EXCESS OF THAT IN THE MAIN WATER LINE, A WATER TANK SHALL BE PROVIDED.

TANK SHALL ALSO BE REQUIRED IF THE PEAK DRAWN SHOULD REDUCE THE PRESSURE ON THE HIGHEST USABLE FLOOR TO LESS THAN 10 PSI (POUNDS PER SQUARE INCH) THE MINIMUM PRESSURE REQUIRED FOR SATISFACTORY OPERATION OF FIXTURE, PARTICULARLY THOSE WITH FLUSH VALVES.

CAPACITY SHOULD BE 20% AVERAGE DAILY DEMAND PLUS FIRE RESERVE.

B. CIRCULATION SYSTEM (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. DEPENDING ON THE CLASSIFICATION OF ROADS ADJACENT TO THE SUBDIVISION AND THE SIZE OF THE PROJECT SITE, ROAD NETWORK SHOULD RESULT INTO A HIERARCHY OF FUNCTIONS AND SHOULD DEFINE AND SERVE THE SUBDIVISIONS AS ONE INTEGRATED UNIT.

a. ROADS COMPLEMENTED WITH FOOTPATHS/PATHWAYS WITHIN THE SUBDIVISION MUST BE SO ALIGNED TO FACILITATE MOVEMENT WITHIN AND IN LINKING THE SUBDIVISION TO THE NEAREST MAJOR TRANSPORTATION ROUTE AND ADJACENT PROPERTY.

WHENEVER THERE IS/ARE EXISTING ROADS WITHIN THE PROJECT SITE WHICH SHALL BE MADE PART OF THE SUBDIVISION PLAN THESE SHALL BE IMPROVED IN ACCORDANCE WITH THE STANDARDS SET FORTH HEREIN.

b. STREETS SHOULD CONFORM TO THE CONTOURS OF THE LAND AS PRACTICABLE.

c. PROVISIONS OF MAJOR STREET EXTENSION FOR FUTURE CONNECTION TO ADJOINING DEVELOPED AND/OR UNDERDEVELOPED PROPERTIES SHALL BE MANDATORY AND INTEGRATED OR ALIGNED WITH EXISTING ONES, IF ANY.

d. STREETS SHALL BE SO LAID OUT TO MINIMIZE CRITICAL INTERSECTIONS SUCH AS BLIND CORNERS, ESKEW JUNCTION, ETC.

e. ROADS SHALL CONFORM WITH CIVIL WORK DESIGN CRITERIA AS PER SEC. 148.2 OF THIS RULES AND SOUND ENGINEERING PRACTICES PURSUANT TO BOARD RESOLUTION NO. 176, SERIES OF 1984.

h. 17. *sig*

TABLE 3 HIERARCHY OF ROADS				
TYPE OF ROADS (ROW)*	ECONOMIC HOUSING		SOCIALIZED HOUSING	
	ROW	CARRIAGEWAY	ROW	CARRIAGEWAY
Major	10.0 m.	5.0 m.	10.0 m.	6.0 m.
Minor	8.0 m.	5.0 m.	8.0 m.	5.0 m.
	6.5 m.	5.0 m.	6.5 m.	5.0 m.
MOTOR COURT (CUL-DE-SAC, BRANCH, LOOP, "TEE")	6.0 m.	-	6.0 m.	-
Alley	3.0 m.		3.0 m.	
Footpath/ PATHWALK	3.0 m.		3.0 m.	
ROW OF ACCESS TO INTERIOR LOT	3.0 m.		3.0 m.	
RIGHT-OF-WAY (ROW) OF MAJOR ROADS SHALL BE INCREASED AS PROJECT SIZE INCREASES. ROW SHALL BE LOWER THAN ROW OF PUBLIC ROAD.				
NOTE: 1. INTERIOR SUBDIVISION MUST PROVIDE EASEMENT OF RIGHT-OF-WAY TO THE NEAREST PUBLIC ROAD.				
2. SUBDIVISION PROJECTS WITH DIRECT ACCESS TO A MAIN PUBLIC ROAD MUST PROVIDE SUFFICIENT SETBACK TO ACCOMMODATE LOADING AND UNLOADING OF PASSENGERS.				

TABLE 4 MAXIMUM SIZES OF PROJECTS PER HIERARCHY OF ROAD (APPLICABLE FOR BOTH ECONOMIC & SOCIALIZED HOUSING)	
Above 0 - 2.5 has.	major road, MOTOR COURT, alley, footpath, minor road
Above 2.5 - 5 has.	major road, MOTOR COURT, alley, footpath, minor road
Above 5 - 10 has.	major road, MINOR ROAD, MINOR ROAD, MOTOR COURT, alley, footpath
Above 15 - 30 has.	major road, MINOR ROAD, MOTOR COURT, ALLEY, FOOTPATH
Above 30 has.	major road, MINOR ROAD, MOTOR COURT, ALLEY, FOOTPATH

TABLE 5 PAVING MATERIAL SPECIFICATION PER TYPE OF ROAD				
TYPE OF ROAD	ECONOMIC HOUSING		SOCIALIZED HOUSING	
	UNDERDEVELOPED	DEVELOPED	UNDERDEVELOPED	DEVELOPED
Major	macadam	concrete/ asphalt	macadam	concrete/ asphalt
Minor	macadam	- do -	macadam	macadam
Motor Court	macadam	asphalt	macadam	macadam
Sidewalks	aggregates	asphalt	aggregates	aggregates

MAJOR ROADS SHALL HAVE A RIGHT-OF-WAY OF 10.00 METERS AND A CARRIAGEWAY OF 6.00 METERS WITH A 15 CENTIMETER MIX GRAVEL (PIT RUN) BASECOURSE ON WELL COMPACTED SUBGRADE. THE ENDS OF ROADS SHALL NOT CONNECT TO ALLEYS OR PATHWALKS. DEAD END ROADS SHALL BE PROVIDED WITH A CUL-DE-SAC OR OTHER APPROPRIATE TURN AROUND SPACE AND SHALL HAVE A MAXIMUM LENGTH OF 60 METERS.

MAJOR ROADS SHALL MAINTAIN A UNIFORM WIDTH OF ROAD RIGHT-OF-WAY. TAPERING OF ROAD WIDTH SHALL NOT BE ALLOWED.

MINOR ROADS SHALL BE ESTABLISHED WITH A RIGHT-OF-WAY OF 8.00 M. WIDE AND 6.5 M. WIDE. AN 8.00 M. WIDE MINOR ROAD SHALL BE MANDATORY BEFORE A 6.5 M. WIDE MINOR ROAD SHALL BE INTRODUCED.

ALLEYS AND PATHWALKS SHALL HAVE A RIGHT-OF-WAY OF 3.00 METERS AND 3.00 METERS RESPECTIVELY. THEY SHALL BE LEVELED AND GRADED. PAVING SHALL BE OPTIONAL. ALLEYS AND PATHWALKS SHALL HAVE A MAXIMUM LENGTH OF 60 METERS AND THE ENDS OF ALLEYS SHALL CONNECT TO A ROAD.

CONTIGUOUS PROJECTS OR PROJECTS TO BE DEVELOPED BY PHASES SHALL BE PROVIDED WITH INTER CONNECTION ROADS WITH A MINIMUM RIGHT-OF-WAY OF TEN (10) METERS. (Approved as per Resolution No. R-374 dated 03 March 1987)

2. Planning Considerations on Circulation Layout (Applicable for Both Economic and Socialized Housing)

- a) Observance of the hierarchy of roads within the subdivision.
- b) Conformance to natural topography.
- c) Consideration for access and safety e.g. adequate radius, minimum number of roads at

intersections, moderate slope/grade, adequate sight distance, no blind corners, etc.

- d) Optimization as to number of lots to lessen area for roads, at the same time enhance community interaction.
- e) There shall be no duplications of street names and such names shall not bear any similarity to existing street names in adjacent subdivision, except when they are in continuation of existing ones. Street names shall be recognizable and readable.

The developer shall bear the cost of purchase and installation of street names/signs coincident with the construction of streets and utilities.

- f) Sidewalks shall not be required when drainage system is through open canals; when drainage canals are covered or underground, the space above the canals shall be utilized as sidewalk.

3. TREE PLANTING (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

EVERY OWNER OF EXISTING SUBDIVISION IS REQUIRED AMONG OTHERS TO PLANT TREES IN DESIGNATED AREA AS PER RESOLUTION NO. R-532, SERIES OF 1993. (APPROVING THE RULES AND REGULATIONS IMPLEMENTING PD 953 "REQUIRING THE PLANTING OF TREES IN CERTAIN PLACES AND PENALIZING UNAUTHORIZED CUTTING, DESTRUCTION, DAMAGING AND INJURING OF CERTAIN TREES, PLANTS AND VEGETATION").

	ECONOMIC HOUSING		SOCIALIZED HOUSING	
PLANTING STRIP (PS) SIDEWALK (SW)	(PS)	(SW)	(PS)	(SW)
MAJOR ROAD (EACH SIDE)	1 m.	1 m.	1 m.	1 m.
MINOR ROAD	.5 m.	.5 m.	.5 m.	.5 m.

NOTE: REFER TO SUPPLEMENTAL RULES AND REGULATIONS TO IMPLEMENT PD 953 [HLRB A.O. NO. 02, SERIES OF 1994] (12 APRIL)



C. DRAINAGE SYSTEM (APPLICABLE FOR ECONOMIC AND SOCIALIZED HOUSING)

THE DESIGN OF THE DRAINAGE SYSTEM OF THE SUBDIVISION SHALL TAKE INTO CONSIDERATION EXISTING DEVELOPMENT OF ADJACENT AREAS RELATIVE TO THEIR IMPACT/EFFECT ON ITS DRAINAGE SYSTEM IF ANY. FURTHER IT [must] SHALL CONFORM WITH THE NATURAL DRAINAGE PATTERN OF THE SUBDIVISION SITE, AND SHALL DRAIN INTO APPROPRIATE WATER BODIES OR PUBLIC DRAINAGE SYSTEM OR NATURAL OUTFALLS. IN NO CASE SHALL DRAINAGE OUTFALLS DRAIN INTO A PRIVATE LOT, ITS LAYOUT SHALL CONFORM WITH SOUND ENGINEERING DESIGN PRINCIPLES CERTIFIED BY A DULY LICENSED CIVIL/SANITARY ENGINEER. DRAIN LINES SHALL BE OF DURABLE MATERIALS AND APPROVED INSTALLATION PRACTICES. (See Fig. 1 Open Canal)

THE DRAINAGE SYSTEM FOR ECONOMIC HOUSING SHALL BE AN UNDERGROUND SYSTEM FOR MAJOR ROADS AND LINED OPEN CANAL (FOR OTHER ROADS). UNDERGROUND DRAINAGE SYSTEM SHALL BE PROVIDED WITH ADEQUATE MANHOLES FOR EFFICIENT MAINTENANCE.

FOR SOCIALIZED HOUSING IT MUST BE A LINED OPEN CANAL (SIDES OF OPEN CANAL SHALL BE LINED WITH GRASS OR STONE).

In case of non-existence of drainage system in the locality catchment area for drainage discharge shall be provided for and developed by the developer/owner in consultation with local authorities or private entities concerned, to prevent flooding of adjacent property. Moreover, said catchment area shall be made safe and maintained and shall form part of the park/playground requirement.

D. SEWAGE DISPOSAL SYSTEM (APPLICABLE FOR ECONOMIC AND SOCIALIZED HOUSING)

D.1 SEPTIC TANK

THE SEWAGE DISPOSAL SYSTEM SHALL BE COMMUNAL OR INDIVIDUAL SEPTIC TANK CONFORMING TO THE DESIGN STANDARD OF THE SANITATION CODE.

D.2 CONNECTION TO COMMUNITY SEWER SYSTEM

WHENEVER APPLICABLE CONNECTIONS SHALL BE MADE TO AN APPROVED PUBLIC OR COMMUNITY SEWER SYSTEM, SUBJECT TO THE REQUIREMENTS AND PROVISIONS OF THE SANITATION CODE AND OTHER APPLICABLE RULES AND REGULATIONS WITH REGARD TO MATERIALS AND INSTALLATION PRACTICES.

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E. ELECTRICAL POWER SUPPLY (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. Underdeveloped Area

Electrical power supply is optional. However, the developer shall allocate sufficient land area for easements for power supply facilities based on existing laws and regulations.

2. Developed Area

When power is available within the locality of the project site, its connection to the subdivision is required. Actual connection, however, may depend on the minimum number of users as required by the power supplier. Installation practices, materials and fixtures used, shall be in accordance with the provisions of the existing rules and regulations of the NATIONAL Electrical Code or the LOCAL ELECTRIC FRANCHISE HOLDER/LOCAL ELECTRIC COOPERATIVE OR THE local utility company. MAXIMUM DISTANCE BETWEEN STREET LIGHTS SHALL BE FIFTY (50) METERS.

F. LOT SIZES

1. Minimum lot area requirement shall be as follows:

	ECONOMIC	SOCIALIZED
a. Single detached	72 sq. m.	72 sq.m.
b. Single attached/ duplex	54 sq. m.	54 sq.m./unit
c. Rowhouse	35 sq. m.	32 sq.m.

NOTE: 1. SALEABLE LOTS DESIGNATED AS DUPLEX AND OR ROWHOUSE LOTS SHALL BE PROVIDED WITH HOUSING COMPONENTS.

2. MAINTAIN A 60:40 RATIO FOR HOUSE AND LOT WHERE 60% OF THE SELLING PRICE FOR A HOUSE AND LOT PACKAGE IS ALLOTTED FOR THE HOUSE AND 40% IS FOR THE LOT.

(See Fig. 2a Minimum Lot Size for Single-Family Detached)

2. Lot Planning Consideration (APPLICABLE TO BOTH UNDERDEVELOPED AREA AND DEVELOPED AREA PROJECTS).

a) A lot shall be served by AN INDEPENDENT ACCESS EITHER BY a road, motor court, an alley or a pathwalk.

- b) Deep lots and irregularly-shaped lots shall be avoided.
- c) WHENEVER POSSIBLE LOT FRONTAGE ELEVATION SHALL BE AT STREET LEVEL.
- d) LOTS SHALL BE PROTECTED AGAINST RISKS OR NO LOT SHALL BE LAID OUT WHERE POTENTIAL RISKS EXIST (E.G. EROSION, SLIDES, FLOODING, FAULTLINES, ETC.)
- e) Lot shall be protected against non-conforming uses and/or other risks through the provision of adequate buffer strip, protective walls, and roads or other similar devices.

On the other hand, lot shall be laid out that the front desirable views, such as parks, lagoon, etc.

- f) Lot shall be so laid out that ADMINISTRATIVE BOUNDARIES, water courses/drainage ways UTILITY LINES do not bisect the lots.
- g) Minimum lot frontages: (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)
 - g.1 Single Detached
 - a. corner lot 10.0 m.
 - b. regular lot 8.0 m.
 - c. irregular lot 4.0 m.
 - g.2 Single Attached/Duplex/
Semi-Detached 6.0 m.
 - g.3 Rowhouse 3.5 m.

6. SETBACK (Applicable for Economic and Socialized Housing)

Minimum Setback Requirements

- a. Single detached (See Fig. 2a)

Front	1.5 m.
Sides	2.0 m.
Rear	2.0 m.

- b. Single attached/duplex/semi-detached (See Fig. 2b)

Front	1.5 m.
Side (one)	2.0 m.
Rear	2.0 m.

c. Rowhouse (See Fig. 2c)

Front	1.5 m.
Rear	2.0 m.

Approved per Board Resolution No. R-395 series of 1987

H. BLOCK LENGTH (Applicable for both Economic and Socialized Housing)

Maximum block length is 400 meters. Block length exceeding 250 meters, shall be provided by an alley, [at midlength.] (See Fig. 3a Blocks Bounded by Roads)

Maximum block length bounded by alley is 250 meters. Maximum block length bounded by pathwalks is 100 meters. (See Fig. 3b Blocks Bounded by Alley/Footpath)

NOTE: FOR ROWHOUSE, THERE SHALL BE A MAXIMUM OF 20 UNITS BUT IN NO CASE SHALL THIS BE BEYOND 100 METERS IN LENGTH.

I. EASEMENTS (Applicable to both Economic and Socialized Housing)

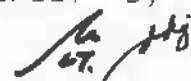
SUBDIVISION PROJECTS SHALL OBSERVE AND CONFORM WITH THE PROVISIONS OF EASEMENTS AS MAY BE REQUIRED BY:

1. CHAPTER IV ARTICLE 51 OF WATER CODE
2. NATIONAL POWER CORPORATION
3. FAULT TRACES AS MAY BE IDENTIFIED BY PHIVOLCS (APPROVED AS PER BOARD RESOLUTION NO. 515 SERIES OF 1992)
4. RIGHT-OF-WAY OF OTHER PUBLIC UTILITY COMPANIES AND OTHER ENTITIES
5. FOR PROJECTS ABUTTING NATIONAL ROAD (PRIMARY ROADS) ADEQUATE EASEMENT SHALL BE PROVIDED FOR ROADS INCLUDING LOADING AND UNLOADING AREAS AS MAY BE REQUIRED BY NATIONAL/LOCAL GOVERNMENT UNITS

J. OTHER FACILITIES (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. Garbage Disposal System

Garbage disposal shall be undertaken by the local government or in the absence thereof by individual



lot owners, with proper observance of sanitary practices and methods.

2. Firefighting

The Homeowners Association shall form fire brigade in collaboration with the barangay fire brigade. Water for fire fighting shall be part of the water supply requirement and shall comply with the requirements of the local/district fire unit of the Integrated National Police.

SECTION 8. Building Design Standards and Guidelines. Projects incorporating housing components shall comply with the following design standards and guidelines.

A. SINGLE-FAMILY DWELLING (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. Height Limitation - The maximum number of storey is two (2)

2. Lot Planning

a. Access to the Property. Direct access to the single-family dwelling shall be provided by means of an abutting public street, alley or pathway.

b. Access to the dwelling unit. An independent means of access to the dwelling unit shall be provided without trespassing adjoining properties. Acceptable means of access to the rear yard of the dwelling unit shall be provided without passing through any other dwelling unit or any other yard.

c. Open space requirements. Open spaces shall be located totally or distributed anywhere within the lot in such a manner as to provide maximum light and ventilation into the building.

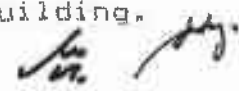


TABLE 6 PRIVATE OPEN SPACE REQUIREMENT

TYPE OF LOT	PERCENT OF OPEN SPACE	
	Residential	All Others
a. Interior lot (lot located in the interior of a block made accessible from a public street or alley by means of a private access road)	50%	25%
b. Inside lot (non-corner or single frontage lot)	20%	15%
c. Corner and/or through lot	10%	15%
d. Lots bounded on three (3) or more sides by public open spaces such as streets, easement of seashores, rivers, esteros, etc	5%	5%

- d. Sizes and Dimensions of Courts and Yards. The minimum horizontal dimension of courts and yards shall not be less than 2.0 meters. All inner courts shall be connected to a street or yard, either by a passageway with a minimum width of 1.20 meters or by a door through a room or rooms.

Every court shall have a width of not less than 2.0 meters for one and two storey buildings. However, this may be reduced to not less than 1.50 meters in cluster living units such as quadruplexes, rowhouses and the like one or two stories in height with adjacent courts with an area of not less than 3.00 square meters. Provided, further, that the separation walls or fences, if any, shall be not higher than 2.00

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meters. Irregularly shaped lots such as triangular lots and the like whose courts may be also triangular in shape may be exempted from having a minimum width of 2.0 meters, provided that no side thereof shall be less than 3.0 meters.

- e. Abutments. Abutments ON THE FRONT, SIDE AND REAR PROPERTY LINES may be allowed provided THE FOLLOWING REQUIREMENTS SHALL BE COMPLIED WITH:

- a. OPEN SPACE AS PRESCRIBED IN TABLE 6
- b. WINDOW OPENING AS PRESCRIBED IN SECTION 3 D 2.
- c. Firewall shall have a minimum of one-hour fire resistive rating.
- d. THERE SHALL BE NO OPENING ON THE FIREWALL

3. Building Design Standards (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

- a. Space Standards. Spaces within the dwelling structure shall be distributed in an economical, efficient and practical manner so as to afford the maximum living comfort and convenience and to insure health and safety among the occupants. It shall provide complete living facilities for one family including provisions for living, sleeping, laundry, cooking, eating, bathing and toilet facilities.
- b. Floor Area Requirement. The minimum floor area requirement for single-family dwelling shall be 22.00 [20.00] sq. meters FOR ECONOMIC HOUSING AND 18.00 SQ. METERS FOR SOCIALIZED HOUSING.
- c. MINIMUM LEVEL OF COMPLETION. THE MINIMUM LEVEL OF COMPLETION SHALL BE COMPLETE HOUSE FOR ECONOMIC HOUSING AND SHELL HOUSE FOR SOCIALIZED HOUSING.
- d. Ceiling Heights
 - 1. Minimum ceiling height for habitable rooms shall be measured from the finished floor line to the ceiling line. Where ceilings

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are not provided, a minimum headroom clearance of 2.00 meters shall be provided. (See Fig. 4 Minimum Ceiling Heights)

2. Mezzanine floors shall have a clear ceiling height of not less than 1.80 meters above and below it, provided that it shall not cover 50% of the floor area below it. (See Fig. 5 Mezzanine Floor)

e. Openings

1. Doors

- a. A minimum of one entrance/exit shall be provided where the number of occupants is not more than 10; two (2) entrance/exits where the number of occupants is greater than 10.
- b. Doors shall have a minimum clear height of 2.00 meters. Except for bathroom doors and doors in the mezzanine which shall have a minimum clear height of 1.80 meters.
- c. Minimum clear widths shall be the following:

Main Door	0.80 m.
Service Door/Bedroom Door	0.70 m.
Bathroom Door	0.60 m.
(See Fig. 6 Door Opening)	

2. Windows

- a. Rooms for habitable use shall be provided with windows with a total free area of openings equal to at least 10% of the floor area of the room.
- b. Bathrooms shall be provided with window/s with an area not less than 1/20 of its floor area.
- c. Required windows may open into a roofed porch where the porch:
 - a) abuts court, yard, public street or alley, or open water course and



other public open spaces;

- b) has a ceiling height of not less than 2.00 m.

e. Interior Stairs. The stairs shall ensure structural safety for ascent and descent, even in extreme cases of emergency. It shall afford adequate headroom and space for the passage of furniture.

1. Width. Stairways shall have a minimum clear width of 0.60 meters.
2. Riser and Run. Stairs shall have a maximum riser height of 0.25 meter and a minimum tread width of 0.20 meter. Stair treads shall be exclusive of nosing and/or other projections.
3. Headroom Clearance. Stairs shall have a minimum headroom clearance of 2.00 meters. Such clearance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread moving to the soffit above all points.
4. Landings. Every landing shall have a dimension measured in the direction of travel equal to the width of the stairway. Maximum height between landing shall be 3.60 meters.
5. Handrails. Stairways shall have at least one handrail on one side provided there is a guard or wall on the other side. However, stairways with less than four (4) risers need not have handrails, and stairs with either a guard or wall on one end need not be provided with a handrail on that end.
6. Guard and Handrail Details. The design of guards and handrails and hardware for attaching handrails to guards, balusters of masonry walls shall be such that these are made safe and convenient.
 - a. Handrails on stairs shall not be less than 0.80 meter nor more than 1.20 meter above the upper surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. (See Fig. 7 Stairway Design)

- b. Handrails shall be so designed as to permit continuous sliding of hands on them and shall be provided with a minimum clearance of 38 mm. from the wall to which they are fastened. (See Fig. 7 Stairway Design).
 - c. The height of guards shall be measured vertically to the top guard from the leading edge of the tread or from the floor of landings. It shall not be less than 0.80 meter and no more than 1.20 meters. Masonry walls may be used for any portion of the guard.
7. Winding and Circular Stairways. Winding and circular stairways may be used if the required width of run is provided at a point not more than 300 millimeters from the side of the stairway where the treads are narrower but in no case shall any width of run be less than 150 mm. at any point. The maximum variation in the height of risers and the width of treads in any one flight shall be 5 mm. (See Fig. 8 Winding and Circular Stairways)
8. Ladders. The use of ladders may be allowed provided that the maximum distance between landings shall be 1.80 meter.
- f. Roofing. Roofing material that is impervious to water shall be provided.
 - g. Electrical Requirements. There shall be provided at least one light outlet and one convenience outlet per activity area.
 - h. Fireblocks. When any two (2) living units abut each other, a fireblock shall be required in which case the fireblock shall be the masonry construction (e.g., cement, hollow blocks, bricks, reinforced concrete, etc.), at least 4" thick, and shall extend from the lowest portion of the wall adjoining the 2 living units up to the point just below the roof covering or purlins. (See Fig. 9 Fireblocks for Dwelling Units That Abut Each Other)
 - i. Abutments. Whenever a dwelling abuts on a property line a firewall shall be required. The firewall shall be of masonry construction, at least 4" thick, and extend vertically from the

lowest portion of the wall adjoining the living units up to a minimum height of 0.30 meter above the highest point of the roof attached to it the firewall shall also extend horizontally up to a minimum distance of 0.30 m. beyond the outermost edge of the abutting living units.

No openings whatsoever shall be allowed except when the two abutting spaces of two (2) adjacent living units are unenclosed or partially open, e.g. carports, terraces, patios, etc.; instead a separation wall shall be required. (See Fig. 10 Firewaall for Dwelling Units on Property Line)

B. MULTI-FAMILY DWELLINGS (APPLICABLE FOR BOTH ECONOMIC AND SOCIALIZED HOUSING)

1. Lot Planning

- a. Access to the property. Direct vehicular access to the property shall be provided by means of an abutting improved public street or alley.
- b. Access to the dwelling. An independent means of access shall be provided to each dwelling, or group of dwellings in a single plot, without trespassing adjoining properties. Each dwelling must be capable of maintenance without trespassing adjoining properties. Utilities and service facilities must be independent for each dwelling unit.

Each dwelling unit shall be provided with a sanitary means for the removal of garbage and trash.

- c. Access to living units. An independent means of access to each living units shall be provided without passing through any yard of a living unit or any other yard.
- d. Non-residential use. Portions of the property may be designed or used for non-residential use provided the type of non-residential use is harmonious or compatible with the residential character of the property. Some examples of allowable non-residential uses are PRIVATE CLINIC/OFFICE, garages, carports, cooperative store, and structures for the homeowners' association.

Any no-residential use of any portion of the property shall be subordinate to the residential

use and character of the property. The floor area authorized for non-residential use, whether in the principal dwelling structure or in any accessory building, shall not exceed 25% of the total residential area.

The computation of the non-residential area shall include hallways, corridors or similar spaces which serve both residential and non-residential areas. (See Fig. 11 Non-Residential Use)

- e. Open Space Requirements. Portions of the property shall be devoted to open space to provide for adequate light, ventilation and fire safety.

1. Setbacks from the property line shall be maintained, the minimum of which shall be the following:

TABLE 7 OPEN SPACE REQUIREMENTS, MINIMUM SETBACKS PER STOREY													
KINDS OF LOT	TOTAL OPEN SPACE REQ'D.	1%	2	3	4	5	6	7	8	9	10	11	12
Interior	50%												
Inside	20%												
Corner/Through	10%												
		2.0	2.3	2.6	2.9	3.2	3.5	3.8	4.1	4.4	4.7	5.0	
Lot abutting 3 or more streets, alleys, rivers, esteros	5%												

2. Distance between building shall also be adequately maintained to ensure light and ventilation.

In general, the minimum distance between 2 buildings in which the taller buildings DOES NOT EXCEED two (2) storeys shall be

4.00 meters. And the minimum horizontal clearance between the two roof eaves shall be 1.50 meter. (See Fig. 12 Distance Between 2 Storey Building)

The minimum distance between two buildings wherein the taller building has three (3) or four (4) storeys, shall be 6.00 meters. And the minimum horizontal clearance between the two roof eaves shall be 2.00 meters. (See Fig. 13 Distance Between 3 Storey Building)

The minimum distance between buildings with more than four (4) storeys shall be 10 meters. The minimum horizontal clearance shall be 6 meters.

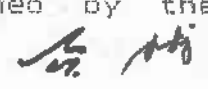
Except, however, in cases when the two sides of the buildings facing each other are blank walls, i.e., either there are no openings or only minimal openings for comfort rooms, the minimum distance between the buildings shall be 2.00 meters. And the horizontal clearance between the roof eaves shall be 1.00 meter. (See Fig. 14 Distance Between Blank Walls of Two Buildings)

In the measurement of distance between two buildings, measurement shall be made where the distance between the two buildings is shortest. (See Fig. 15 Measurement of Distance Between Buildings)

- f. **Parking Requirements.** For multi-family dwellings, a minimum of one (1) parking space for every twenty (20) living units shall be provided.

2. Building Design Standards

- a. **Living Units.** In general, all building design standards for the single-family dwelling shall apply for all living units of multi-family dwellings, except that, the minimum floor area of a living unit in multi-family dwellings shall be 22.00 [36.00] square meters FOR ECONOMIC HOUSING AND 18.00 SQUARE METERS FOR SOCIALIZED HOUSING. MINIMUM FLOOR AREA SHALL BE IN ONE FLOOR LEVEL EXCLUSIVE OF MEZZANINE, IF ANY.
- b. **Exits.** Exit requirements of a building or portion thereof shall be determined by the



occupant load - which gives the largest number of persons. No obstruction shall be placed in the required width of an exit except projections permitted by these implementing rules and regulations.

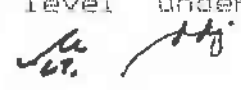
The occupant load in any building or portion thereof shall be determined by multiplying the number of living units by six (6).

1. No. of Exits. Every multi-family dwelling or usable portion thereof, shall have at least one exit. Floors above the first storey shall have at least two exits, which shall be remote from each other, irrespective of the occupant load in the same storey.

The number of exits required from any storey of a building shall be determined by using the occupants loads of floors which exit through the level under consideration as follows: 50% of the first adjacent storey above (and the first adjacent storey below, when a storey below exits through the level under consideration) and 25% of the occupant load in the storey immediately beyond the first adjacent storey. The maximum number of exits required for any storey shall be maintained until egress is provided from the structures. For purposes of this Section basement or cellars and occupied roofs shall be provided with exits as required for storeys.

2. Width. Exits serving living units with occupant load of 50 or less shall have a minimum width of 0.80 meter. For every additional occupant load of 25 or fractions thereof, an additional width of 0.15 meter shall be provided. The total exit width required from any storey of a building may be divided approximately equally among the separate exits, provided the minimum width of 0.80 meter is maintained.

The total exit width required from any storey of a building shall be determined by using the occupant load of that storey plus the percentage of the occupant loads of floors which exit through the level under



consideration as follows: fifty (50) percent of the occupant load in the first adjacent storey above and the first adjacent storey below when a storey below exits through the level under consideration and twenty-five (25) percent of occupant load in the storey immediately beyond the first adjacent storey. The maximum exit width from any storey of a building shall be maintained.

3. Arrangement of Exits. Distance between any two exits shall be such that they shall be remote from each other and as arranged and constructed to minimize any possibility that both may be blocked by any one fire or other emergency condition, provided that it shall not be less than one fifth the perimeter of the area served, measured in a straight line between the exits.

4. Distance to Exits. No point in a building shall be more than 45.00 meters from an exterior exit door, a horizontal exit, exit passageway, or an enclosed stairway, measured along the line of travel. In a building equipped with the complete automatic fire extinguishing system the distance from exits may be increased to 60.00 meters.

5. Automatic Smoke Detection Alarm Initiating Device. Automatic smoke detection alarm initiating devices shall be installed in every family dwelling unit located and adjusted to operate reliably in case of abnormal accumulation of smoke in any part of the protected area. Installation of smoke detection alarm initiating device shall be approved for the particular application, location and spacings.

c. Corridors and Exterior Exit Balconies

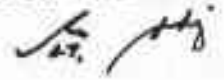
The provisions herein shall apply to every corridor and exterior exit balcony serving as a required exit for an occupant load of more than fifty (50).

1. Width. Every corridor or exit balcony shall not be less than 1.20 meter in width. (See Fig. 16 Minimum Width of Corridor)

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following design requirements:

1. Width. Stairways serving two or more living units with an occupant load of 50 or less shall have a minimum clear width of 0.90 meter. Stairways serving living units with an occupant load more than 50 shall not be less than 1.00 meter in width.
2. Rise and Run. Stairs shall have a maximum riser height of 0.20 m. and minimum tread width of 0.25 m. Stairs shall be exclusive of nosing and/or other projections. The maximum variation in the height of risers and the width of treads in any one flight shall be 5 mm.
3. Landings. Every landing shall have a dimension measured in the direction of travel equal to the width of the stairway, however, such dimension need not exceed 1.20 meter when the stair has a straight run. Landings shall not be reduced in width by more than 100 millimeters by a door when fully opened.
4. Basement Stairways. When a basement stairway to an upper storey terminate in the same exit enclosure, an approved barrier shall be provided to prevent persons from continuing on the basement. Directional exit signs shall be provided.
5. Distance between Landings. There shall not be more than 3.60 meters vertical distance between landings. (See Fig. 19 Distance Between Landing)
6. Handrails. Stairways less than 3.00 m. in width shall have at least one handrail on one side, provided there is a guard or wall on the other side. Stairways measuring 3.00 m. to 3.50 m. in width shall have two handrails. Stairways more than 3.50 m. wide shall have at least one intermediate handrail



for every 3.00 m. of required width. Intermediate handrails shall be spaced approximately equal within the entire width of stairway. Except that stairways having less than four (4) risers need not have handrails and stairs with either a guard or wall on one end need not be provided with a handrail on that end.

7. Handrail Details. Handrails shall be placed not less than 0.80 nor more than 1.00 m. above the nosing or treads. Each of handrails shall terminate in newel posts or safety terminals. (See Fig. 20 Handrails)
8. Distance to Stairs. Per floors above the first storey, the maximum travel distance from the exit door of a living unit to the stairway shall be 24.00 meters. (See Fig. 21 Distance to Stairs)
9. Stairway to Roof. In every building four or more storeys in height, one stairway shall extend to the roof unless the roof has a slope greater than 1 in 3.
10. Headroom. Every common stairway shall have a headroom clearance of not less than 2.00 meters. Such clearance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread nosing to the soffit above all points. (See Fig. 22 Headroom for Stairways)

e. Utilities and Services

To ensure healthful and livable conditions in the project, basic utilities and services shall be provided, the minimum requirements of which shall be:

1. Water Supply. Water supply shall be adequate in amount and reasonably free from chemical and physical impurities; a main service connection and a piping system with communal faucets to serve the common areas like the garden,

driveways, etc. shall be provided. Pipes branching out from the main water line shall service the individual units which shall be provided with individual water meters.

2. Power Supply/Electrical Service. If available in the vicinity, a main power service shall be provided with a main circuit to service common lighting as well as common power needs of the dwelling. Like the water system, however, branch circuits with separate meters shall service the individual living units.
3. Drainage System. Surface run-offs shall be channelled to appropriate repositories.
4. Sewage Disposal System. Sewage disposal may be accomplished by any of the following means:
 - a. discharge to an existing public sewerage system.
 - b. treatment in a community disposal plant, or communal septic tank.
 - c. treatment in individual septic tanks with disposal by absorption field or leaching pit.
5. Garbage Disposal System. There shall be provided adequate services for the regular collection and disposal of garbage and rubbish.
6. ELEVATOR REQUIREMENTS. (IF APPLICABLE)

PROVISION OF ELEVATORS SHALL CONFORM WITH THE PLANS AND SPECIFICATIONS OF THE DULY LICENSED DESIGN ARCHITECT/ENGINEER WHO SHALL DETERMINE THE REQUIREMENT FOR ELEVATORS INCLUDING THE NUMBER OF CARS, CAPACITY, SAFETY FEATURES AND STANDARDS, ELEVATOR TYPE, SPEED AND LOCATION IN RELATION TO THE OVER-ALL DESIGN AND USE OF THE BUILDING; THE DESIGN ARCHITECT/ENGINEER SHALL CERTIFY UNDER

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47.

OATH THAT ALL THE COMPONENTS THEREOF ARE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, THE ACCESSIBILITY LAW, AND NATIONAL AND INTERNATIONAL INDUSTRY STANDARDS AND OTHER PERTINENT LAWS. (APPROVED AS PER RES. NO. 554, SERIES OF 1994). PROVIDED FURTHER THAT IT SHALL CONFORM WITH THE RELEVANT PROVISIONS OF THE NATIONAL BUILDING CODE.

COMPLIANCE TO THE PROVISIONS OF THE FIRE CODE SHALL BE MANDATORY.

C. GENERAL CONSTRUCTION REQUIREMENTS

1. Structural Requirements

All construction shall conform with the provisions of the latest edition of the Philippine Structural Code.

2. Electrical Requirements

All electric systems, equipment and installation shall conform with the provisions of the latest edition of the Philippine Electrical Code and the requirements of the electric utility that serves the locality.

3. Sanitary Requirements

All sanitary systems, equipment and installation shall conform with the provisions of the latest edition of SANITATION CODE/National Plumbing Code.

4. Construction Materials

The use of indigenous materials for site development and construction of dwellings shall be encouraged, as long as these are in conformity with the requirements of these Rules and ensures a building life span of at least 25 years, or in correspondence to loan terms payment.

SECTION 9. VARIANCES/EXEMPTIONS

Variances from these standards and requirements may be granted PURSUANT TO THE CONDITIONS STIPULATED IN BOARD RESOLUTION NO. R-97, SERIES OF 1982 UNDER STRICT OBSERVANCE HEREOF WILL CAUSE

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unnecessary hardship to the owner/developer or prejudice intended beneficiaries such as in the case of regional considerations/characteristics, peculiarities of the location and other relevant factors.

REVISED MINIMUM DESIGN STANDARDS FOR BP 220

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
1. MAXIMUM SELLING PRICE (House and Lot Package)	Current Above P150,000 - P375,000	Current P150,000 & below
2. PROJECT LOCATION	WITHIN SUITABLE SITES FOR HOUSING & OUTSIDE POTENTIAL HAZARD PRONE AREAS AND PROTECTION AREAS	Same as Economic Housing
3. LAND ALLOCATION (Percentage of Gross Area, One Hectare & Above)		
a. Saleable	a. variable	a. variable
b. Non-saleable	b. see open space requirement as per b.1, b.2 and b.3	b. same as economic housing
	* Mandatory Allocation for Parks and Playgrounds Per Tabulation Below:	
b.1 Area Allocated for Parks and Playgrounds (One Hec- tare and above)	Density (Dwelling Units per Hectare)	% of Project/ Gross Area
	Density (Dwelling Units per Hectare)	% of Project/ Gross Area
	150 & below	3.5%
	151-160	4.0%
	161-175	5.0%
	176-200	6.0%
	201-225	7.0%
	Above 225	9.0%
	AN ADDITION OF 1% INCREMENT FOR EVERY 10 OR FRACTION THEREOF ABOVE 225	

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
	Note: In no case shall the area be less than 100 sq. m.	
b.2 Area Allocated for Community Facilities	Mandatory Allocation for Community Facilities per Tabulation Below:	
	Density No. of Lots and/or Living Units per Hectare	Density No. of Lots and/or Living Units per Hectare
	150 & below 1.0%	1.0%
	151-225 1.5%	1.5%
	Above 225 2.0%	2.0%
b.3 Circulation System	Observe hierarchy of roads	same as economic housing
4. MINIMUM LOT AREAS		
Single Detached	72 sq. m.	72 sq. m.
Single Attached/Duplex/Semi-Detached	54 sq. m.	54 sq. m./unit
Rowhouse	35 sq. m.	32 sq. m.
NOTE: 1. SALEABLE LOTS DESIGNATED AS DUPLEX AND/OR ROWHOUSE LOTS SHALL BE PROVIDED WITH HOUSING COMPONENTS.		
2. MAINTAIN A 60:40 RATIO FOR HOUSE AND LOT WHERE 60% OF THE SELLING PRICE FOR A HOUSE AND LOT PACKAGE IS ALLOTTED FOR THE HOUSE AND 40% FOR THE LOT.		
5. MINIMUM LOT FRONTAGE		
5.1 SINGLE-DETACHED		
a. corner lot	10 m.	same as economic housing
b. regular lot	8 m.	
c. irregular	4 m.	
5.2 DUPLEX/SINGLE ATTACHED/SEMI-DETACHED	6 m.	same as economic housing
5.3 ROWHOUSE	3.5 m.	same as economic housing

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
6. LENGTH OF BLOCK	6.a maximum length is 400 m. (for subdivision projects with lot component only)	as economic housing
	6.b blocks exceeding 250 m. shall provide an alley	

NOTE: FOR ROWHOUSES, THERE SHALL BE A MAXIMUM OF 20 UNITS BUT IN NO CASE SHALL THIS BE BEYOND 100 METERS IN LENGTH.

7. ROADS RIGHT OF WAY (ROW)*	ROW	CARRIAGEWAY	ROW	CARRIAGEWAY
7.1 Major	10.0 m.	6.0 m.	10.0 m.	6.0 m.
7.2 Minor	8.0 m.	6.0 m.	8.0 m.	6.0 m.
7.3 Motorcourt (cul-de-sac, branch, loop, "tee")	6.0 m.	5.0 m.	6.5 m.	5.0 m.
7.4 Alley	3.0 m.	-	3.0 m.	-
7.5 Footpath/pathwalk	3.0 m.	-	3.0 m.	-
7.6 ROW of access to interior lot	3.0 m.	-	3.0 m.	-

Right-of-way (ROW) of major roads shall be increased as project size increases. ROW shall not be lower than ROW of public road.

- NOTE: 1. INTERIOR SUBDIVISION PROJECT MUST SECURE RIGHT-OF-WAY TO THE NEAREST PUBLIC ROAD.
2. SUBDIVISION PROJECTS WITH DIRECT ACCESS TO A MAIN PUBLIC ROAD MUST PROVIDE SUFFICIENT SETBACK TO ACCOMMODATE LOADING AND UNLOADING OF PASSENGERS.

B. MAXIMUM SIZES OF PROJECT PER HIERARCHY OF ROADS

Project Size Range

2.5 has. and below	major road, minor road, MOTOR COURT, alley, footpath
Above 2.5 - 5 has.	- do -
Above 5 - 10 has.	major road, MINOR ROAD, MOTOR COURT, alley footpath

PARAMETERS	ECONOMIC HOUSING		SOCIALIZED HOUSING	
Above 15 - 30 has.	major road, minor road, MOTOR COURT, alley, footpath			
Above 30 has.	- do -			
9. ROAD SPECIFICATIONS:				
9.1 Planting Strip (PS) Sidewalk (SW)	(PS)	(SW)	(PS)	(SW)
Major Road (each side)	1 m.	1 m.	1 m.	1 m.
Minor Road	.5 m.	.5 m.	.5 m.	.5 m.

NOTE: REFER TO SUPPLEMENTAL RULES AND REGULATIONS TO IMPLEMENT PD 953 [HLRB A.O. NO. 02, SERIES OF 1994 (12 APRIL)]

9.2 Road Pavement	(Developed Area)**	(Underdeveloped Area)*	(Developed Area)**	(Underdeveloped Area)*
Major	concrete/ asphalt	macadam	concrete/ asphalt	macadam
Minor	- do -	-do-	macadam	macadam
Motor Court	asphalt	macadam	macadam	macadam
Sidewalks	asphalt	aggregates	aggregates	aggregates
Alley	aggregates	aggregates	aggregates	aggregates

**Developed Area - characterized by the predominant presence of utility systems or networks, especially water supply, roads and power.

*Underdeveloped Area - characterized by the predominant absence of utility systems or networks, especially water supply, roads and power.

10. WATER SUPPLY	Developed Area	Underdeveloped Area	Developed Area	Underdeveloped Area
	If public water supply system exists, mandatory	Level II communal faucet or com-	same as economic housing	

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
	connection munal (Level III) well per 25 dwelling ing units	
Notes: Each subdivision must have at least an operational deepwell and pump sets with sufficient capacity to provide ADD provided a spare pump and motor set is reserved.		
10.1 Minimum Water Supply Requirements	150 LCPD for house- hold con- nection	43 LCPD hand- pump section
10.2 Fire Protection Demand	Provision for fire protection shall comply with the requirements of the National Fire Protection Code.	
11. DRAINAGE SYSTEM	underground FOR MAJOR ROADS LINED OPEN CANAL (FOR OTHER ROADS)	lined open canal (sides of open canal shall be lined with stone rip- rap)
	* The drainage system must conform with the natural drainage pattern of the subdivision site, and shall drain into appropriate water bodies, public drainage system or natural outfalls.	
12. SEWAGE DISPOSAL SYSTEM		
12.1 Septic Tank	Individual/or com- munal septic tank conforming to standard design of the Sanitation Code	same as economic housing
12.2 Connection to Community Sewer System	Whenever applicable, connections shall be made to an approved public or community sewer system subject to the requirements and provisions of the Sanitation Code and other applicable rules and regulations with regards to materials and installation practices.	

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
13. POWER SUPPLY	<u>Developed Area</u> Mandatory individual household connection if service is available in the locality	<u>Underdeveloped Area</u> Optional, however, the developer shall allocate sufficient land area for easements for power supply facilities based on existing laws and regulations
	Installation practices, materials and fixtures used shall be in accordance with the provision of the electrical code and the local utility company.	
14. GARBAGE DISPOSAL SYSTEM	Provide sanitary and efficient refuse collection and disposal system whether independently or in conjunction with the local government garbage collection and disposal services.	
15. SHELTER COMPONENT		
a. Minimum Floor Area		
a.1 Single Detached	a.1 22 sq.m.	a.1 16 sq. m.
a.2 Duplex	a.2 22 sq. m.	a.2 18 sq. m.
a.3 Rowhouse	a.3 22 sq. m.	a.3 18 sq. m.
	Note: Minimum floor area shall be in one floor level exclusive of mezzanine if any	
b. Minimum Level of Completion		
b.1 Single Detached	b.1 Complete house	b.1 Shell house
b.2 Duplex	b.2 Complete house	b.2 Shell house
b.3 Rowhouse	b.3 Complete house	b.3 Shell house
	Note: Minimum floor area shall be in one floor level exclusive of mezzanine if any	

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
16. SETBACKS/EASEMENTS		
a. Front	1.5 m.	1.5 m.
b. Side	2.0 m.	2.0 m.
c. Rear	2.0 m.	2.0 m.
d. Abutments	May be allowed per requirements of National Building Code	

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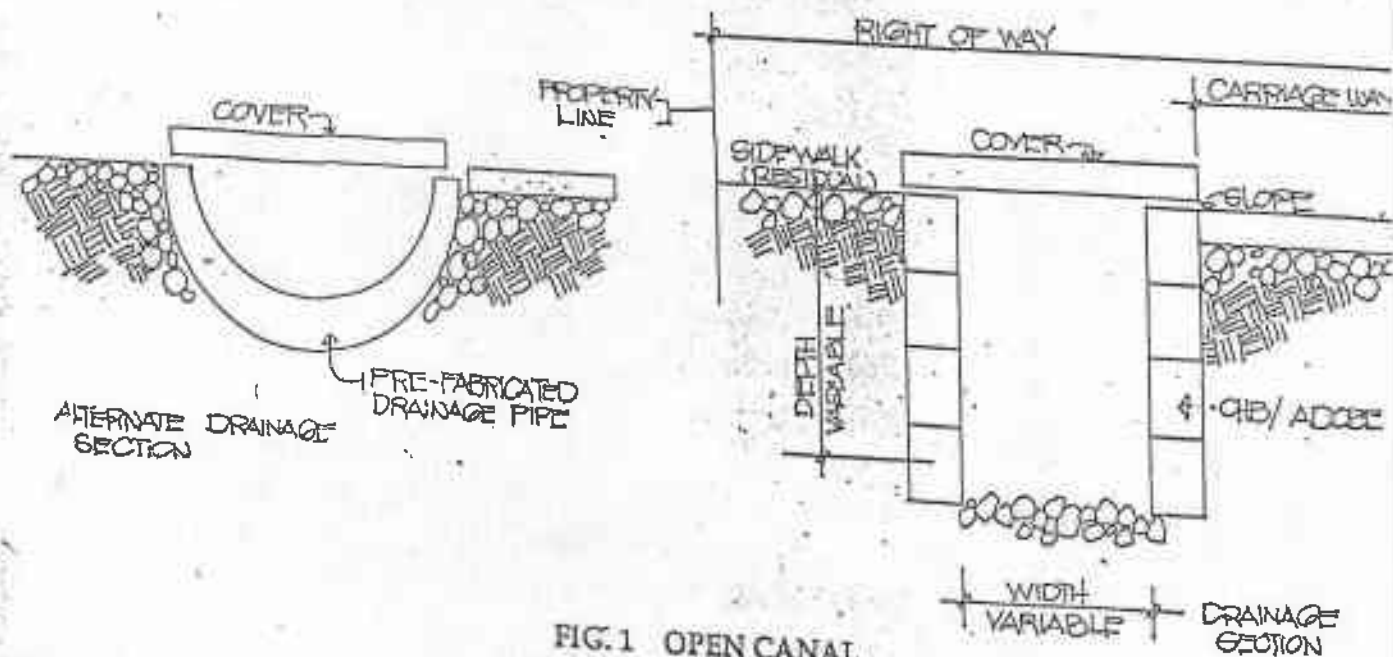


FIG. 1 OPEN CANAL

As per

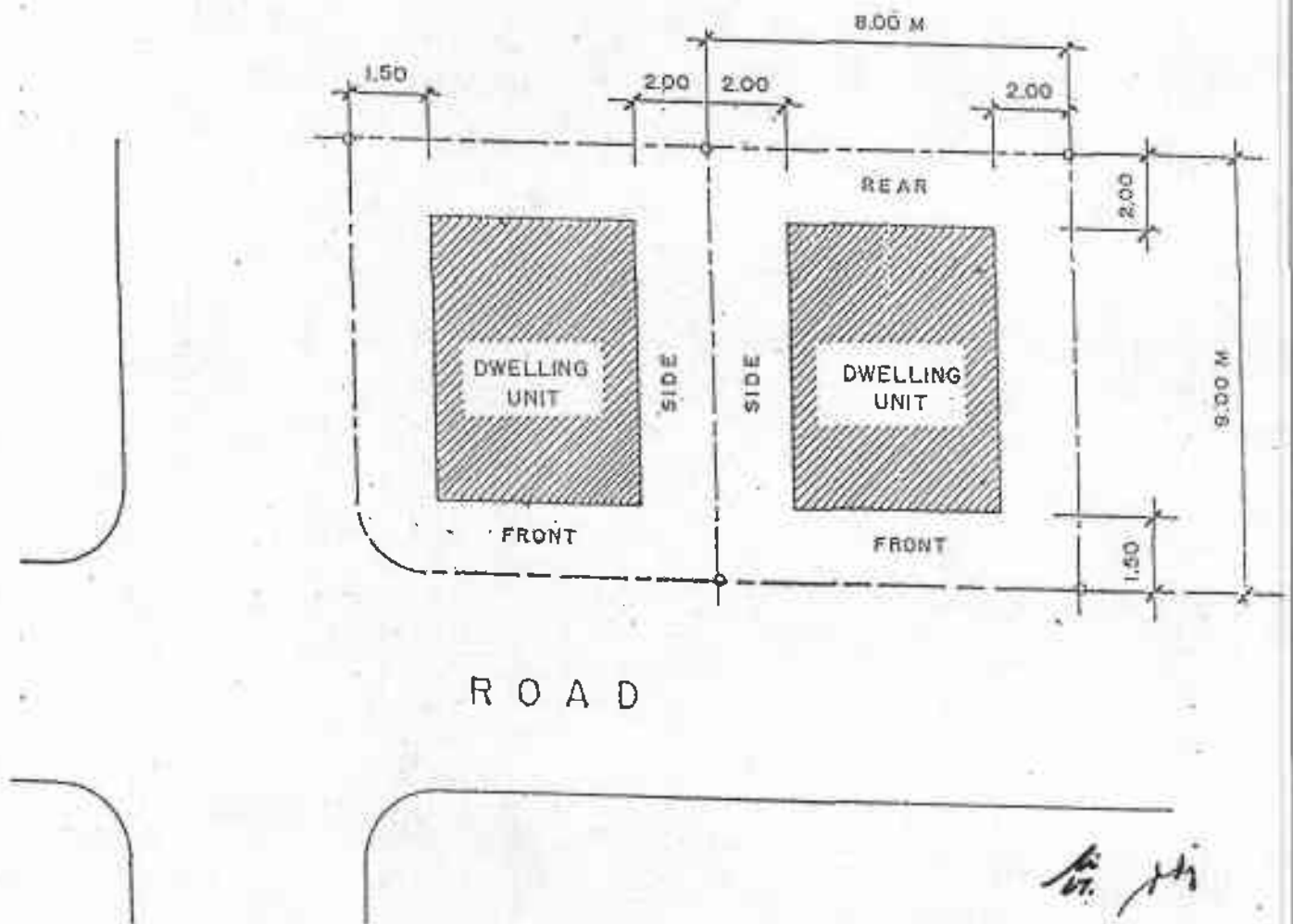


FIGURE 2a

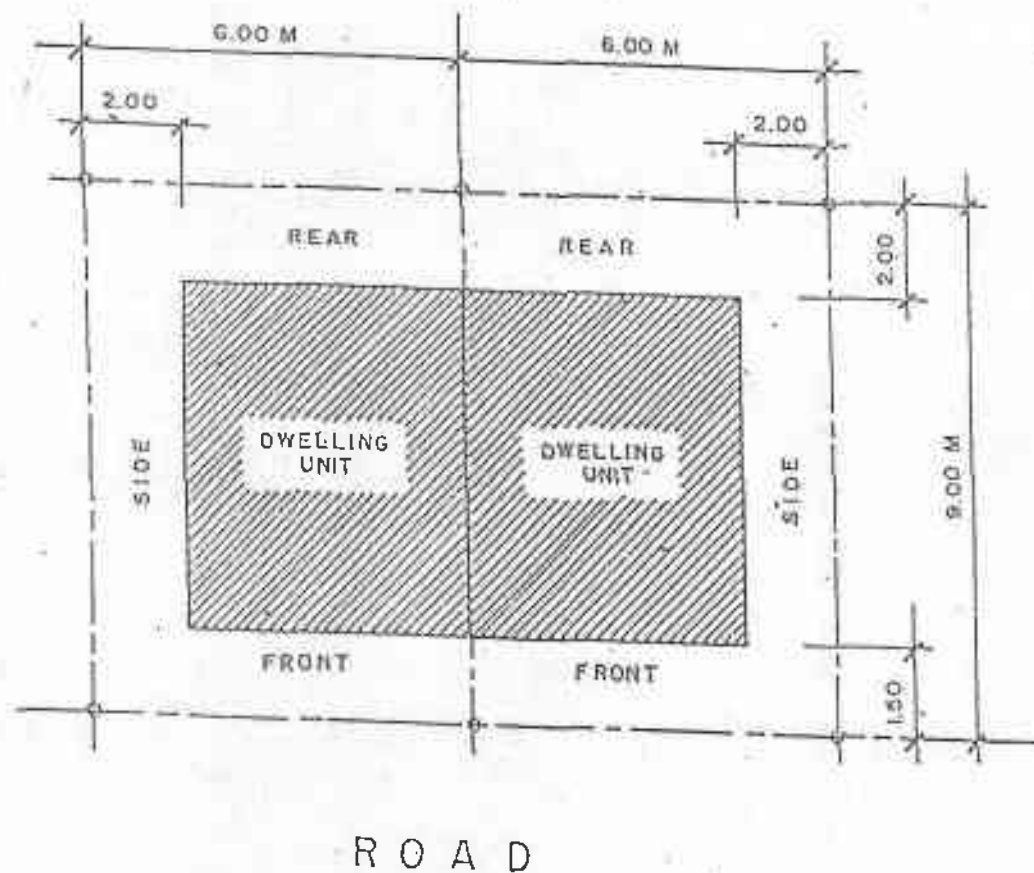


FIGURE 2b

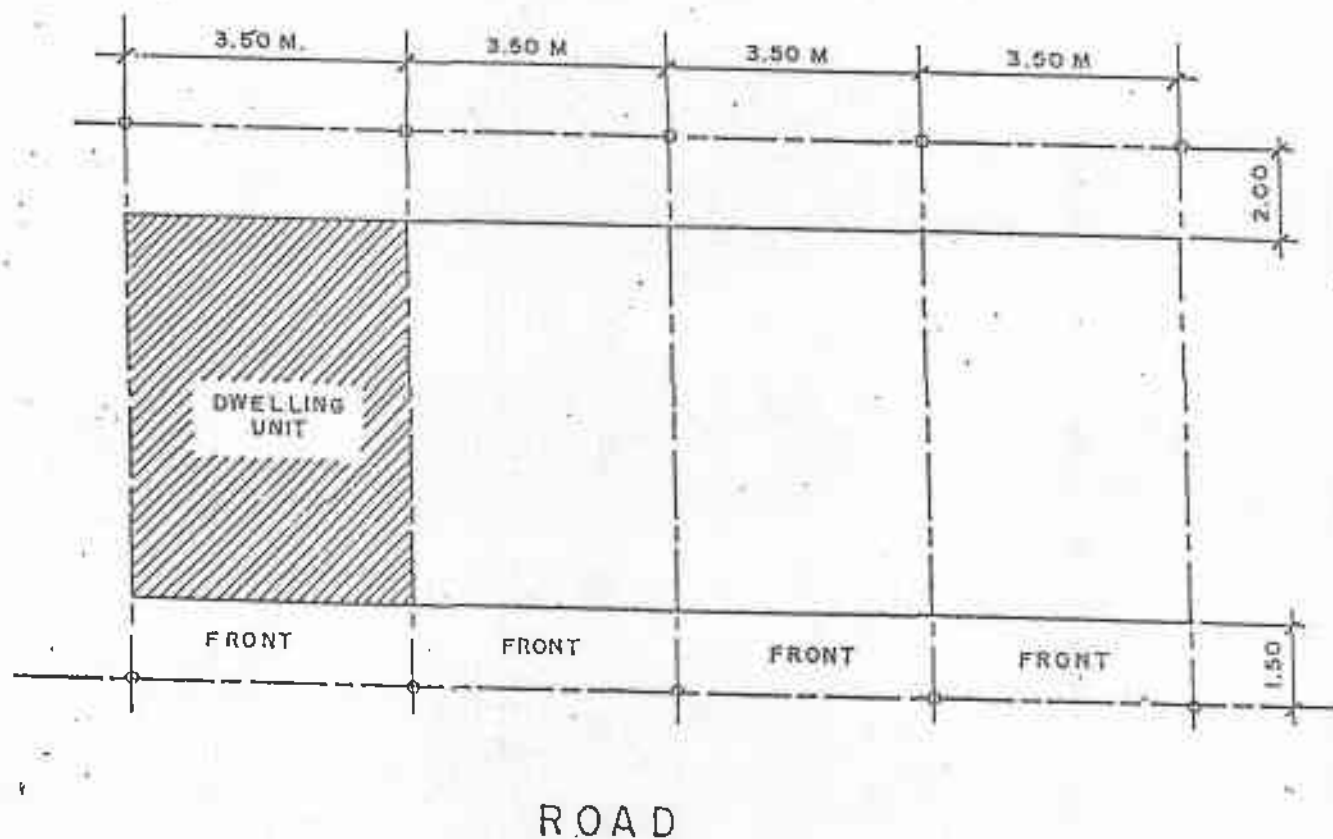


FIGURE 2c

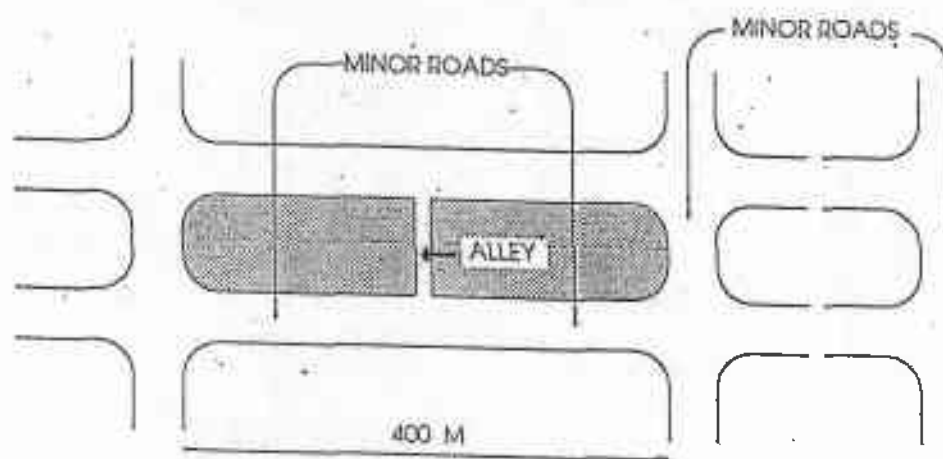


FIG. 3
BLOCKS BOUNDED BY ROADS

47

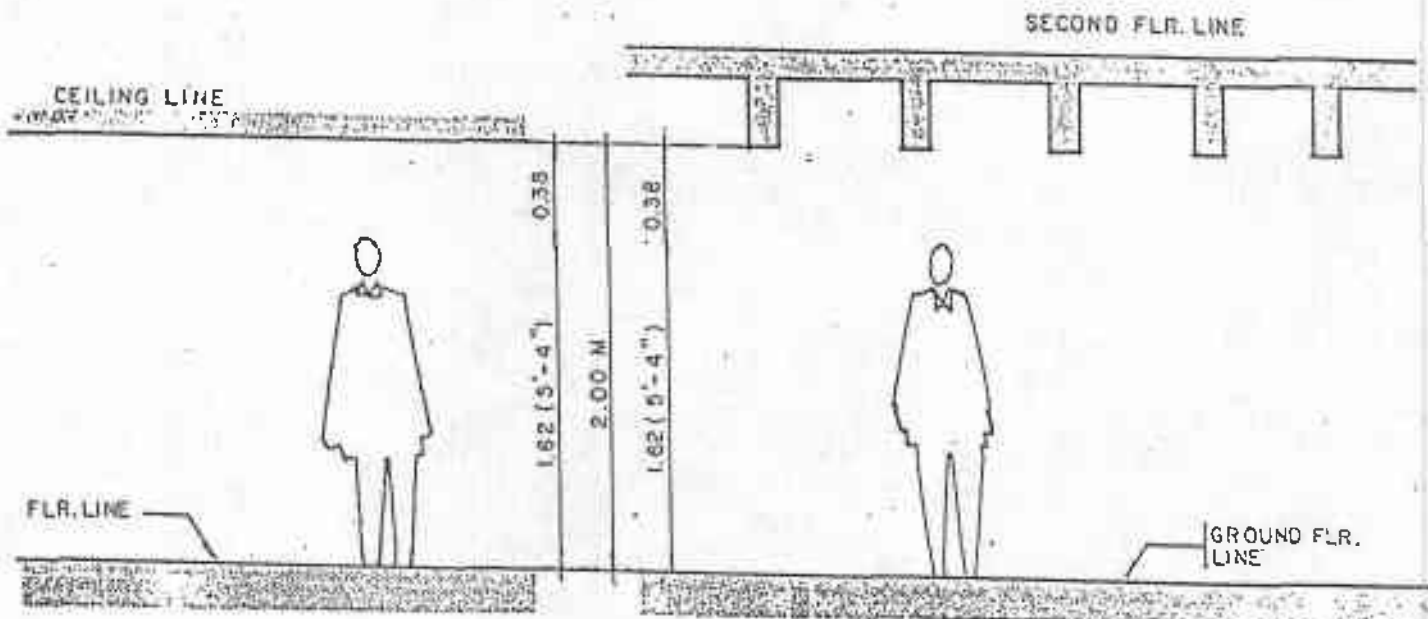


FIG. 4 MINIMUM CEILING HEIGHTS

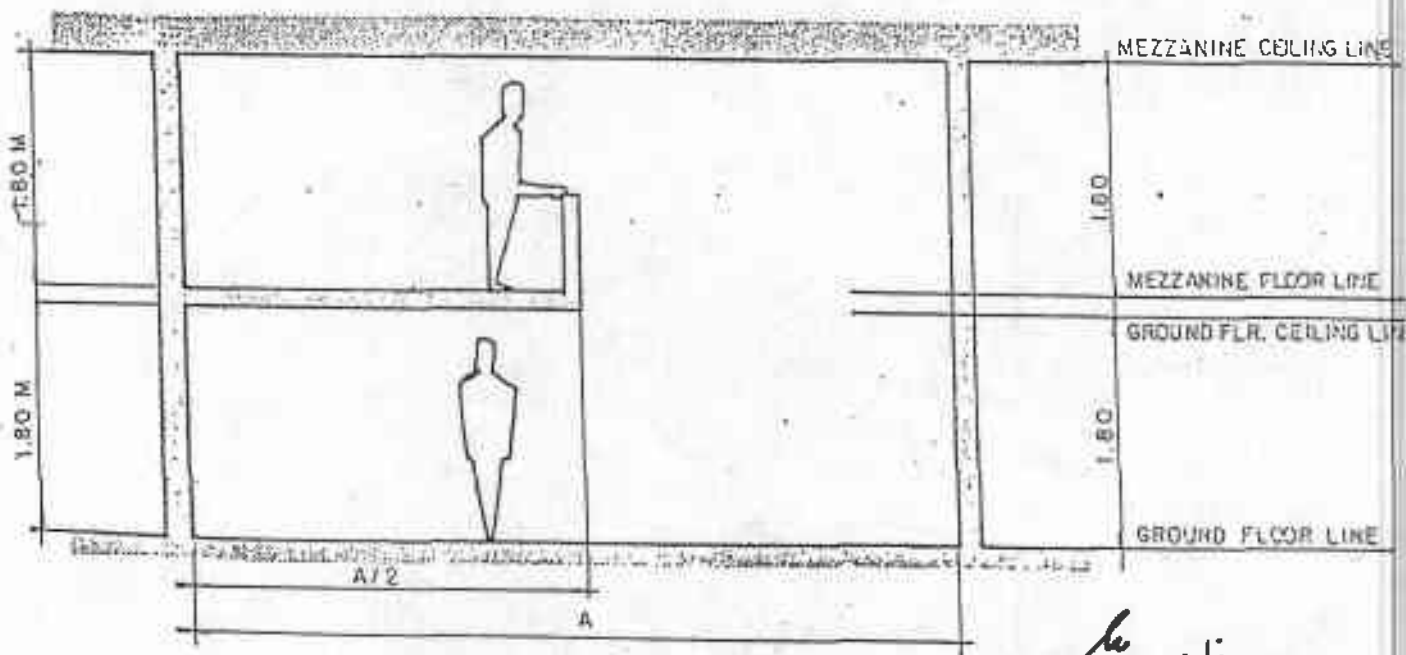


FIG. 5 MEZZANINE FLOOR

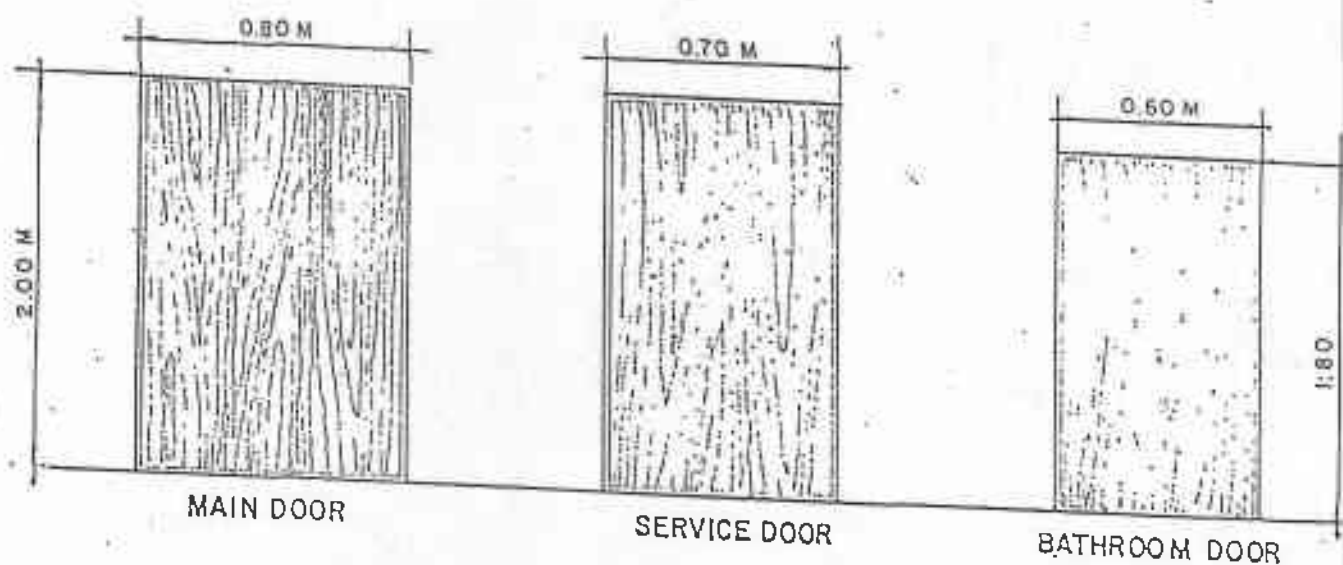


FIG. 6 DOOR OPENING

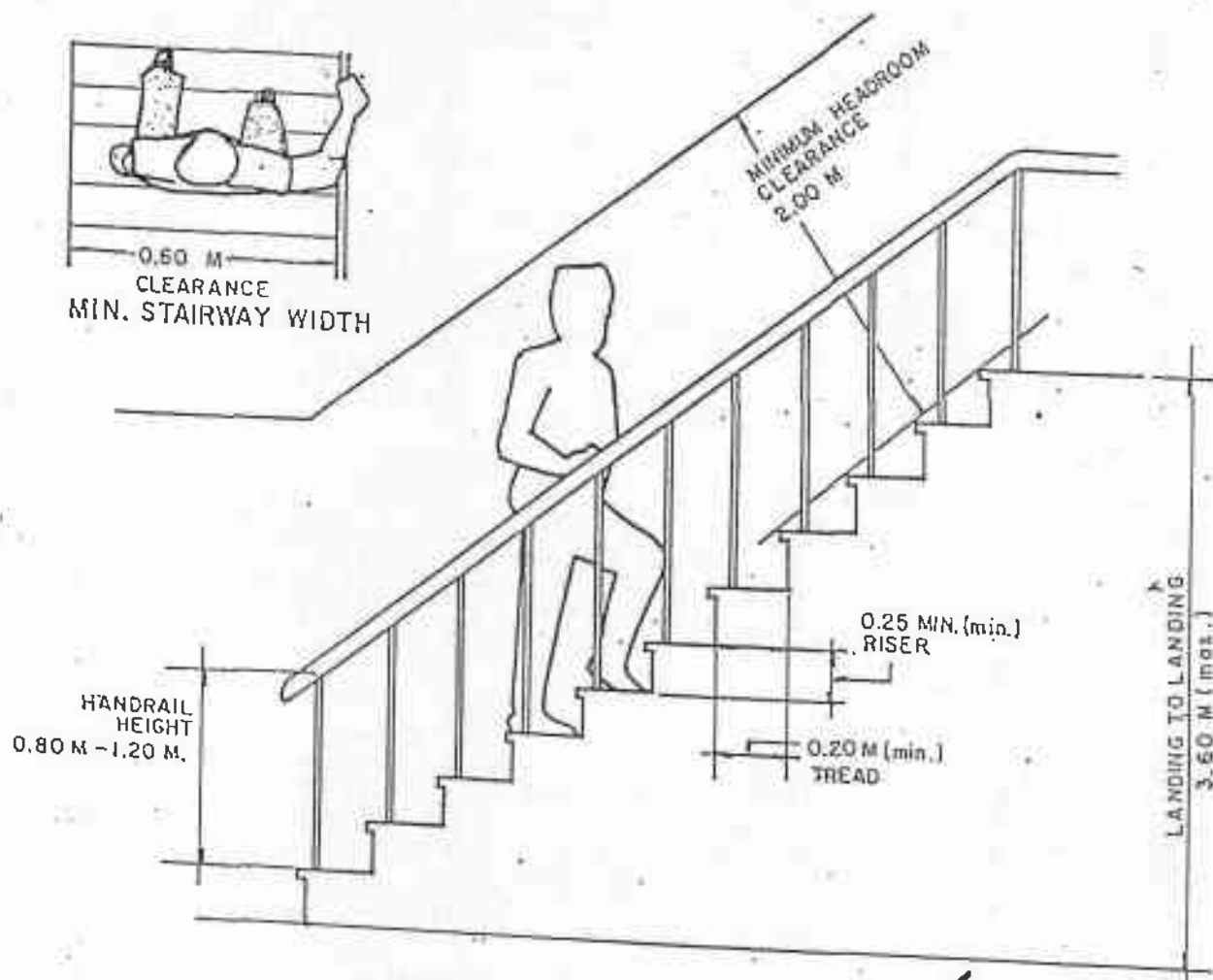


FIG. 7 STAIRWAY DESIGN

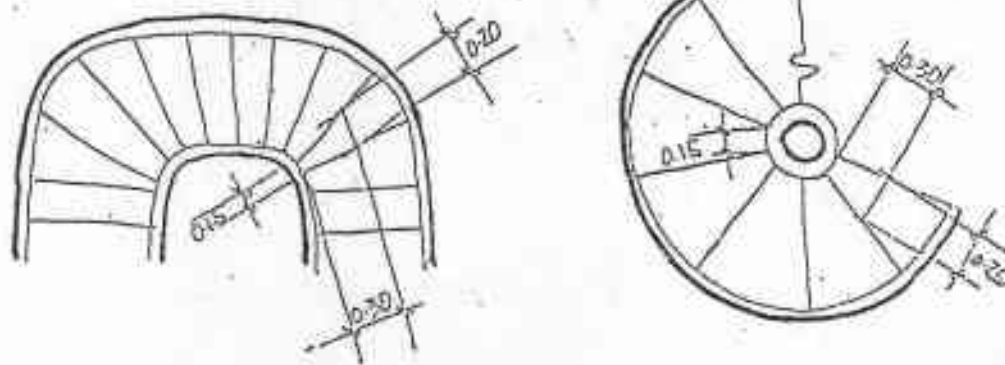


FIG. 8 WINDING and CIRCULAR STAIRWAYS

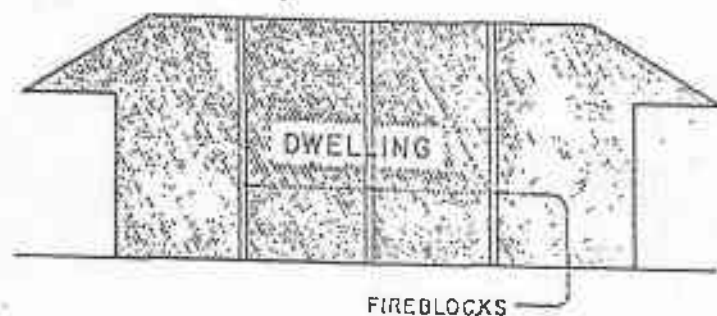
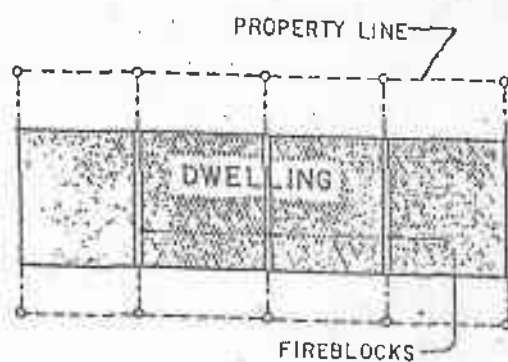


FIG. 9 FIREBLOCKS FOR DWELLING UNITS THAT ABUT EACH OTHER

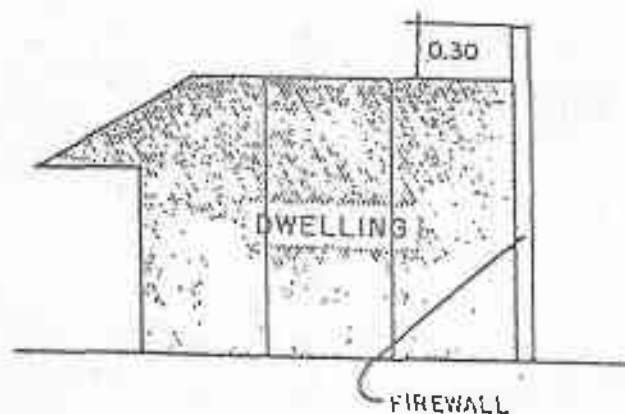
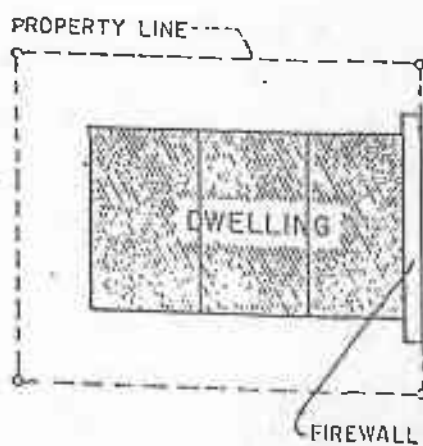
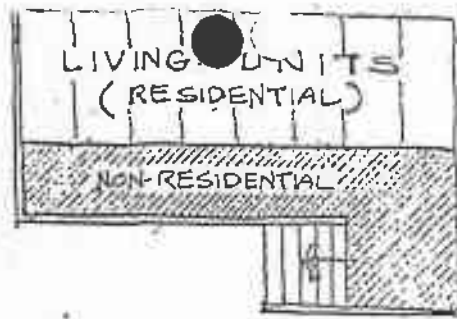


FIG. 10 FIREWALL FOR DWELLING UNITS ON PROPERTY LINE

FIG. 11
NON-RESIDENTIAL USE



NON-RESIDENTIAL AREAS \leq 25% TOTAL FLOOR AREA

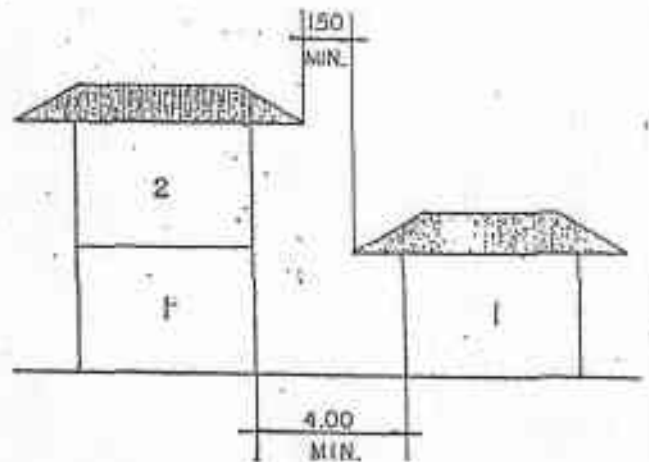
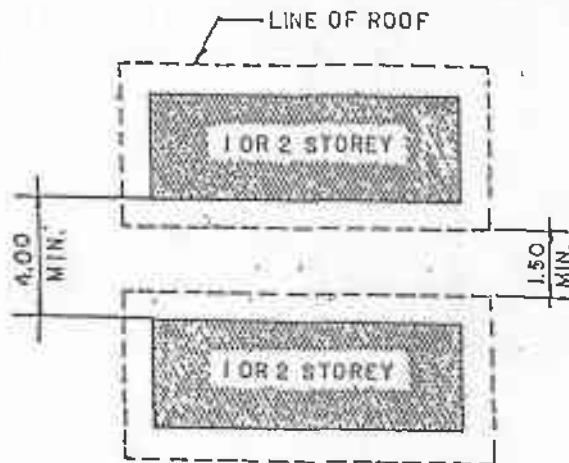


FIG. 12 DISTANCE BETWEEN 2-STOREY BUILDINGS

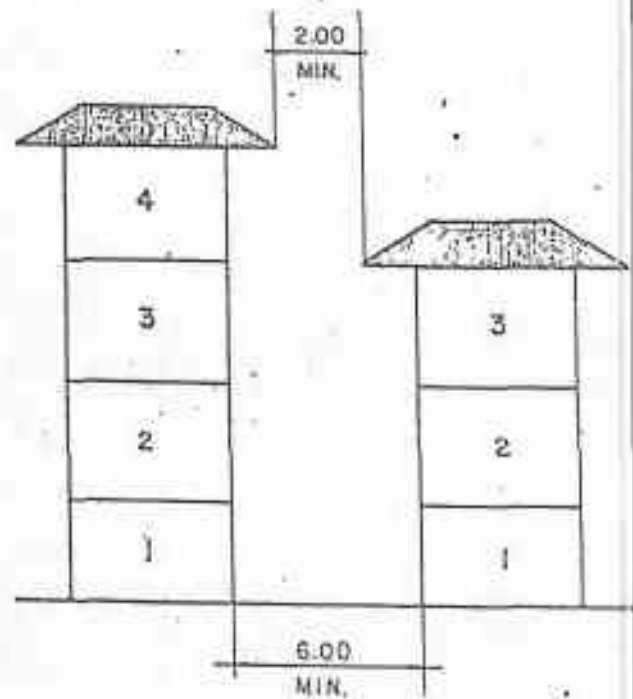


FIG. 13 DISTANCE BETWEEN 3-STOREY BUILDINGS

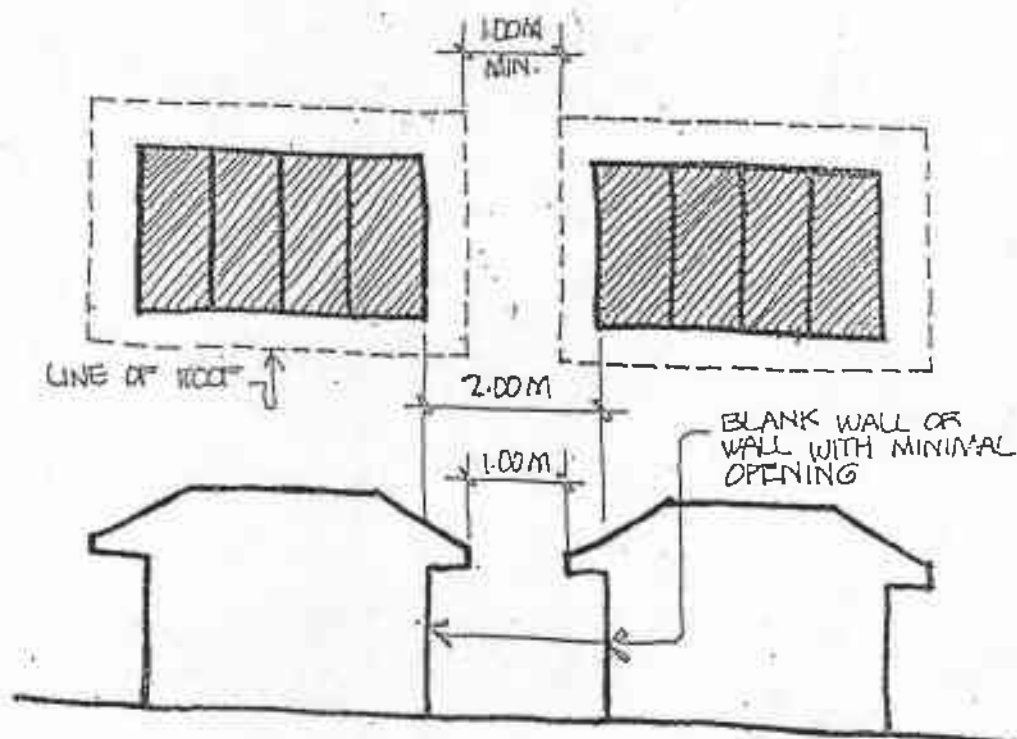


FIG. 14 DISTANCE BETWEEN BLANK WALLS OF TWO BUILDINGS

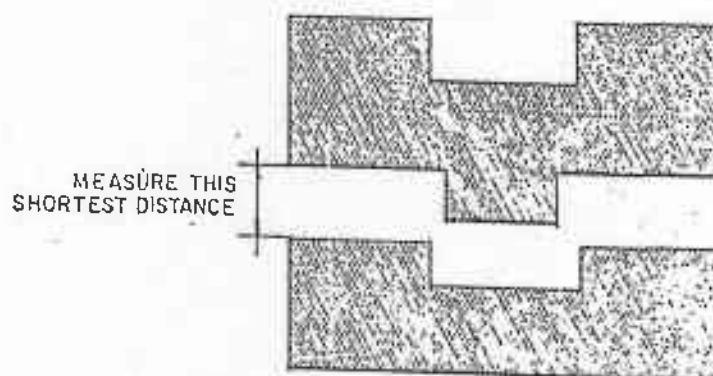


FIG. 15 MEASUREMENT OF DISTANCE BETWEEN BUILDINGS

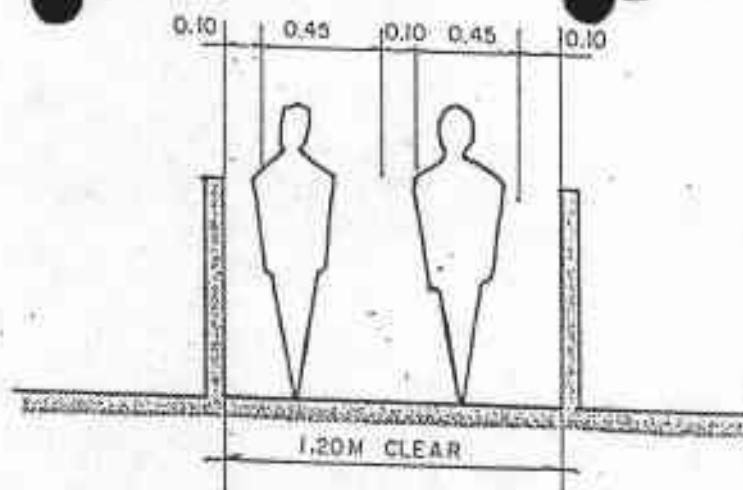


FIG. 16 MINIMUM WIDTH OF CORRIDOR

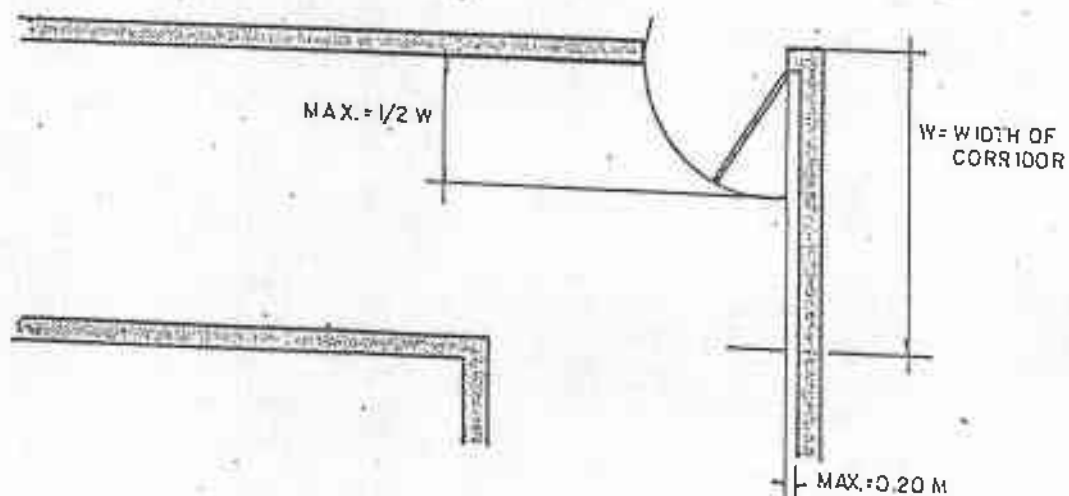
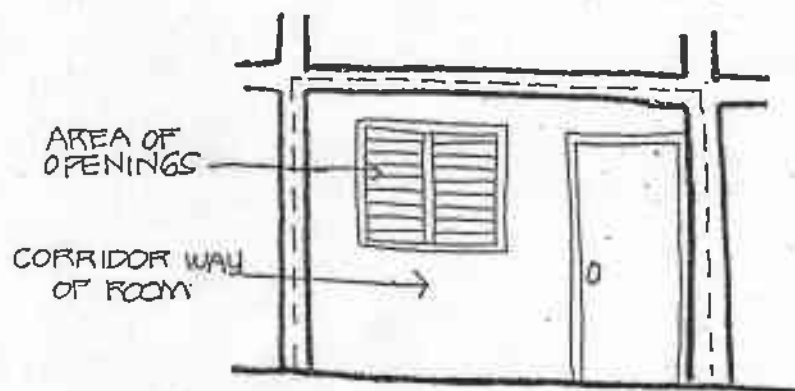


FIG. 17 PROJECTIONS INTO CORRIDORS



AREA OF OPENINGS 25% CORRIDOR WALL OF ROOM

FIG. 18 ALLOWED OPENINGS ALONG CORRIDORS

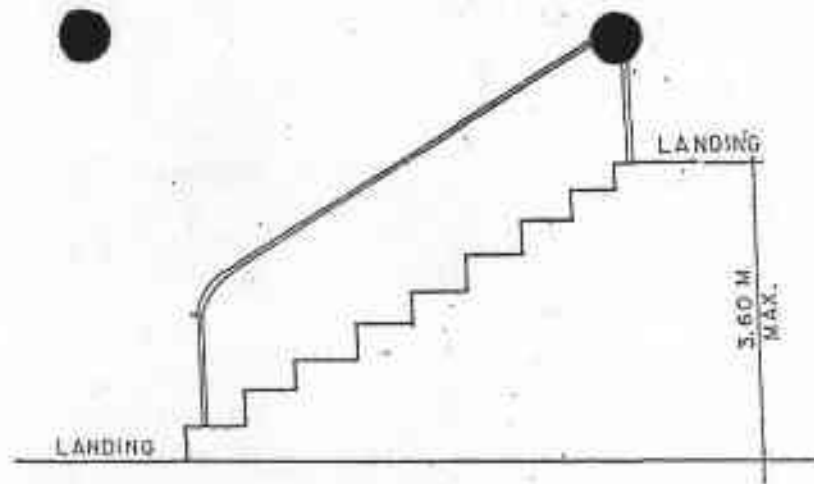
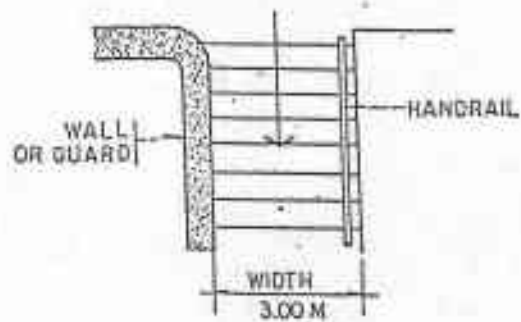
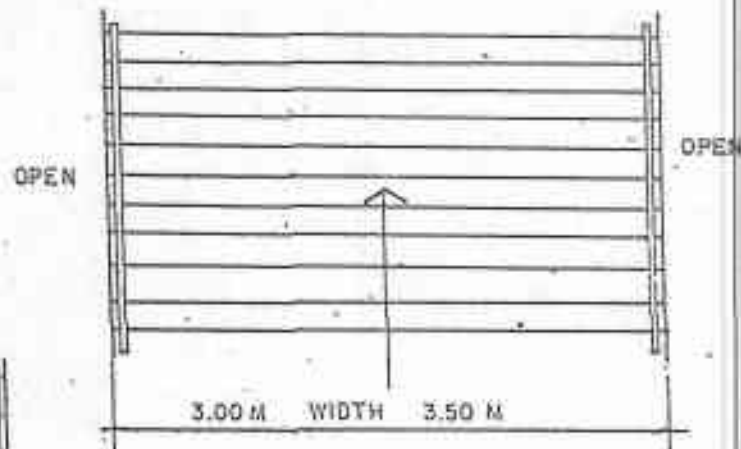


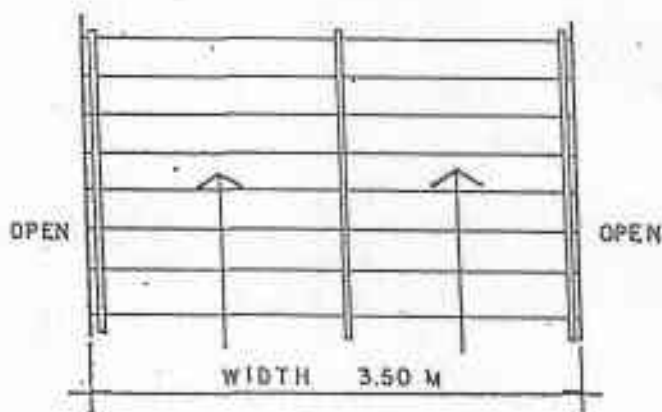
FIG. 19 DISTANCE BETWEEN LANDING



A.) ONE HANDRAIL



B.) TWO HANDRAILS



C.) INTERMEDIATE HANDRAILS

FIG. 20 HANDRAILS

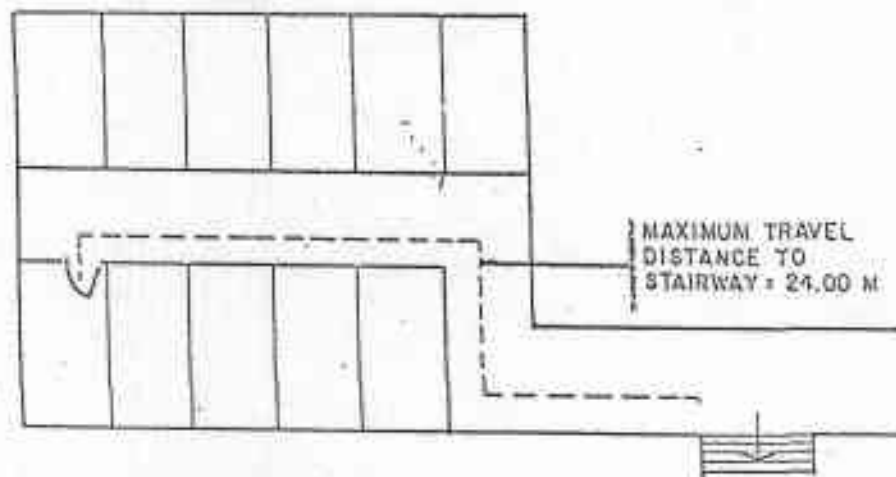


FIG. 21 DISTANCE TO STAIRS

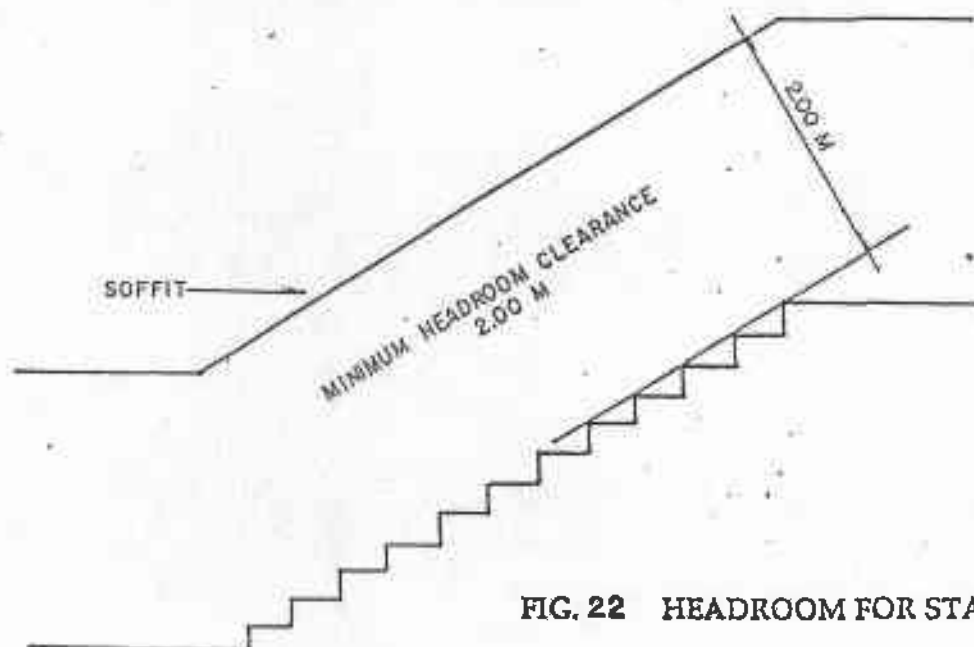


FIG. 22 HEADROOM FOR STAIRWAYS

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RULE IV
APPLICATION AND APPROVAL OF PLANS
AND BUILDING DESIGNS

SECTION 10. Approval Required. No development of economic and socialized housing projects shall be allowed without having complied with the standards and approval procedures set forth in these rules.

SECTION 11. Approval of Proposed Residential Houses of Average and Low-Income Earners. Individual lot owners who are average and low-income earners as defined by BP 220 may construct their individual residential houses in the manner provided by these Rules, provided that:

1. they secure DEVELOPMENT APPROVAL FROM LOCAL GOVERNMENT UNIT THRU THE SANGGUNIAN BAYAN prior to their construction; and
2. they SUBMIT THEIR PROPOSED BUILDING PLANS TO THE CITY/MUNICIPAL ENGINEER FOR APPROVAL.

Whenever applicable, the procedures and documents required under this Rules in the case of other housing projects shall also be observed in case of individual residential projects.

SECTION 12. Establishment of an Integrated Approval System. There is hereby established an INTEGRATED APPROVAL SYSTEM which shall be applicable exclusively to the evaluation and approval of all proposed economic and socialized housing projects whether the development is for a house and lot or for a house or lot only.

Upon the effectivity of these Rules, all proposed economic and socialized housing projects shall be required to secure only the INTEGRATED APPROVAL set forth herein which shall take the place of permits and clearances required under Presidential Decree Numbers 957, 1216, 1096 and 1185 and their implementing rules and regulations.

SECTION 13. Where Application for Integrated Approval is Made. Applications for integrated approval shall be made with the HOUSING AND LAND USE REGULATORY BOARD/OR LOCAL GOVERNMENT UNIT CONCERNED which is hereby authorized to prescribe application requirements and impose the necessary conditions on approvals and applications.

SECTION 14. How Application is Made. Application for Integrated Approval shall be made by accomplishing in duplicate copies an application form duly prescribed by the BOARD.

lt. *lt.*

The application form shall be accomplished by the following documents:

A. Approval of Preliminary Development Plan

1. AT LEAST TWO (2) SETS OF THE FOLLOWING DOCUMENTS DULY SIGNED BY LICENSED ARCHITECT/ENGINEER/ENVIRONMENTAL PLANNER

a. Site Development Plan (SCHEMATIC PLAN) [signed by a licensed architect/planner, engineer planner/environmental planner] at a scale ranging from one is to one thousand (1:1,000) to one is to five thousand (1:5,000) showing the proposed layout of streets, lots and other features in relation to existing conditions.

b. [Vicinity Map within a radius of two (2) kilometers from the periphery of the project or as may be required by the [Commission] BOARD, showing the relationship of the proposed subdivision to existing community facilities which serve or may directly or indirectly influence it, main traffic arteries, public transportation lines; shopping centers; elementary, high school and other educational institutions; and other community facilities: titles, scale, north arrow and date.]

VICINITY MAP INDICATING THE ADJOINING LAND USES, ACCESS AS WELL AS EXISTING FACILITIES AND UTILITIES AT LEAST WITHIN ONE HUNDRED (100) METERS FROM THE PROPERTY BOUNDARIES OF THE PROJECT, DRAWN TO SCALE.

c. SURVEY PLAN OF THE LOT(S) AS DESCRIBED IN TCT(S).

2. AT LEAST TWO (2) COPIES OF CERTIFIED TRUE COPY OF TITLE(S) AND CURRENT TAX RECEIPT.

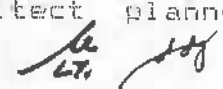
3. IF THE LAND IS AN AGRICULTURAL LAND, SECURE CONVERSION AND/OR EXEMPTION CLEARANCE FROM THE DEPARTMENT OF AGRARIAN REFORM (DAR).

4. RIGHT TO USE OR DEED OF SALE OF RIGHT-OF-WAY FOR ACCESS ROAD AND OTHER UTILITIES WHEN APPLICABLE.

Approval of preliminary subdivision plan will be valid only for a period of one hundred eighty (180) days from date of approval.

B. Approval of Final Subdivision Plan

1. [Final] APPROVED Subdivision Plan BY THE LOCAL GOVERNMENT UNIT (LGU) [duly signed by a licensed architect planner



engineer planner/environmental planner] consisting of the site development plan at any of the following scales: one is to one thousand (1:1,000); one is to two thousand (1:2,000); or any scale not exceeding one is to five thousand (1:5,000); showing all proposals including the following:

- a. Roads, easements or right-of-way and roadway width, alignment, gradient, and similar data for alleys, if any.
- b. Lot numbers, lines and areas and block numbers.
- c. Site data SUCH AS number of residential [or] AND saleable lots, typical lot size and open spaces; and
- d. A SCHEME FOR TREE PLANTING

2. CIVIL WORKS DESIGN

ENGINEERING PLANS/CONSTRUCTION DRAWINGS BASED ON APPLICABLE ENGINEERING CODE AND DESIGN CRITERIA IN ACCORDANCE WITH THE FOLLOWING:

- a. AT LEAST TWO (2) COPIES OF ROAD (GEOMETRIC AND STRUCTURAL DESIGN/PLAN.
 - (1) PROFILE SHOWING THE VERTICAL CONTROL, DESIGNED GRADE, CURVE ELEMENTS AND ALL INFORMATION NEEDED FOR CONSTRUCTION.
 - (2) TYPICAL ROADWAY SECTIONS SHOWING RELATIVE DIMENSIONS AND SLOPES OF PAVEMENT, GUTTERS, SIDEWALKS, SHOULDERS, BENCHING AND OTHERS.
 - (3) DETAILS OF ROADWAY SHOWING THE REQUIRED THICKNESS OF PAVEMENT, SUB-GRADE TREATMENT AND SUB-BASED ON THE DESIGN ANALYSIS.
 - (4) DETAILS OF ROADWAY AND MISCELLANEOUS STRUCTURE SUCH AS CURB AND GUTTER (BARRIER, MOUNTABLE AND DROP), SLOPE PROTECTION WALL AND RETAINING WALL.
- b. AT LEAST TWO (2) COPIES OF STORM DRAINAGE AND SEWER SYSTEM
 - (1) PROFILE SHOWING THE HYDRAULIC GRADIENTS AND PROPERTIES OF THE MAIN LINES INCLUDING STRUCTURES IN RELATION WITH THE ROAD GRADE LINE.
 - (2) DETAILS OF DRAINAGE AND MISCELLANEOUS STRUCTURES SUCH AS VARIOUS TYPES OF MANHOLES, CATCH BASINS,



INLETS (CURB, GUTTER, AND DROP), CULVERTS AND CHANNEL LININGS.

- c. AT LEAST TWO (2) COPIES OF SITE GRADING

PLANS WITH THE FINISHED CONTOUR LINES SUPERIMPOSED ON THE EXISTING GROUND THE LIMITS OF EARTH WORK EMBANKMENT SLOPES, CUT SLOPES, SURFACE DRAINAGE, DRAINAGE OUTFALLS AND OTHERS.

- d. AT LEAST TWO (2) COPIES OF WATER SYSTEM LAYOUT AND DETAILS

3. Topographic Plan to include existing conditions as follows:

- a. Boundary Lines: bearings and distances;
- b. Streets and easements, right of way width and elevation on and adjacent to the subdivision;
- c. Utilities on and adjacent to the subdivision location, size and invert elevation of sanitary storm and combined sewers; location of gas lines, fire hydrants, electric and telephone poles and street lights. If water mains and sewers are not on/adjacent to the subdivision, indicate the direction and distance, to and size of nearest one, showing invert elevation of sewers.
- d. Ground elevation of the subdivision: for ground that slopes less than two percent (2%), indicate spot elevations at all breaks in grade, along all drainage channels and at selected points not more than thirty (30) meters apart in all directions: for ground that slopes more than two percent (2%), either indicate contours with an interval of not more than one half (0.5) meter if necessary due to irregular land or need for more detailed preparation of plans and construction drawings.
- e. Other conditions on the land: water courses, marshes, rock and wooded areas, isolated preservable trees 0.3 meter or more in diameter, houses, barns, shacks, and other significant features.
- f. Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the subdivision.
- g. Department of Agrarian Reform conversion [approval] CLEARANCE AUTHORIZING A CHANGE IN USE [of tenanted

rice and corn lands] from agricultural to residential use] NON-AGRICULTURAL, WHERE APPLICABLE.

4. TWO (2) COPIES OF PROJECT STUDY FOR PROJECTS HAVING AN AREA OF ONE (1) HECTARE AND ABOVE WITH THE FOLLOWING FINANCIAL ATTACHMENTS:
 - a. AUDITED ASSETS AND LIABILITIES/INCOME STATEMENT
 - b. INCOME TAX RETURN (FOR AT LEAST 3 YEARS)
 - c. CERTIFICATE OF REGISTRATION WITH SECURITIES AND EXCHANGE COMMISSION (SEC)
 - d. ARTICLES OF INCORPORATION OR PARTNERSHIP
 - e. CORPORATION BY-LAWS AND ALL IMPLEMENTING AMENDMENTS
5. SPECIFICATION, BILL OF MATERIALS AND COST ESTIMATE
6. Project [Study] PROFILE indicating raw lands and development costs, total project costs, amortization schedule, sources of financing, marketability, cash flow, housing scheme, if any, and work program.
7. Certified true copy of [Title and] Tax Declaration COVERING THE PROPERTY(TIES) SUBJECT OF THE APPLICATION FOR THE YEAR IMMEDIATELY PRECEDING. [or other evidence of ownership or intent to sell and authority to develop signed by the owner.]
8. Permit [for operation] TO OPERATE [of] A deepwell FROM NATIONAL WATER RESOURCES BOARD (NWRB) and a water RESISTIVITY test [if] and when necessary, from the appropriate government agency.] (THIS APPLY ONLY TO INSTANCES WHEN THE SUBDIVISION APPROVAL INCLUDES THE PROVISION OF WATER SUPPLY BY THE OWNER-DEVELOPER.) WATER POTABILITY TEST RESULTS.

SECTION 15. Evaluation of Land Development and Structural Design Components of Project. Should the project be found locationally viable, the BOARD shall proceed to determine whether the land development scheme and building design is in accordance with the standards set forth in these Rules.

Where the developer or applicant has opted to avail of the pre-approved plans of the BOARD there shall be no necessity for evaluating building design except with respect to the suitability thereof to project site and its harmony/compatibility with the land development scheme. Should the design be found unsuitable/incompatible, the developer may be asked to alter/revise his choice. The BOARD may extend technical assistance in the choice of the appropriate model.

Where the developer does not avail of said plans and presents his own designs and specifications, the BOARD shall evaluate the building component of the project as to structural, fire safety and functionality. The review of such building plans and specifications shall be in accordance with standards set forth in these Rules.

SECTION 16. Pre-approval of Building Plans. The BOARD shall formulate model building plans and designs or may approve plans submitted by duly qualified professionals which plans shall be considered pre-approved and maybe utilized by the developer/proponent.

SECTION 17. Validity of Development Approval. Development permits shall be valid for a period of one (1) year WITH A STIPULATED CONDITION THAT AN ECC SHALL BE SECURED PRIOR TO ACTUAL DEVELOPMENT and should activity be not commenced within said period, the grantees of the permit may apply for its revalidation within the next succeeding year.

Thereafter, no development shall be allowed unless a new application for approval is filed.

SECTION 18. Survey and Approval of Subdivision Plan. Upon the issuance of Integrated Approval to an economic and socialized housing project, the developer shall refer the final subdivision plan together with the parcellary map to the LAND MANAGEMENT BUREAU for the conduct of verification survey and approval of the subdivision scheme. Upon accomplishment thereof, the Bureau shall submit its findings to the BOARD.

RULE V REGISTRATION AND LICENSING OF ECONOMIC AND SOCIALIZED HOUSING PROJECTS

SECTION 19. Registration of Project. No subdivision or condominium intended for economic and socialized housing shall be sold unless it has been registered and issued a license to sell in accordance with these Rules.

Upon receipt of the Survey Returns and Approval of Subdivision Plan from the LAND MANAGEMENT BUREAU, the BOARD shall notify the developer of economic and socialized housing project which have been granted Integrated Approval to submit the following documents to have his project registered under these Rules.

1. SWORN REGISTRATION STATEMENT
2. TITLE CERTIFIED AS TRUE COPY OF THE REGISTER OF DEEDS SHOWING NO LIENS AND ENCUMBRANCES

3. DULY AUDITED BALANCE SHEET
4. EXISTING ARTICLES OF INCORPORATION FOR PARTNERSHIP OR ASSOCIATION AND BY-LAWS (OR EQUIVALENT INSTRUMENT) AND A COPY OF THE LATEST ANNUAL CORPORATE REPORT TO SEC
5. COPY OF ANY CIRCULAR, PROSPECTUS, BROCHURE, ADVERTISEMENT OR COMMUNICATION USED OR TO BE USED FOR THE PUBLIC OFFERING OF LOTS OR UNITS
6. COPY OF ANY CONTRACT USED OR TO BE USED IN THE SALE OF LOTS OR UNITS
7. AFFIDAVIT SIGNIFYING WILLINGNESS TO CHANGE NAME
8. A CERTIFIED TRUE COPY OF THE ENVIRONMENTAL COMPLIANCE CERTIFICATE OR THE CERTIFICATE OF EXEMPTION THEREFROM ISSUED BY THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
9. PROOF OF COMPLIANCE TO SEC. 18 OF RA 7279 (FOR BP 220 PROJECT WHOSE SELLING PRICE IS ABOVE THE MAXIMUM SELLING PRICE OF SOCIALIZED HOUSING PROJECT)
10. SPECIAL REQUIREMENT
 - 10.1 FOR SUBDIVISION PROJECTS ONLY

SURVEY PLAN VERIFIED AND APPROVED BY THE LAND MANAGEMENT BUREAU DULY RECEIVED BY SAID OFFICE.
11. ADDITIONAL REQUIREMENTS (ORIGINAL OR CERTIFIED TRUE COPY) IN CASE THE SUBDIVISION APPROVAL IS MADE BY A LOCAL GOVERNMENT
 - 11.1 SANGGUNIAN RESOLUTION OR ORDINANCE APPROVING SUBDIVISION PLAN FOR THE PROJECT AND/OR THE DEVELOPMENT PERMIT OR ITS EQUIVALENT
 - 11.2 SUBDIVISION PLAN APPROVED BY THE LOCAL GOVERNMENT UNIT SHOWING ALL PROPOSALS (ROADS AND ALLEYS AND DATA PERTINENT THERETO, LOT AND BLOCK NUMBERS AND AREAS AND SITE DATA) INCLUDING TREE PLANTING
 - 11.3 ENGINEERING PLANS (ALIGNMENT, ELEVATIONS, TYPICAL CROSS SECTIONS AND DETAILS OF SYSTEMS FOR ROAD, WATER, DRAINAGE AND SEWAGE DISPOSAL, POWER DISTRIBUTION AND STREET LIGHTING
 - 11.4 TOPOGRAPHIC PLAN
 - 11.5 PROJECT STUDY

11.6 RECENT Tax Declaration

11.7 PERMIT TO OPERATE A DEEPWELL AND A WATER RESISTIVITY TEST, IF NECESSARY

11.8 IN CASE THE APPROVAL IS WITH HOUSING, ALL HOUSING MODELS, BILL OF MATERIALS AND COST ESTIMATES

SECTION 20. Notice of Publication. Upon evaluation of the completeness and veracity of the documents submitted, this Office shall cause the publication at the expense of the applicant a Notice of Pending Application for Registration and License to Sell in one newspaper of general circulation in English or in Pilipino reciting therein that an application for registration and License to Sell for the sale of subdivision lots and condominium units has been filed with the BOARD and that the aforesaid application papers as well as the documents attached thereto are open to inspection during business hours by interested parties. In addition, a 3 x 6 billboard notice of the project shall be posted on the project site until the issuance of the License to Sell.

Upon completion of the publication, the proponent shall submit Proof of Publication executed by the Publisher and an affidavit attesting to the posting of the Billboard Notice on the site.

SECTION 21. Registration of Project. Ten days from the completion of the publication and submission of the proof of publication, the BOARD shall, in the absence of an opposition to the Registration of the Project, issue a Certificate of Registration. No opposition shall be entertained after the above period.

SECTION 22. Opposition to Registration. Complaints and opposition to the registration shall be filed with the BOARD within ten (10) days from the date of publication. Proceedings for registration and license to sell shall be, in the meantime, suspended upon an initial findings that the same is meritorious.

SECTION 23. License to Sell. No owner or developer shall sell any disposable subdivision lot or condominium unit in a registered property without a license to sell issued by the BOARD.

Upon submission of a Performance Bond in the form of a Surety Bond to the amount of Ten Percent (10%) of the total estimated development cost of the project issued by a duly accredited bonding company and acceptable to the BOARD, or a certificate of guarantee from any bank or financing institution of good standing addressed to the Board for the total development cost, the BOARD shall cause the issuance of a License to Sell for the project.

Whenever it shall appear that the Performance Bond is, or for any causes has become worthless, inadequate or insufficient after the License to Sell has been issued, the owner/developer shall, after due notice, be required to give an additional performance bond or replace the worthless bond within ten days from the receipt of such notice. Meanwhile, the License to Sell has been deemed suspended or revoked.

SECTION 24. Monitoring of Project. The BOARD shall have the powers to monitor projects granted Integrated Approval and License to Sell under these Rules to ensure faithful compliance with the terms, standards and conditions thereof. It may exercise visitorial powers and in case of violation or non-compliance with the terms, standards and conditions thereof. It may exercise visitorial powers and in case of violation or non-compliance of the terms, standards and conditions set forth in the approval and the license issued, it may institute revocation proceedings and impose appropriate fines and penalties.

RULE VI

COMPLAINTS, HEARINGS AND PENALTIES

SECTION 25. Authority to Issue Rules and Procedures. The BOARD is hereby authorized to issue Rules of Procedure to Govern the conduct of Hearings before it can act on complaints or proceedings against owners, developers, dealers, brokers and salesmen arising under these Rules. Until the issuance of such Rules, the present Rules of Procedure to Govern the conduct of Hearings before the HOUSING AND LAND USE REGULATORY BOARD shall apply.

SECTION 26. Mediation/Conciliation of Complaints. It shall be mandatory on the part of the BOARD to conduct mediation or conciliation on complaints or opposition filed with it before the same could be subjected to a formal hearing.

SECTION 27. Suspension of License to Sell/Cease and Desist Order. The BOARD may, in its discretion or upon notice and hearing immediately suspend the owner's license to sell and issue a Cease and Desist Order pending investigation and hearing of the case for the following reasons:

- a. Upon verified complaint filed by a buyer of a subdivision lot/house or any interested party;
- b. In its opinion, any information in the registration statement filed by the owner/dealer is or has become misleading, incorrect, inadequate or incomplete or the sale or offering for sale of the project may work or tend to work a fraud upon prospective buyers;

- c. When it appears to the BOARD that the owner/dealer is engaged in any act or practice which constitute or shall constitute a violation of the provisions of these Rules.

The suspension order/cease and desist order may be lifted if, after notice and hearing, the BOARD is convinced that any deficiency in the sworn registration statement has been corrected or supplemented, or that the sale to the public of the subdivision project shall neither be fraudulent nor result in fraud. It shall also be lifted upon dismissal of the complaint.

Until the final entry of an order of suspension, the suspension of the right to sell the project, though binding upon all persons notified thereof, shall be deemed confidential unless it shall appear that the order of suspension has in the meantime been violated.

SECTION 28. Revocation of the Registration Certificate and License to Sell. The BOARD may, motu proprio, or upon verified complaint filed by a buyer revoke the registration and license to sell of any subdivision project or subdivision lot/house in said project or condominium unit if upon examination of the affairs of the owner or dealer, during a hearing conducted it shall appear there is prima facie evidence that the said owner or dealer.

- a. Is insolvent; or
- b. Has violated any of the provisions of the law and its rules and regulations or any undertaking of his/its performance bond; or
- c. Has been or engaged in fraudulent transaction.

SECTION 29. Administrative Fines and Penalties. Violation of any of the provision of these Rules and Standards shall be subject to the Fines and Penalties as provided under PD's 957, 1216, 1096 and 1185.

RULE VII MISCELLANEOUS PROVISIONS

SECTION 30. Conformance to the Requirements of other pertinent laws, Rules and Regulations. Unless otherwise amended or expressly provided, the provisions of Presidential Decree 957 and its implementing Rules on the following Sections are hereby adopted in these Rules;

- a. Submission of Semestral Reports on Operations
- b. Display of Certificate of Registration and License to Sell

- c. Lost or Destroyed Certificate of Registration or License to Sell
- d. Advertisement
- e. Time of Completion
- f. Extension of Time for Completion
- g. Alteration of Plans
- h. Non-Forfeiture of Payments
- i. Registration of Conveyances
- j. Mortgages
- k. Take-over development
- l. Phases of Subdivision
- m. Realty Tax and Other Charges

SECTION 31. Non-Development. Failure on the part of the owner or developer to develop the project in accordance with the approved project plans and within the time herein specified shall subject the owner/developer to administrative sanctions and penalties.

SECTION 32. Organization and Registration of Homeowners. The owner or developer of a socialized and economic housing project shall initiate the organization of a homeowners association among the buyers and residents of the project for the purpose of promoting and protecting their mutual interest. Said home owners association shall register with the BOARD and the latter is hereby authorized to accredit and determine the legitimate homeowners association of the housing project for purposes of applying the pertinent provisions of these Rules.

SECTION 33. Donations of Roads, Open Spaces and Water Supply. The owner or project developer shall donate the roads and open spaces found in the project to the local government of the area after their completion had been certified to by the BOARD and it shall be mandatory for the said local government to accept such donations. Parks and playgrounds maybe donated to the duly accredited Homeowners Association of the project with the consent of the city or municipality concerned under PD 1216.

The water supply system of the project may likewise be donated to the duly accredited homeowners association after certification by the BOARD of its completion and of its being operational. Should the homeowners not accept the donation, the

owner or developer of the project shall collect reasonable rates to be determined by the BOARD in consultation with the National Water Resources Board or the Local Water Works and Utilities Administration. The proceeds thereof shall be used exclusively for the maintenance and operation of the water system by the developer.

SECTION 34. Fees. THE BOARD SHALL COLLECT THE FOLLOWING FEES:

I. SUBDIVISION AND TOWNHOUSE PROJECT UNDER BP 220

- | | |
|---|---------|
| 1. PRELIMINARY APPROVAL AND LICENSE TO SELL | |
| a. FOR THE FIRST 10 HECTARES | P 70.00 |
| b. FOR EVERY ADD'L. OR A FRACTION THEREOF | 20.00 |
| 2. FINAL APPROVAL (PER HECTARE) | 200.00 |
| 3. INSPECTION FEE | |
| a. SOCIALIZED | 110.00 |
| b. ECONOMIC | 170.00 |
| 4. ALTERATION OF PLAN (AFFECTED AREAS ONLY) | 200.00 |
| 5. BUILDING PERMIT (PER SQ.M. OF THE FLOOR AREA OF HOUSING UNIT) | 2.00 |
| 6. CERTIFICATE OF REGISTRATION AND LICENSE TO SELL (PER LOT OR UNIT) | 7.00 |
| 7. CERTIFICATE OF COMPLETION (PER HECTARE OR FRACTION OF LAND AREA) | 150.00 |
| 8. CERTIFICATE OF OCCUPANCY (PER SQ.M. OF THE FLOOR AREA OF HOUSING UNIT) | 2.00 |

II. OTHER CERTIFICATIONS

A. APPLICATION FOR THE FOLLOWING

- | | |
|---|--------|
| 1. ADVERTISEMENT APPROVAL | 200.00 |
| 2. CANCELLATION/REDUCTION OF PERFORMANCE BOND | 350.00 |
| 3. LIFTING OF SUSPENSION OF LICENSE TO SELL | 350.00 |
| 4. EXTENSION OF TIME TO COMPLETE DEVELOPMENT | 350.00 |
| 5. EXEMPTION FROM CEASE AND DESIST ORDER | 50.00 |

6. CLEARANCE TO MORTGAGE	P 350.00
7. LIFTING OF CEASE AND DESIST ORDER	350.00
8. CHANGE OF NAME/OWNERSHIP	350.00
9. VOLUNTARY CANCELLATION OF CRLS	350.00
10. ZONING CERTIFICATION	75.00
11. CERTIFICATION NEW RIGHTS/SALES	75.00
12. CERTIFICATE OF LOCATIONAL VIABILITY	75.00
13. OTHER TYPES TO INCLUDE:	
a. AVAILABILITY OF RECORDS/PUBLIC REQUEST OF COPIES/RESEARCH WORK	75.00
b. CERTIFICATION OF NO RECORDS ON FILE	75.00
c. CERTIFICATION OF WITH OR WITHOUT CRLS	75.00
14. REVALIDATION/RENEWAL OF PERMIT - CONDOMINIUM	50% OF THE ORIGINAL FEE

III. REGISTRATION OF DEALERS/BROKERS/SALESMEN

1. DEALERS/BROKERS	200.00
2. SALESMEN	120.00

IV. LEGAL FEES *

A. COMPLAINT/OPPOSITION FEE. FOR FILING A COMPLAINT/PETITION OR A COMPLAINT IN INTERVENTION, OR A PERMISSIVE COUNTER-CLAIM, OR FOR FILING A THIRD-PARTY, FOURTH-PARTY; ETC. COMPLAINT BEFORE THE REGIONAL OFFICES, IF THE TOTAL SUM CLAIMED OR THE STATED VALUE OF THE PROPERTY IN LITIGATION IS:	
1. NOT MORE THAN P 20,000.00	120.00
2. MORE THAN P 20,000.00 BUT LESS THAN P 40,000.00	150.00
3. P 40,000.00 OR MORE BUT LESS THAN P 60,000.00	200.00
4. P 60,000.00 OR MORE BUT LESS THAN P 80,000.00	250.00

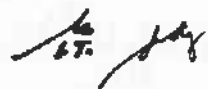
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|----|--|----------|
| 5. | P 80,000.00 OR MORE BUT LESS THAN
P100,000.00 | P 400.00 |
| 6. | P 100,000.00 OR MORE BUT LESS THAN
P 150,000.00 | 600.00 |
| 7. | FOR EACH 1,000 IN EXCESS OF
P 150,000.00 | 5.00 |
- B. PETITION FOR REVIEW FEE - FOR FILING A PETITION FOR REVIEW WITH THE BOARD OF COMMISSIONERS, ONE THOUSAND (P1,000.00) PESOS.
- C. PAUPER-LITIGANTS EXEMPT FROM PAYMENT OF LEGAL FEES - PAUPER LITIGANTS (A) WHOSE GROSS INCOME AND THAT OF THEIR IMMEDIATE FAMILY DO NOT EXCEED FOUR THOUSAND PESOS (P4,000.00) A MONTH IF RESIDING IN METROPOLITAN MANILA, AND (B) WHO DO NOT OWN REAL PROPERTY WITH AN ASSESSED VALUE OF MORE THAN FIFTY THOUSAND PESOS (P50,000.00) SHALL BE EXEMPT FROM THE PAYMENT OF LEGAL FEES.
- D. GOVERNMENT EXEMPT - THE REPUBLIC OF THE PHILIPPINES, ITS AGENCIES AND INSTRUMENTALITIES, ARE EXEMPT FROM PAYING THE LEGAL FEES PROVIDED THEREIN. LOCAL GOVERNMENT AND GOVERNMENT-OWNED OR CONTROLLED CORPORATIONS WITH OR WITHOUT INDEPENDENT CHARTERS ARE NOT EXEMPT FROM PAYING SUCH FEES.

* INCORPORATED IN THE HLRB RULES OF PROCEDURES; APPROVED UNDER RES. NO. R-576, DATED 09 OCTOBER 1995


SECTION 35. Authority to Issue Supplemental Rules, Directives and Interpretative Memorandum and Circular. In the implementation of Batas Pambansa Blg. 220 and these Rules and Standards, the BOARD, through its Chief Executive Officer, is hereby authorized to issue supplemental rules, directives and interpretative memorandum and circulars.

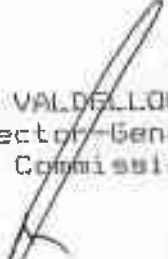
SECTION 36. Separability Clause. The provision of these Rules are hereby declared separable, and in the event any of such provisions are declared null and void, the validity of all other provisions shall not be affected thereby.

SECTION 37. Effectivity. These Rules shall take effect thirty days after its last publication in two newspapers of general circulation in the Philippines for at least once a week for two consecutive weeks.




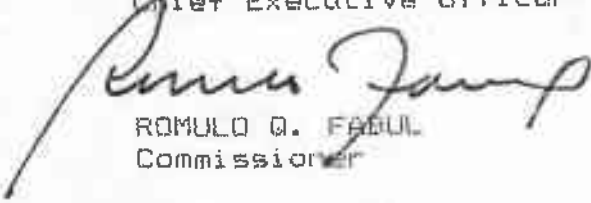
Approved this 09 October 1995, Diliman, Quezon City

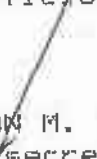
For: 
DIONISIO C. DELA SERNA
Chairman, HUDCC
Ex-Officio Chairman

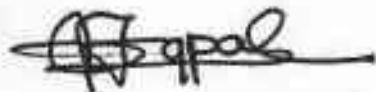

ISAGANI B. VALDEILLON
Deputy Director-General, NEDA
Ex-Officio Commissioner



ERNESTO C. MENDIOLA
Commissioner and
Chief Executive Officer



PRESBITERO J. VELASCO, JR.
Undersecretary, DOJ
Ex-Officio Commissioner


ROMULO Q. FABUL
Commissioner



SIMEDRA M. VENTURA
Undersecretary, DILG
Ex-Officio Commissioner


LUIS T. TUNGPALAN
Commissioner


JOEL L. ALTEA
Asst. Secretary, DPWH
Ex-Officio Commissioner


TERESITA A. DESIERTO
Commissioner

Attested by:


CAROLINA A. CASAJE
Officer-in-Charge, Board Secretariat