

REVISED IMPLEMENTING RULES AND REGULATIONS FOR BP 220



HOUSING AND LAND USE
REGULATORY BOARD
2008

**REVISED IMPLEMENTING
RULES AND REGULATIONS
FOR BP 220
(WITH AMENDMENTS)**



**HOUSING AND LAND USE REGULATORY BOARD
NOVEMBER 2008**



Republic of the Philippines
Office of the President

Housing and Urban Development Coordinating Council

HOUSING AND LAND USE REGULATORY BOARD



**BOARD RESOLUTION NO. R. 700
Series of 2001**

**AMENDING THE RULES AND STANDARDS FOR
ECONOMIC AND SOCIALIZED HOUSING PROJECTS TO IMPLEMENT BP 220**

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

WHEREAS, Section 3 of BP 220 authorizes HLURB to establish and promulgate different levels of standards and technical requirements for the development of economic and socialized housing projects;

WHEREAS, the powers of HLURB to approve subdivision plans has been devolved to cities and municipalities pursuant to RA 7160, yet EO 71, series of 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 HLURB;

WHEREAS, the signed Memorandum of Agreement (MOA) by and between HLURB and the Professional Regulation Commission (PRC) recognizes the need to monitor the practice of licensed professionals in subdivision and condominium projects;

WHEREAS, the Housing and Urban Development Coordinating Council (HUDCC) issued Council Res. No. 01, Series of 2000, approving the definition of loan ceilings/limits of housing packages;

WHEREAS, the Board received clamor from the Regional Offices, private sectors, standards implementers and other stakeholders to review and re-examine the existing policies, rules, standards and procedures pertinent to the issuance of subdivision development permits and licenses;

WHEREAS, the Board finds it necessary to harmonize the policies, rules, standards and procedures with recent issuances;

WHEREFORE, be it , **RESOLVED** as it is hereby **RESOLVED** that the Revised Implementing Rules and Regulations to Implement BP 220 , attached as Annex 1, be **APPROVED**.

APPROVED, this 20th day of August 2001, Quezon City.


MICHAEL T. DEFENSOR
Chairman, HUDCC


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

Pursuant to Section 3 of BP 220, the Housing and Land Use Regulatory Board is authorized to establish and promulgate two levels of standards and technical requirements for the development of economic and socialized housing projects/units in urban and rural areas from those provided in PD 957, PD 1216, PD 1096, and PD 1185, hence the following rules are hereby promulgated.

RULE I 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.

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 MINIMUM DESIGN STANDARDS AND REQUIREMENTS FOR ECONOMIC AND SOCIALIZED HOUSING PROJECTS

Section 3. Compliance with Standards and Guidelines

Development of economic and socialized housing projects shall be in accordance with the minimum design standards herein set forth.

Section 4. 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. Park/playground
6. Power

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

Both economic and socialized housing projects shall be located within suitable site for housing and outside potential hazard prone and protection areas.

Section 5. Technical Guidelines and Standards for Subdivisions

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

A. Site Criteria

1. 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.

2. 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, thus, shall 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.

3. *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.

4. *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 of the area. In no case shall a subdivision project be approved without necessary access road/right-of-way constructed either by the developer or the Local Government Unit.

B. *Planning Considerations*

1. *Area Planning*

Project design should consider not only the reduction of cost of development to a minimum but also the 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 shall be integrated with those of existing networks as well as projects outside the boundaries of the project site, e.g. access roads set forth herein and should follow the standard specifications of the Department of Public Works and Highways (DPWH).

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 caliper diameter of 200 millimeters 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 cover of the area.

3. Easements

Subdivision projects shall observe and conform to the provisions of easements as may be required by:

- a. Chapter IV, Section 51 of the Water Code of the Philippines on water bodies
- b. National Power Corporation (NPC) on transmission lines
- c. Fault traces as identified by PHIVOLCS per Resolution No. 515, series of 1992
- d. Right-of-way of other public companies and other entities.
- e. For projects abutting national roads (primary roads) adequate easement shall be provided for road including loading and unloading as may be required by national/local government units.
- f. Other related laws

4. Circulation

- a. 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.
- b. Roads complemented with pathwalk 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, these shall be improved in accordance with the standards set forth herein.

- c. Streets should conform to the contours of the land as much as practicable.
- d. 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.
- e. Streets shall be so laid out to minimize critical intersections such as blind corners, skew junctions, etc.

- f. Roads shall conform with civil work design criteria as per Section 10.B.3 of this rules and sound engineering practices.

C. Design Parameters

1. Land Allocation

a. Saleable Areas

There shall be no fixed ratio between the saleable portion and non-saleable portion of a subdivision project.

b. Non-saleable Areas

Non-saleable areas shall conform with the minimum requirements for open space comprising those allotted for circulation system, community facilities and parks and playgrounds.

b.1 Allocation of Area for Parks and Playgrounds

Area allocated for parks and playgrounds shall be mandatory for projects 1 hectare or above and shall be strategically located within the subdivision project.

Allocated 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 areas allocated for community facilities and shall vary according to the density of lots and/or dwelling units in the subdivision, whichever is applicable, as shown below:

Table 1: Parks and Playgrounds Allocation

ECONOMIC HOUSING		SOCIALIZED HOUSING	
Density (No. of lots/DU* per hectare)	Allocation (% of gross area for PP**)	Density (No. of lots/DU* per hectare)	Allocation (% of gross area for PP**)
150 and below	3.5 %	150 and below	3.5 %
151 – 160	4 %	151 – 160	4 %
161 – 175	5 %	161 – 175	5 %
176 – 200	6 %	176 – 200	6 %
201 - 225	7 %	201 – 225	7 %
Above 225	9 %	Above 225	9 %

* Dwelling units

** Parks and Playgrounds

In no case shall an area allocated for parks and playgrounds be less than 100 square meters. An addition of 1% increment for every 10 or fraction thereof above 225.

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.

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

b.2 Area Allocated for Community Facilities

Mandatory provision of area for neighborhood multi-purpose center both for economic and socialized housing projects with a gross area of 1 hectare and above. These areas are non-saleable. However, the developer may provide for areas for community facilities such as schools and convenience/retail centers in excess of the requirement set forth in this Rule which shall be deemed saleable. The use of the said area shall be indicated in the plan and annotated in the title thereto. (Refer to Table 2)

Table 2: Facilities According to the Number of Saleable Lots/ Dwelling Units for Subdivision Projects 1 Hectare and Above

No. of Saleable Lots and/or Dwelling Unit	Neighborhood Multi-Purpose Center*	Convenience/ Retail Center**	Elementary School**	High School**	Tricycle Terminal*
10 & below	-	-	-	-	-
11 – 99	-	-	-	-	-
100 – 499	x	-	-	-	-
500 – 999	x	-	-	-	-
1000 – 1499	x	-	-	-	-
1500 – 1999	x	x	x	-	x
2000 – 2499	x	x	x	x	x
2500 – 3000	x	x	x	x	x

* Mandatory Provision of area

** Optional Saleable but when provided in plan the same shall be annotated in the title.

Community facilities shall be strategically located and easily accessible where they can serve a maximum number of population, preferably near or side by side by 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 below:

Table 3: Community Facilities Allocation

ECONOMIC HOUSING		SOCIALIZED HOUSING	
Density (No. of lots/DU* per hectare)	Allocation (% of gross area for CF**)	Density (No. of lots/DU* per hectare)	Allocation (% of gross area for CF**)
150 and below	1.0	150 and below	1.0
151 – 225	1.5	151 – 225	1.5
Above 225	2.0	Above 225	2.0

* Dwelling units

** Community Facilities

b.3 Circulation System

The area allocated for circulation system shall not be fixed, as long as the prescribed dimension and requirements for access (both for project site and dwelling units) specified in these Rules are complied with.

Land circulation system shall comply with the pertinent requirements of BP 344 otherwise known as the Accessibility Law.

Below are the planning considerations to be observed for circulation layout:

- 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 enhances community interaction.

b.3.1 Hierarchy of Roads

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

Table 4: Hierarchy of Roads

PROJECT SIZE RANGE (has)	ECONOMIC HOUSING HOUSING	SOCIALIZED HOUSING
2.5 has. And below	Major, minor, motor court, alley	Major, minor, motor court, pathwalk
Above 2.5 – 5	- do -	- do -
Above 5 - 10	Major, collector, minor, Motor court, alley	- do -
Above 10 - 15	- do -	Major, collector, minor, Motor court, pathwalk
Above 15 – 30	- do -	- do -
Above 30	- do -	- do -

b.3.2 Road Right-Of-Way

The corresponding right-of-way for hierarchy of roads shall be as follows:

Table 5: Road Right-of-Way

PROJECT SIZE RANGE (has.)	RIGHT OF WAY (m)					
	ECONOMIC HOUSING			SOCIALIZED HOUSING		
	Major	Collector	Minor	Major	Collector	Minor
2.5 and below	8	-	6.5	8	-	6.5
Above 2.5 – 5.0	10	-	6.5	10	-	6.5
Above 5.0 – 10	10	8	6.5	10	-	6.5
Above 10 - 15	10	8	6.5	10	8	6.5
Above 15 – 30	12	8	6.5	10	8	6.5
Above 30	15	10	6.5	12	10	6.5
	ROW	Carriageway		ROW	Carriageway	
Motor Court	6	5		6	5	
Alley	2	-		-	-	
Pathwalk	-	-		3	-	

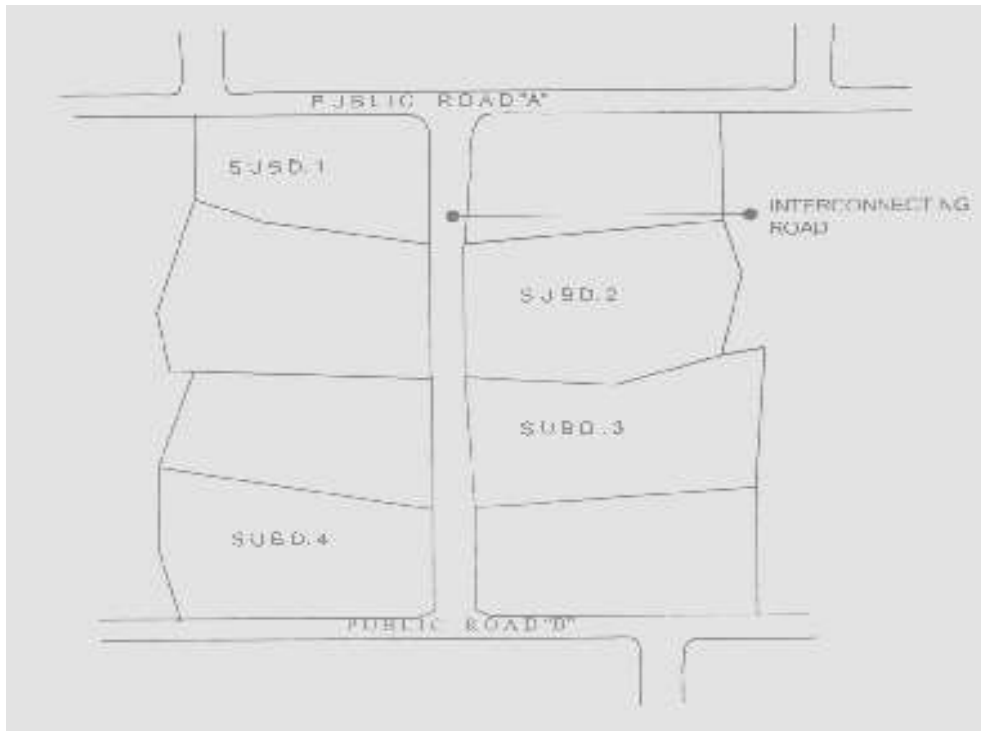
The minimum right-of-way of major roads shall be in accordance with the preceding table. However, in cases where the major road will serve as interconnecting road, it shall have a minimum right-of-way of 10 meters. It shall have a 15-centimeter mix gravel (pit run) base course on well-compacted sub grade.

Major roads shall maintain a uniform width of road right-of-way. Tapering of road width shall not be allowed where the road right-of-way is wider than the prescribed standard for the interconnecting road of the proposed subdivision.

Minor roads shall have a right-of-way of 6.50 meters wide.

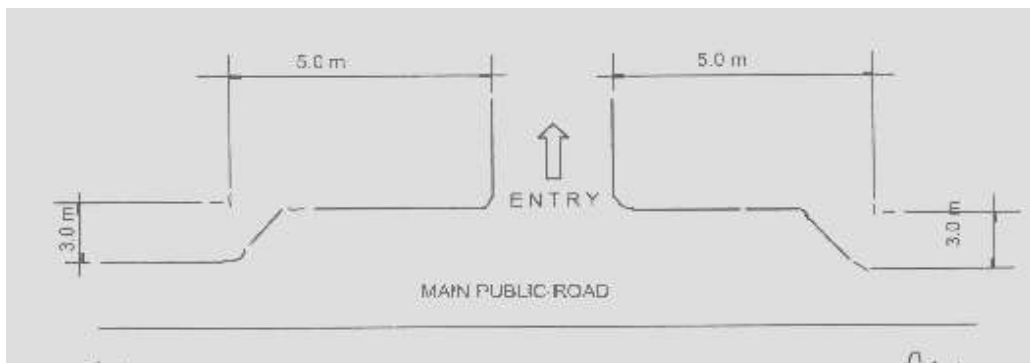
Interior subdivision project must secure right-of-way to the nearest public road and the right-of-way shall be designated as interconnecting road with a minimum width of 10 meters. This fact shall be annotated on the title of the said road lot and must be donated and deemed turned over to the LGU upon completion of the said interconnecting road. (See Figure 1: Interconnecting Road)

Figure 1: Interconnecting Road



Subdivision projects abutting a main public road must provide sufficient setbacks with a minimum dimension of 3.0 meters in depth and 5.0 meters in length at both sides of the subdivision entrance to accommodate loading and unloading of passengers. (See Figure 2: Setback Requirement Along Main Public Road)

Figure 2: Setback Requirement Along Main Public Road



Contiguous projects or projects to be developed by phases shall be provided with interconnecting roads with a minimum right-of-way of 10.0 meters.

Alley shall have a width of 2.0 meters intended to break a block and to serve both pedestrian and for emergency purposes, both ends connecting to streets. It shall not be used as access to the property.

Pathwalk shall have a width of 3.0 meters intended only to provide pedestrian access to property for socialized housing projects. It shall have a maximum length of 60 meters.

b.3.3 Planting Strips

Planting strips as required under PD 953 and its Implementing Rules and Regulations shall be observed in accordance with the following road specifications:

Table 6: Width of Planting Strips and Sidewalks

RIGHT-OF-WAY (m)	ECONOMIC HOUSING		SOCIALIZED HOUSING	
	Planting Strip (m)	Sidewalk (m)	Planting Strip (m)	Sidewalk (m)
15	1.3	1.2	1.3	1.2
12	0.8	1.2	0.8	1.2
10	0.8	1.2	0.8	1.2
8	0.4	0.6	0.4	0.6
6.5	Optional	0.5	Optional	0.5

Note: Refer to Supplemental Rules and Regulations to Implement PD 953 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, Plans and Vegetation”).

b.3.4 Road Pavement

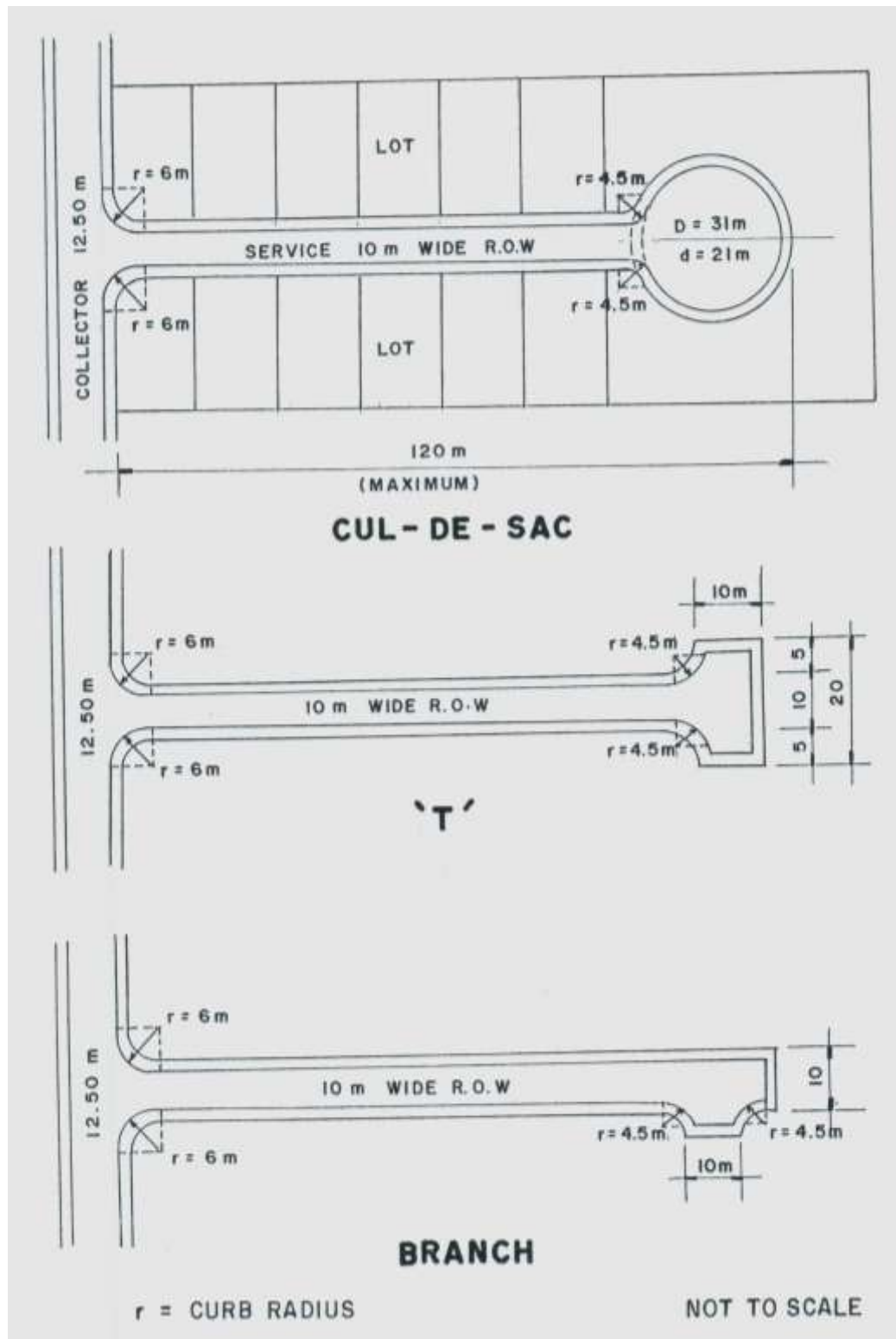
Major, minor roads and motor court for economic and socialized housing projects shall be paved with asphalt with minimum thickness of 50 millimeters or concrete with minimum thickness of 150 millimeters and a minimum compressive strength of 20.7 Mpa at 28 days. Sidewalk or alley shall be of macadam finish.

b.3.5 Road Intersection

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 20 meters from corner to corner.

Road intersections shall be provided with adequate curb radii consistent with sound engineering principles. (See Figure 3: Curb Radii Dimension)

Figure 3: Curb Radii Dimension

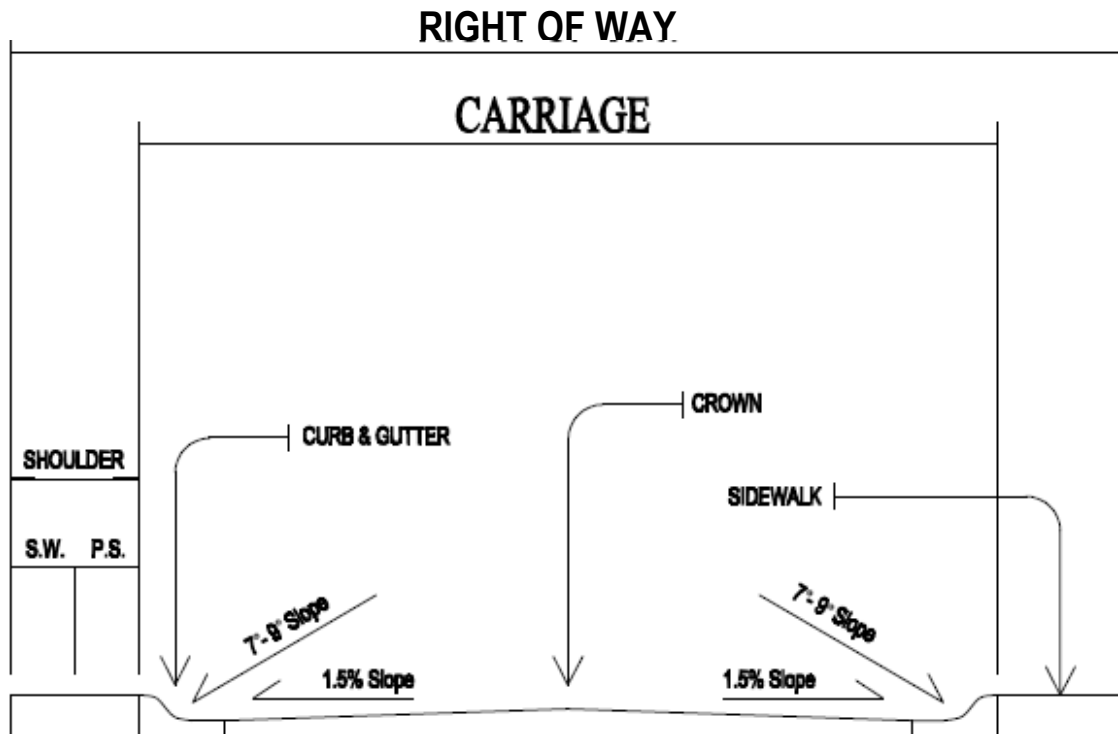


b.3.6 Road Grade/Slope

Crown of the roads shall have a slope of not less than 1.5 to 9 percent.
(See Figure 4: Road Grade Slope)

Grades and vertical curbs shall conform to the design requirements of the Department of Public Works and Highways (DPWH).

Figure 4 : Road Grade (Slope)



2. Lot Requirement

a. Lot Planning

- a.1 A lot shall be served by an independent access either by a road, motor court, or path walk. Path walk shall have a maximum length of 60 meters intended only as pedestrian access to property for socialized housing projects.
- a.2 Deep lots and irregularly shaped lots shall be avoided.
- a.3 Whenever possible, lot frontage elevation shall be at street level.
- a.4 Lots shall be protected against physical hazards. No lot shall be laid out where potential risks exist (e.g. erosion, slides, flooding, fault lines, etc.)
- a.5 Lots shall be protected against non-conforming uses and/or other risks through the provision of adequate buffer strips, protective walls, and roads or other similar devices.

- a.6 Lot shall be so laid out that administrative boundaries, water courses/drainage ways utility lines do not bisect the lots.

b. Minimum Lot Area *(Amended per Board Res. No. 824, Series of 2008)*

The minimum lot area of various types of housing for economic and socialized housing project shall be as follows:

Table 7. Minimum Lot Area

REVISED. SEE
HLURB RESO 973

Type of Housing	Economic (sq.m.)	Socialized (sq.m.)
a. Single detached	72	64
b. Duplex/single attached	54	48
c. Row houses	36	28

Note:

1. Saleable lots designated as duplex/single attached and/or row house lots shall be provided with housing components.
2. Price of saleable lots intended for single detached units shall not exceed 40% of the maximum selling price of the house and lot package.

c. Lot Frontages *(Amended per Board Res. No. 824, Series of 2008)*

The minimum lot frontages for various types of housing both for economic and socialized housing projects shall be as follows:

Table 8. Minimum Lot Frontage

Types of Housing/Lot	Economic Housing	Socialized Housing
1. Single detached		
a. Corner lot	8m	8m
b. Regular lot	8m	8m
c. Irregular lot	4m	4m
d. Interior lot	3m	3m
2. Duplex/single attached	6m	6m
3. Row house	4m	3.5m

Note:

For row houses, there shall be a maximum of 20 units per block or cluster but in no case shall this be more than 100 meters in length.

3. Length of Block

Maximum block length is 400 meters. However, block length exceeding 250 meters shall already be provided with a 2-meter alley approximately at midlength.

4. Shelter Component

a. Floor Area Requirement

SUPERSEDED

The minimum floor area requirement for single-family dwelling shall be 22 square meters for economic housing and 18 square meters for socialized housing.

b. Minimum Level of Completion

The minimum level of completion for economic housing shall be complete house based on the submitted specifications. For socialized housing project, it shall be shell house with doors and windows to enclose the unit.

Provision of firewall shall be mandatory for duplex and single-attached units and at every unit for row houses.

5. Setback/Yard

The minimum setback of dwelling unit both for economic and socialized housing project shall be as follows:

a. Front Setback	1.5 m.
b. Side yard	1.5 m (from the building line)
c. Rear yard	2.0 m.
d. Abutments	May be allowed per requirements of the National Building Code of the Philippines

6. Water Supply

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 potable and adequate. It 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 liters per capita per day.

Each subdivision must have at least an operational deep well and pump sets with sufficient capacity to provide average daily demand (ADD) to all homeowners 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 (LWUA) shall be complied with.

If ground reservoir is to be put up, an area shall be allocated for this purpose (part of allocation for community facilities). The size shall depend on volume of water intended to be stored. It shall be protected from pollution by providing 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 of the Philippines. The elevated reservoir or water tank capacity must be 20% average daily demand plus fire reserve.

Alternative sources of water supply may be availed of such as collected rain water and other devices with water impounding capacity.

Provision for fire protection shall comply with the requirements of the Fire Code of the Philippines. Whichever is applicable, the Local Government Unit shall provide each community with fire hydrants and a cistern that are operational at all times.

For a multi-storey building, a water tank shall be provided if the height of the building requires pressure in excess of that in the main water line. Capacity should be 20% average daily demand plus fire reserve.

7. Electrical Power Supply

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.

Provision of street lighting per pole shall be mandatory if poles are 50-meter distance and at every other pole if the distance is less than 50 meters.

Installation practices, materials and fixtures used, shall be in accordance with the provisions of the existing rules and regulations of the National Electrical Code of the Philippines or the Local Electric Franchise Holder/Local Electric Cooperative or the local utility company.

Electric bills shall be proportionately shouldered by the users prior to issuance of Certificate of Completion (COC) and turn over of open space to Local Government Unit (LGU).

8. Sewage Disposal System

a. Septic Tank

The sewage disposal system shall be communal or individual septic tank conforming to the design standard of the Sanitation Code of the Philippines.

b. 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 of the Philippines and other applicable rules and regulations with regard to materials and installation practices.

9. Drainage System

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 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.

The minimum drainage system for economic and socialized housing shall be concrete lined canal with load bearing cover.

In case of non-existence of drainage system in the locality, catchment area for drainage discharge shall be provided for and developed by the owner/developer 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.

If applicable, underground drainage system shall be provided with adequate reinforced concrete pipes (RCP), catch basins, manholes/inlets and cross drain for efficient maintenance. Minimum drainage pipe shall be 300 millimeters.

10. Garbage Disposal System

Garbage disposal shall be undertaken by the local government or in the absence thereof, by individual lot owners or homeowners association, with proper observance of sanitary practices and methods.

11. Fire 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 requirements and shall comply with the requirements of the local/district fire unit of the Philippine National Police.

**Table 9: PLANNING AND DESIGN STANDARDS
FOR A RESIDENTIAL SUBDIVISION PROJECT
UNDER BP 220**

PARAMETERS	ECONOMIC HOUSING		SOCIALIZED HOUSING	
1. Project Location	Within suitable sites for housing and outside potential hazard prone and protection areas.			
2. Land Allocation for Projects 1 hectare and above a. Saleable Area b. Non-saleable area b.1 Area for parks and playgrounds for projects 1 hectare & above. b.2 Area for community facilities	a. Variable			
	b. See open space requirement as per b.1, b.2 and b.3			
	Mandatory allocation for parks and playgrounds per tabulation below:			
	Density (No. of Lots or Dwelling Unit Per Hectare)	% of Gross Area for Parks & Playgrounds	Density (No. of Lots or Dwelling Unit Per Hectare)	% of Gross Area for Parks & Playgrounds
	150 & below	3.5%	150 & below	3.5%
	151 – 160	4.0%	151 – 160	4.0%
	161 – 175	5.0%	161 – 175	5.0%
	176 – 200	6.0%	176 – 200	6.0%
	201 – 225	7.0%	201 – 225	7.0%
	Above 225	9.0%	Above 225	9.0%
	An addition of 1% increment for every 10 or fraction thereof above 225.			
	In no case shall an area allocated for parks and playgrounds be less than 100 square meters. The same shall be strategically located within the subdivision project.			
	Mandatory provision of area for neighborhood multi-purpose center both for economic and socialized housing projects with area of 1 hectare and above. These areas are non-saleable. However, the developer may provide for areas for community facilities such as schools and convenience/retail centers in excess of the mandatory requirement set forth in this rule which shall be deemed saleable. The use of the said area shall be indicated in the plan and annotated in the title thereto. (Refer to Table 2)			
	Density (No. of lots or DwellingUnits Per Hectare)	% of Gross Area for Community Facilities	Density (No. of lots or DwellingUnits Per Hectare)	% of Gross Area for Community Facilities
	150 & below	1.0%	150 & below	1.0%
	151 – 225	1.5%	151 – 225	1.5%
	Above 225	2.0%	Above 225	2.0%
b.3 Circulation System	Observe hierarchy of roads			

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
3. Minimum Lot Area 3.1 Single Detached 3.2 Duplex/Single-Attached 3.3 Row house	72 sqm. 54 sqm. 36 sqm.	64 sqm. 48 sqm. 28 sqm.
	<p>Saleable lots designated as duplex/single-attached and/or row house lots shall be provided with housing components.</p> <p>Price of saleable lots intended for single-detached units shall not exceed 40% of the maximum selling price for house and lot package.</p>	
4. Minimum Lot Frontage 4.1 Single Detached a. Corner lot b. Regular lot c. Irregular lot d. Interior lot 4.2 Single Attached/Duplex 4.3 Row house	8 m. 8 m. 4 m. 3 m. 6 m. 4 m.	8 m. 8 m. 4 m. 3 m. 6 m. 3.5 m.
5. Length of Block	Maximum length of block is 400 meters. However, blocks exceeding 250 meters shall be provided with a 2-meter alley approximately at midlength.	
6. Road Right-of-Way <i>Project Size Range</i> 2.5 has. & below above 2.5 – 5 has. Above 5 – 10 has. Above 10 – 15 has. Above 15 – 30 has. Above 30 has. Motor Court Alley Pathwalk	Major (m) Collector (m) Minor (m) 8 - 6.5 10 - 6.5 10 8 6.5 10 8 6.5 12 8 6.5 15 10 6.5 ROW Carriageway 6 5 2 - - -	Major (m) Collector (m) Minor (m) 8 - 6.5 10 - 6.5 10 - 6.5 10 8 6.5 10 8 6.5 12 10 6.5 ROW Carriageway 6 5 2 - 3 -

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
	<p>The minimum right-of-way of major roads shall be in accordance with the preceding table. However, in cases where the major road will serve as interconnecting road, it shall have a minimum right-of-way of 10 meters. It shall have a 15-centimeter mix gravel (pit run) base course on well-compacted subgrade.</p> <p>Major roads shall maintain a uniform width of road right-of-way. Tapering of road width shall not be allowed where the road right-of-way is wider than the prescribed standard for the interconnecting road of the proposed subdivision.</p> <p>Minor road shall have a minimum right-of-way of 6.50 meters.</p> <p><u>Note:</u></p> <ol style="list-style-type: none"> 1. Interior subdivision project must secure right-of-way to the nearest public road and the right-of-way shall be designated as interconnecting road with a minimum right-of-way of 10 meters. This fact shall be annotated on the title of said road lot and must be donated and deemed turned over to the LGU upon completion of the said interconnecting road. (See figure 1) 2. Subdivision projects abutting main public thoroughfare must provide sufficient setbacks (at least 3.0 meters in depth by 5.0 meters in length) at both sides of the subdivision entrance to accommodate loading and unloading of passengers. (See figure 2) 3. Contiguous projects or projects to be developed by phases shall be provided with interconnecting road with a minimum right-of-way of 10 meters. 4. Alley shall have a width of 2.0 meters intended to break a block and to serve both pedestrian and for emergency purposes, both ends connecting to streets. It shall not be used as access to property. 5. Pathwalk shall have a width of 3.0 meters intended only to provide pedestrian access to property for socialized housing projects. It shall have a maximum length of 60 meters. 	
7. Hierarchy of Roads per Project Size Range 2.5 has. & below Above 2.5 – 5 has. Above 5 – 10 has. Above 10 – 15 has. Above 15 – 30 has. Above 30 has.	Major, minor, motor court, alley -do- Major, collector, minor, motor court, alley -do- -do- -do- -do-	Major, minor, motor court, pathwalk -do- -do- Major, collector, minor, motor court, pathwalk -do- -do-

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING																		
8. Roads Specifications <i>8.1 Planting Strip (PS) Sidewalk (SW)</i> ROW 15.0 m. 12.0 m. 10.0 m. 8.0 m. 6.5 m.	<table> <tr> <th></th><th>PS</th><th>SW</th></tr> <tr> <td>15.0 m.</td><td>1.30 m</td><td>1.20 m</td></tr> <tr> <td>12.0 m.</td><td>0.80 m</td><td>1.20 m</td></tr> <tr> <td>10.0 m.</td><td>0.80 m</td><td>1.20 m</td></tr> <tr> <td>8.0 m.</td><td>0.40 m</td><td>0.60 m</td></tr> <tr> <td>6.5 m.</td><td>optional</td><td>0.50 m</td></tr> </table>			PS	SW	15.0 m.	1.30 m	1.20 m	12.0 m.	0.80 m	1.20 m	10.0 m.	0.80 m	1.20 m	8.0 m.	0.40 m	0.60 m	6.5 m.	optional	0.50 m
	PS	SW																		
15.0 m.	1.30 m	1.20 m																		
12.0 m.	0.80 m	1.20 m																		
10.0 m.	0.80 m	1.20 m																		
8.0 m.	0.40 m	0.60 m																		
6.5 m.	optional	0.50 m																		
	Refer to Supplemental Rules and Regulations to Implement PD 953 for specific tree species, Annex 2.B.																			
<i>8.2 Road Pavement</i> Major Minor Motor Court Sidewalk Pathwalk/alley	Concrete/Asphalt Concrete/Asphalt Macadam Macadam Macadam																			
	Concrete road pavement shall have a minimum thickness of 150 millimeters and a minimum compressive strength of 20.7 MPa at 28 days. Asphalt pavement shall have a minimum thickness of 50 millimeters.																			
9. Water Supply	Mandatory connection to appropriate public water system. Each subdivision shall have at least an operational deepwell and pump sets with sufficient capacity to provide ADD to all homeowners provided further that a spare pump and motor set is reserved. Water supply shall be potable and adequate.																			
<i>9.1 Minimum Water Supply Req't.</i>	150 liters per capita per day for household connection																			
<i>9.2 Fire Protection Demand</i>	Provision for fire protection facilities shall comply with the requirements of the Fire Code of the Philippines.																			
10. Electrical Power Supply	Mandatory individual household connection to primary and alternate sources of power if service is available in the locality. Mandatory provision of street lighting per pole if 50-meter distance; at every other pole, if the distance is less than 50 meters. Electric bills shall be proportionately shouldered by users prior to issuance of COC and turn over of open space to LGU. Installation practices, materials and fixtures used shall be in accordance with the provision of the Philippine Electrical Code and local utility company.																			

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
11. Drainage System	<p>The drainage system for economic and socialized housing projects shall be made of concrete lined canal with adequate capacity and with load bearing cover.</p> <p>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.</p> <p>If applicable, underground drainage system shall be provided with adequate reinforced concrete pipes (RCP), catch basins, manholes/inlets and cross drain for efficient maintenance. Minimum drainage pipe diameter shall be 300 millimeters.</p>	
12. Sewage Disposal System		
12.1 <i>Septic Tank</i>	<p>Individual septic tank conforming to the standards and design of the Sanitation Code of the Philippines.</p> <p>Construction of individual septic tanks shall conform to the standards and design of the Sanitation Code of the Philippines.</p>	
12.2 <i>Connection to Community Sewer System</i>	<p>Whenever applicable, connection shall be made to an approved public or community sewer system subject to the requirements and provisions of the Sanitation Code of the Philippines and other applicable rules and regulations.</p>	
13. Garbage Disposal System	<p>Provide sanitary and efficient refuse collection and disposal system whether independently or in conjunction with the local government garbage collection and disposal services.</p>	
14. Shelter Component		
14.1 <i>Minimum Floor Area</i>		
a. Single Detached	22 sqm.	18 sqm.
b. Duplex/Single Attached	22 sqm.	18 sqm.
c. Row house	22 sqm.	18 sqm.
	<p>Mandatory provision of firewall for duplexes/single-attached units and at every unit for row houses (See Fig. 10)</p> <p>The number of row houses shall not exceed 20 units per block/cluster but in no case shall this be more than 100 meters in length.</p>	

PARAMETERS	ECONOMIC HOUSING	SOCIALIZED HOUSING
<p><i>14.2 Minimum Level of Completion</i></p> <p>a. Single Detached</p> <p>b. Duplex/ Single Attached</p> <p>c. Row houses</p>	<p>Complete house (Based on the submitted specifications) same</p> <p>same</p>	<p>Shell house (with doors and windows to enclose the unit) same</p> <p>same</p>
<p>15. Setback/Yard</p> <p>a. Front setback</p> <p>b. Side yard</p> <p>c. Rear yard</p> <p>d. Abutments</p>	<p>1.5 m</p> <p>1.5 m (from the building line)</p> <p>2.0 m</p> <p>May be allowed per requirement of the National Building Code of the Philippines</p>	

Section 6. 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. Lot Planning

a. Access to the Property

Direct access to the single-family dwelling shall be provided by means of an **abutting public street or pathwalk**. However, pathwalk shall only be allowed as pedestrian access to property for Socialized Housing projects.

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.

d. Sizes and Dimensions of Courts or 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, row houses and the like, one or two stories in height with adjacent courts with an area of not less than 3 square meters. Provided, further, that the separation walls or fences, if any, shall not be higher than 2.0 meters. Irregularly shaped lots such as triangular lots and the like whose courts may also be 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 side and rear property lines may be allowed provided the following requirements shall be complied with:

- 1) Open space as prescribed in the table below:

Table 10: Private Open Space Requirements

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 3 or more sides by public open spaces such as streets, easement of seashores, rivers, esteros, etc.	5%	5%

- 2) Window opening as prescribed in number 2.C.2 below.

- 3) Firewall shall have a minimum of one-hour fire resistive rating.

2. Building Design Standards (Applicable for both Economic and Socialized Housing)

a. Space Standards

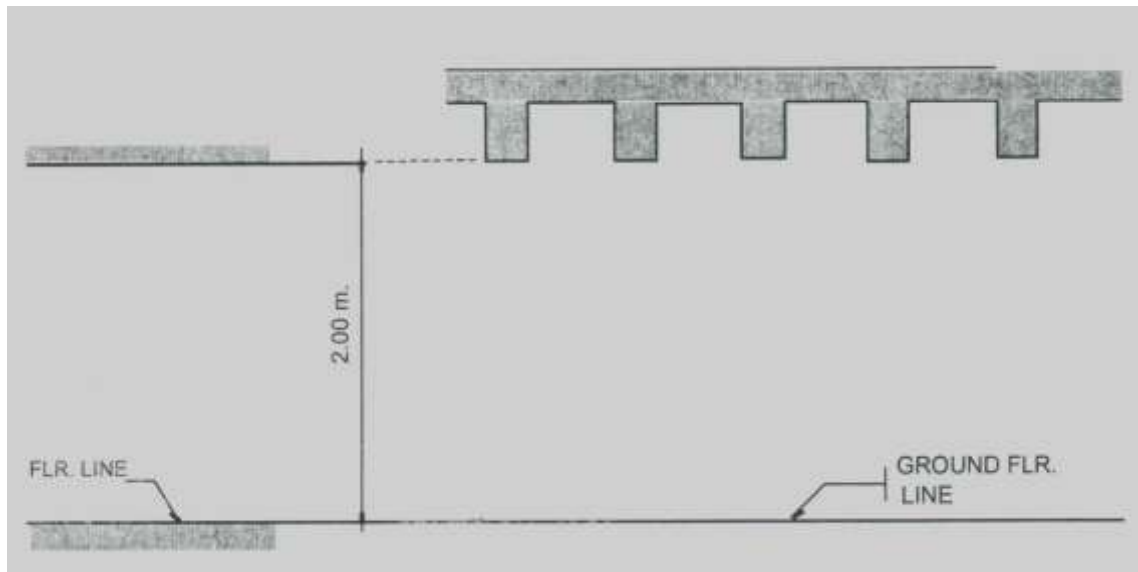
Spaces within the dwelling structures shall be distributed in an economical, efficient and practical manner so as to afford the maximum living comfort

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. Ceiling Heights

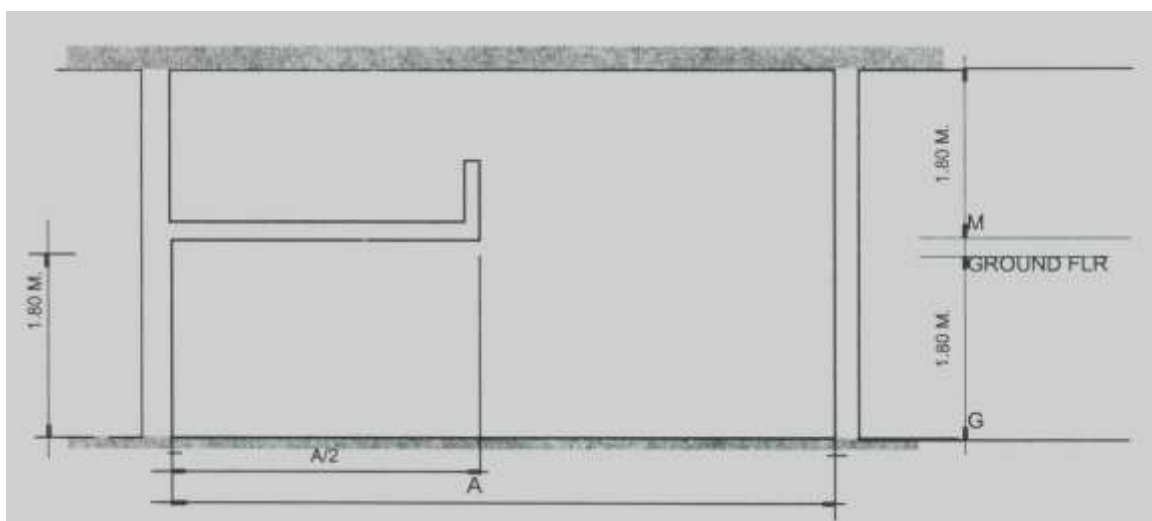
- 1) Minimum ceiling height for habitable rooms shall be measured from the finished floor line to the ceiling line. Where ceilings are not provided, a minimum headroom clearance of 2.0 meters shall be provided. (See Fig. 5: Minimum Ceiling Heights)

Fig. 5: 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. 6: Mezzanine Floor)

Figure 6 : Mezzanine Floor



c. Openings

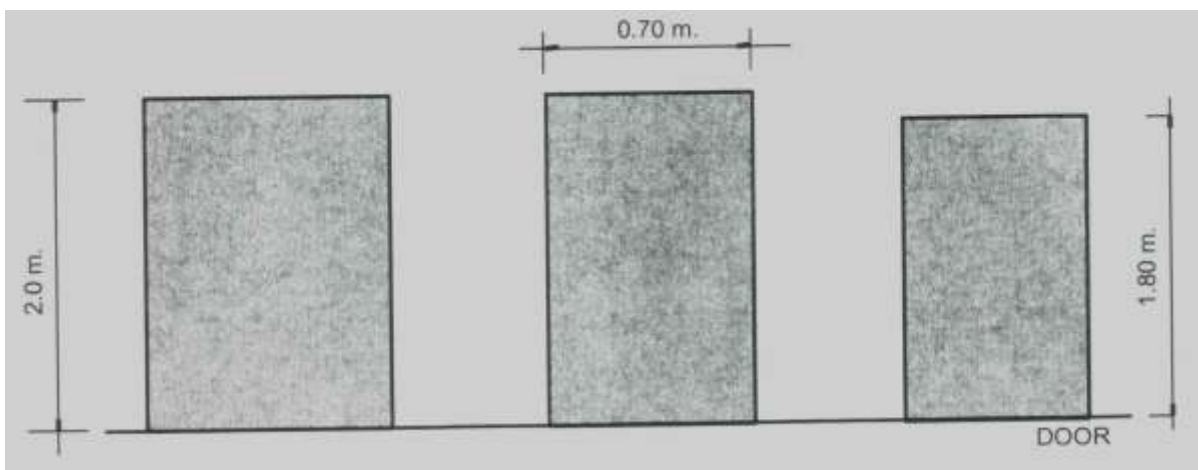
1) Doors

- a) A minimum of one entrance/exit shall be provided where the number of occupants is not more than 10 and 2 entrances/exits where the number of occupants is greater than 10.
- b) Doors shall have a minimum clear height of 2.0 meters. Except for bathroom and mezzanine doors which shall have a minimum clear height of 1.80 meters.
- c) Minimum clear widths of doors shall be as follows:

Main Door	0.80 m.
Service/Bedroom Doors	0.70 m.
Bathroom Door	0.60 m.

(See Fig. 7: Door Openings)

Fig. 7 : Door Openings



2) Windows

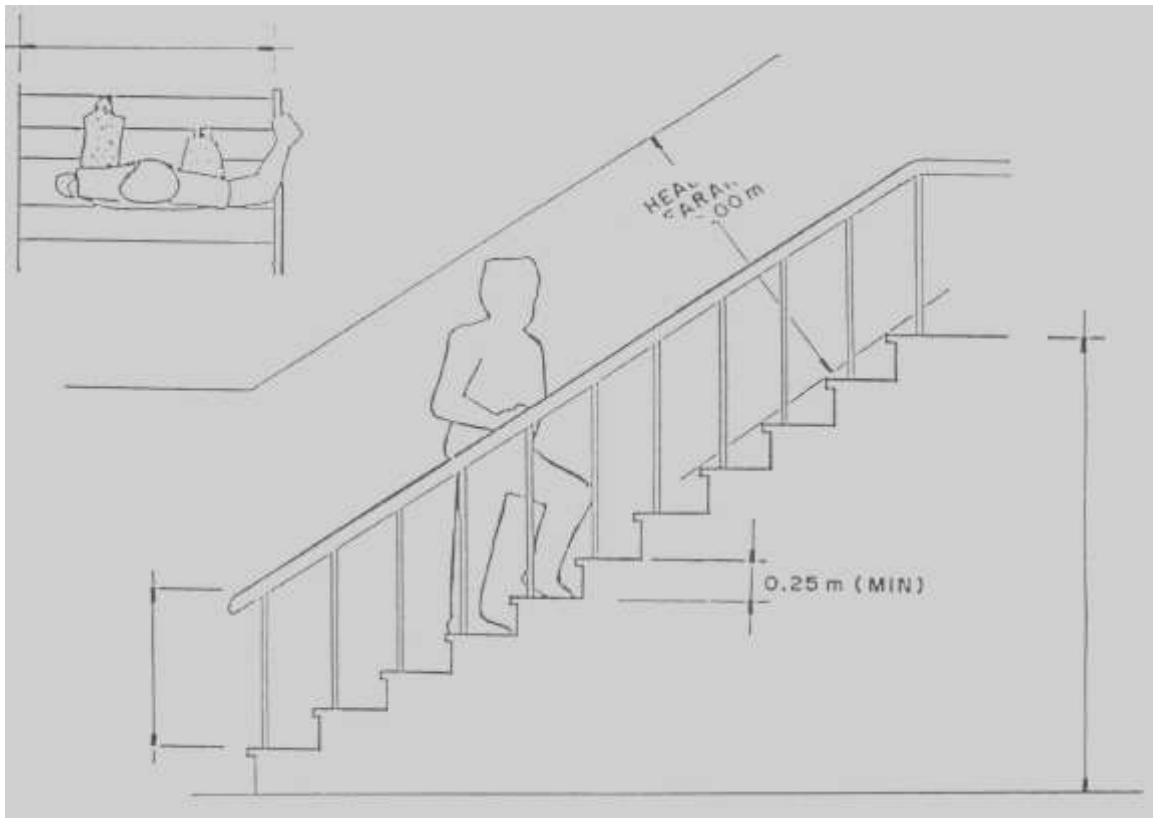
- a) Rooms for habitable use shall be provided with windows with a total free area of openings equal to at least 10% of the floor area of the room.
- b) Bathrooms shall be provided with window/s with an area not less than 1/20 of its floor area.
- c) Required windows may open into a roofed porch where the porch:
 - c.1 abuts court, yard, public street or alley, or open water course and other public open spaces;
 - c.2 has a ceiling height of not less than 2.0 meters.

3) *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.

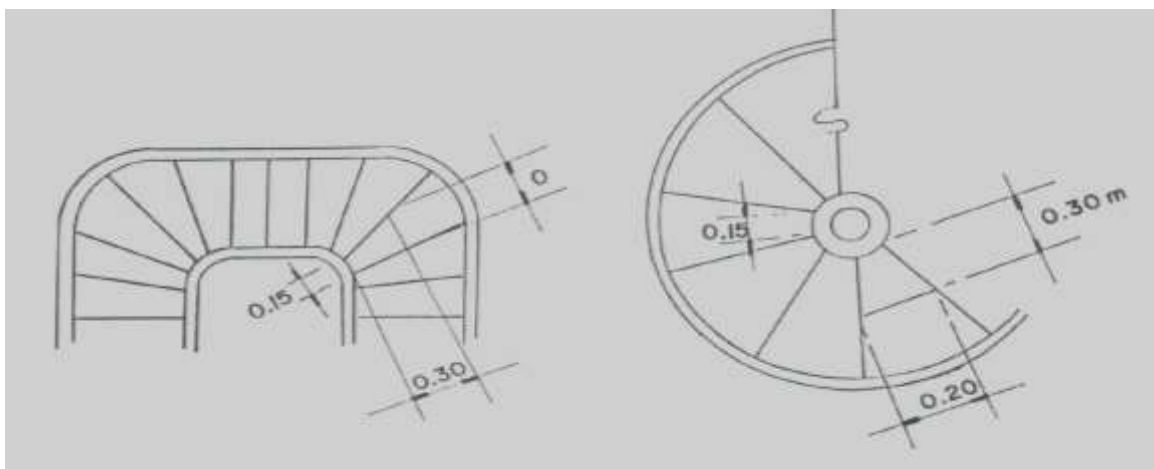
- a) *Width.* Stairways shall have a **minimum clear width of 0.60 meter**.
- b) *Riser and Run.* Stairs shall have a **maximum riser height of 0.25 meter** and a **minimum tread width of 0.20 meter**. Stair treads shall be exclusive of nosing and/or other projections.
- c) *Headroom Clearance.* Stairs shall have a **minimum headroom clearance of 2.0 meters**. Such clearance shall be established by measuring vertically from a place parallel and tangent to the stairway tread moving to the soffit above all points.
- d) *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.**
- e) *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 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.
- f) *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.
 - f.1 **Handrails** on stairs shall not be less than **0.80 meter or more than 1.20 meters** above the upper surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. (See Fig. 8: Stairway Design)
 - f.2 Handrails shall be so designed as to permit continuous sliding of hands on them and shall be provided with a minimum clearance of 38 millimeters from the wall to which they are fastened. (See Fig. 8: Stairway Design).
 - f.3 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.

Fig. 8: Stairway Design



- g) *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 millimeters at any point. The maximum variation in the height of risers and the width of treads in any one flight shall be 5 millimeters. (See Fig. 9: Winding and Circular Stairways)

Fig. 9 : Winding and Circular Stairways



- h) *Ladders.* The use of ladders may be allowed provided that the maximum distance between landings shall be 1.80 meters.

d. Roofing

Roofing material that is impervious to water shall be provided.

e. Electrical Requirements

There shall be provided at least one light outlet and one convenience outlet per activity area.

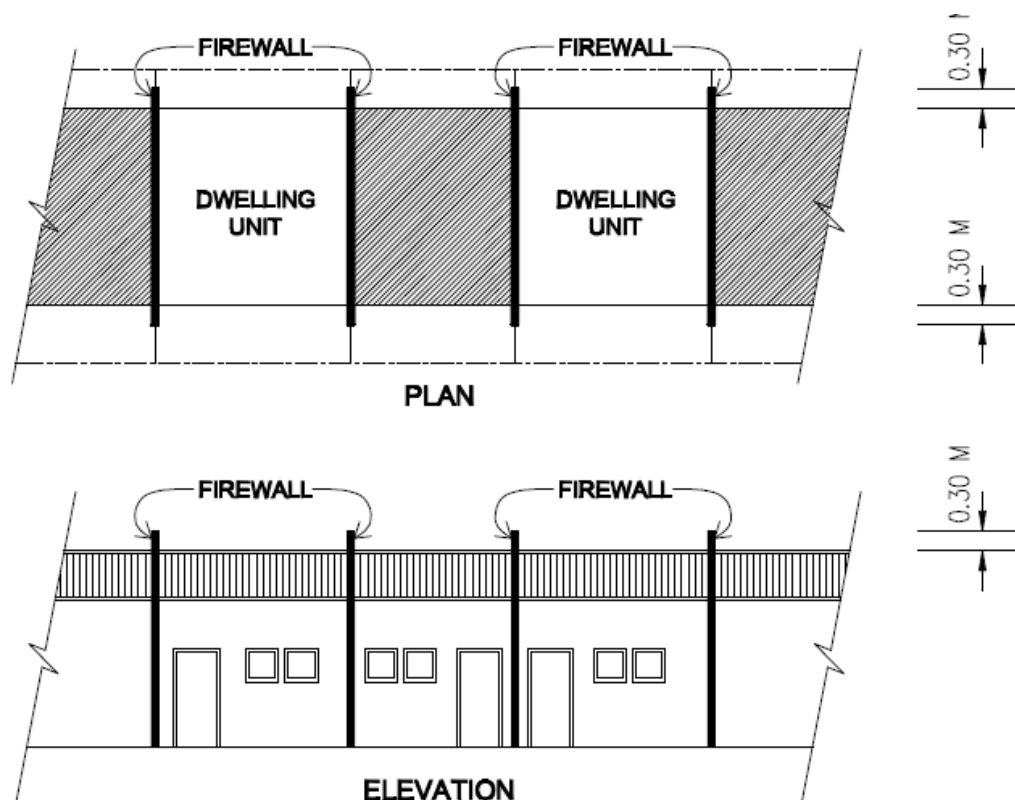
f. Firewall (Amended per Board Res. No. 824, Series of 2008)

Whenever a dwelling abuts on a property line, a firewall shall be required. The firewall shall be of masonry construction, at least **150 millimeters or 6 inches 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 meter beyond the outermost edge of the abutting living units.

A firewall shall be provided for duplex/single-attached units and at every unit for row houses. No openings whatsoever shall be allowed except when the two abutting spaces of 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: Firewall for Dwelling Units on Property Line).

Ceiling should be compartmentalized and should not be continuous from one living unit to another.

Fig. 10: Firewall for Dwelling Units on Property Line



B. Multi-Family Dwellings and Condominiums (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.
- 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 units. Utilities and service facilities must be independent for each dwelling unit.

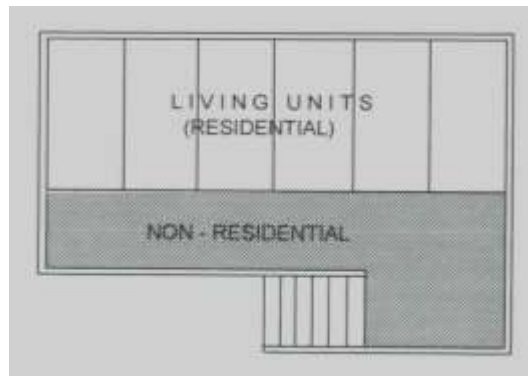
Each dwelling unit shall be provided with a sanitary means for the removal of garbage and trash.

- 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 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, and carports.

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)

Fig. 11: Non - Residential Use

NON-RESIDENTIAL AREAS | >
25% OF TOTAL AREA



- e. *Cooperative store, and structures for the homeowners' association.*

Any non-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.

- f. *Open Space Requirements.* Portions of the property shall be devoted to open space to provide adequate light, ventilation and fire safety.
- 1) Setbacks from the property line shall be maintained, the minimum of which shall be the following:

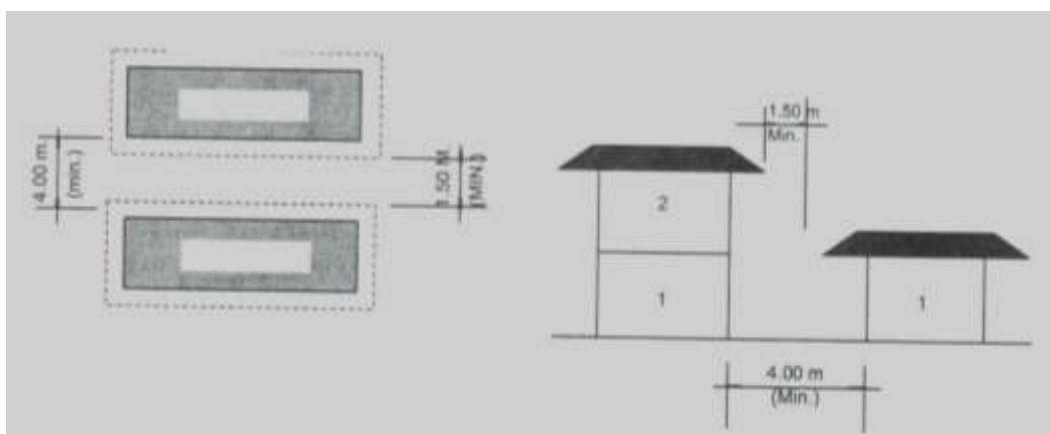
Table 11: Minimum Setbacks per Storey

Kinds of Lot	Minimum Setback Requirement Per Storey										
	1&2	3	4	5	6	7	8	9	10	11	12
Interior	2.0	2.3	2.6	2.9	3.2	3.5	3.8	4.1	4.4	4.7	5.0
Inside											
Corner/Through											
Lot abutting 3 or more streets, alleys, rivers, esteros, etc.											

- 2) Distance between buildings shall also be adequately maintained to ensure light and ventilation.

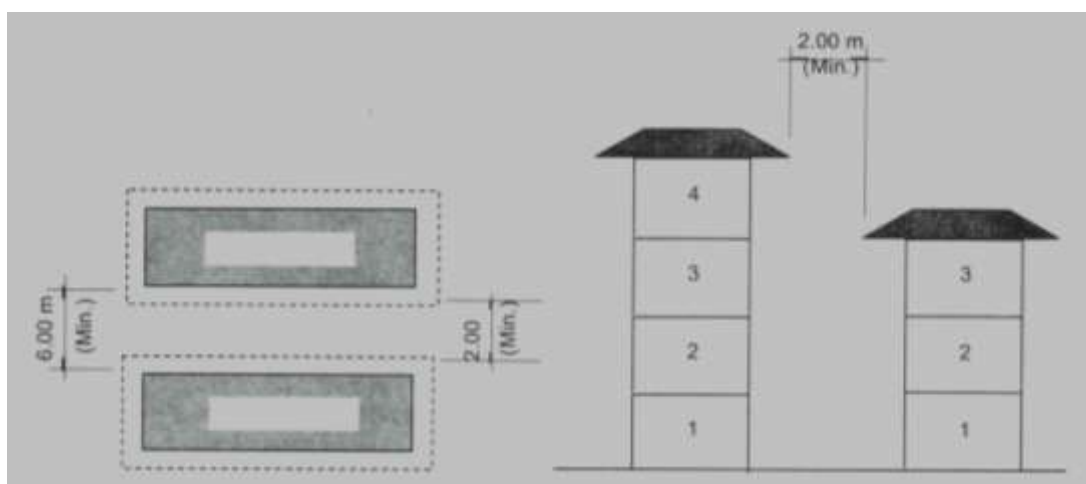
In general, the minimum distance between 2 buildings in which the taller buildings does not exceed 2 storeys shall be 4.0 meters. And the minimum horizontal clearance between the two roof eaves shall be 1.50 meters. (See Fig. 12: Distance Between 2-Storey Buildings).

Fig. 12: Distance Between 2-Storey Buildings



The minimum distance between two buildings wherein the taller building has 3 or 4 storeys, shall be 6.0 meters. And the minimum horizontal clearance between the two roof eaves shall be 2.0 meters. (See Fig. 13: Distance Between 3-Storey Buildings)

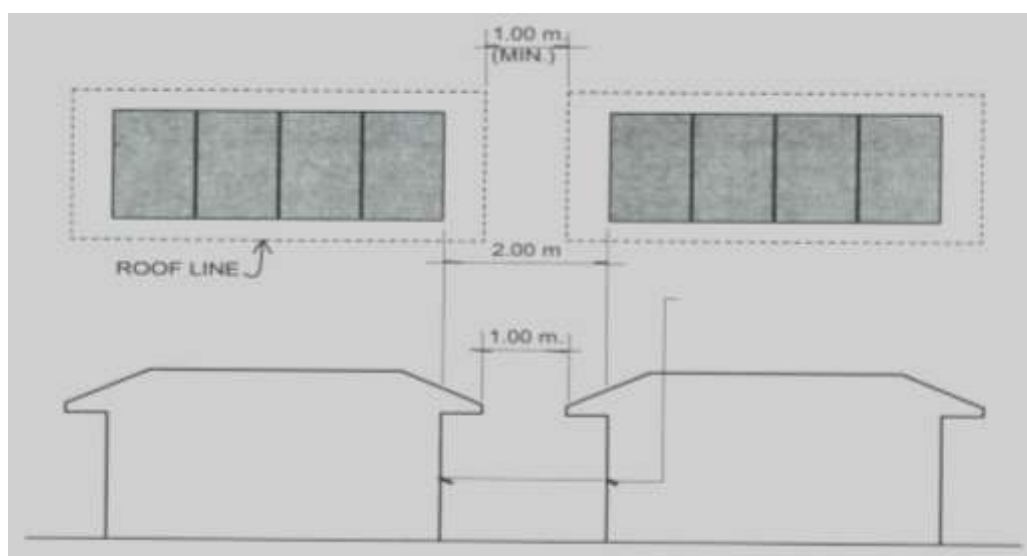
Fig. 13: Distance Between 3 - Storey Buildings



The minimum distance between buildings with more than 4 storeys shall be 10 meters. The minimum horizontal clearance shall be 6.0 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 2.0 meters. And the horizontal clearance between the roof eaves shall be 1.0 meter. (See Fig. 14: Distance Between Blank Walls of Two Buildings)

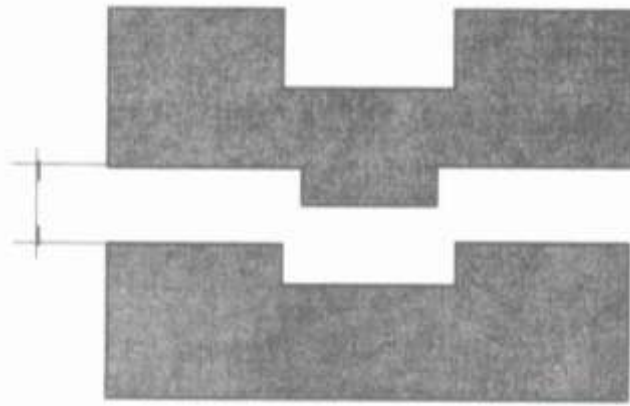
Fig. 14: Distance Between Blank Walls of Two Buildings



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).

Fig. 15: Measurement of Distance Between Buildings

MEASURE THIS
SHORTEST DISTANCE

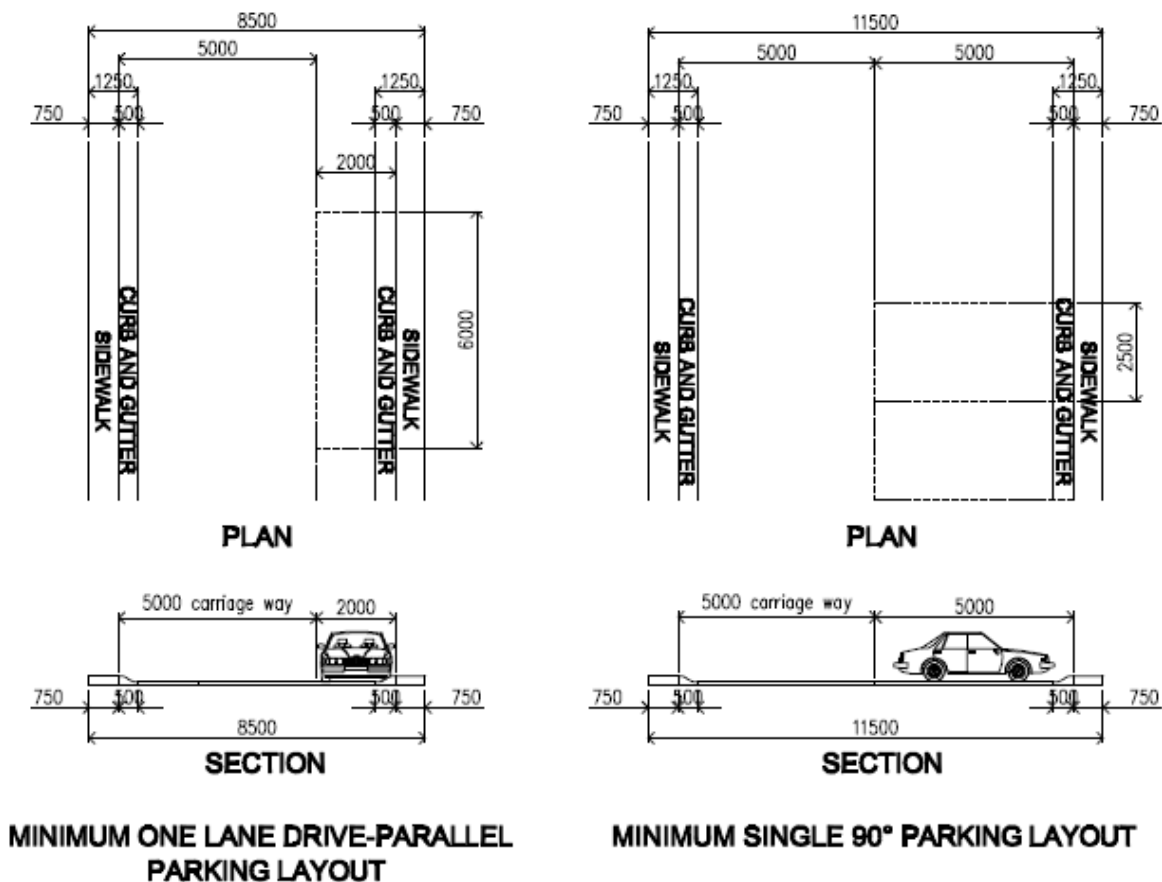


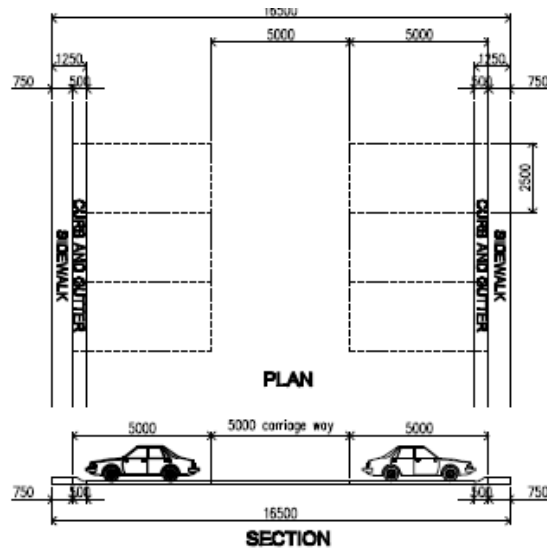
g. Parking Requirements. (Amended per Board Res. No. 824, Series of 2008)

For multi-family dwellings and condominiums, the parking requirement shall be **one (1) parking slot per eight (8) living units**. The size of an average automobile (car) parking slot must be computed at **2.5 meters by 5.0 meters for perpendicular or diagonal parking** and at **2.15 meters by 6.0 meters for parallel parking**.

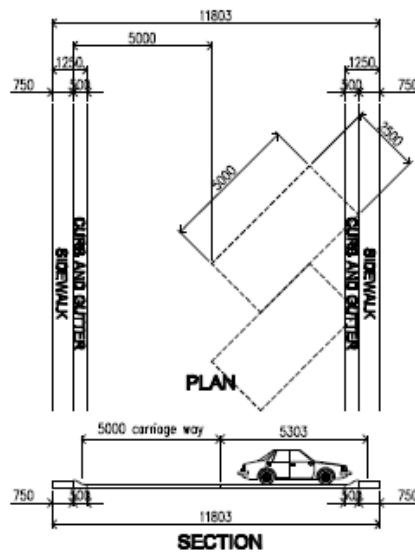
The driveway may be used as parking area provided that the minimum right-of-way shall be maintained. (See figure 16: Parking Layout).

Fig. 16: Parking Layout

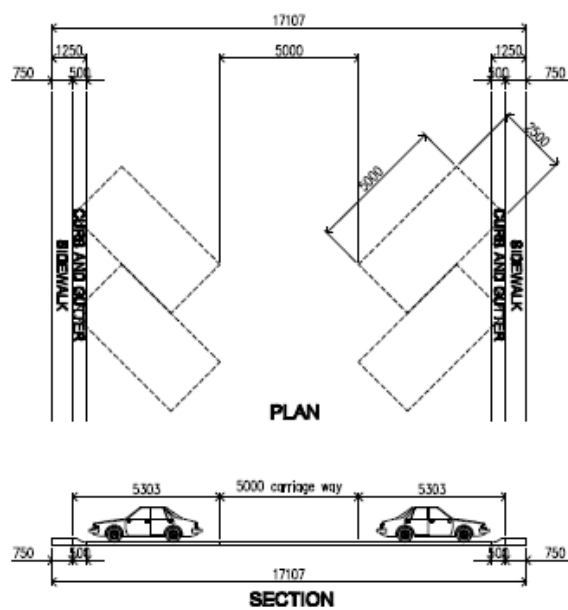




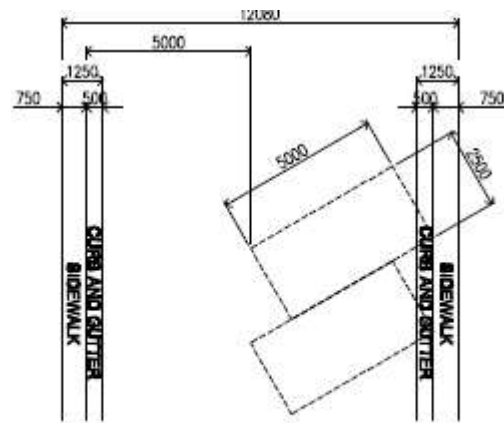
MINIMUM DOUBLE 90° PARKING LAYOUT



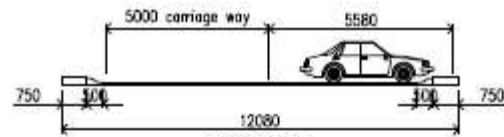
MINIMUM SINGLE 45° PARKING LAYOUT



MINIMUM DOUBLE 45° PARKING LAYOUT

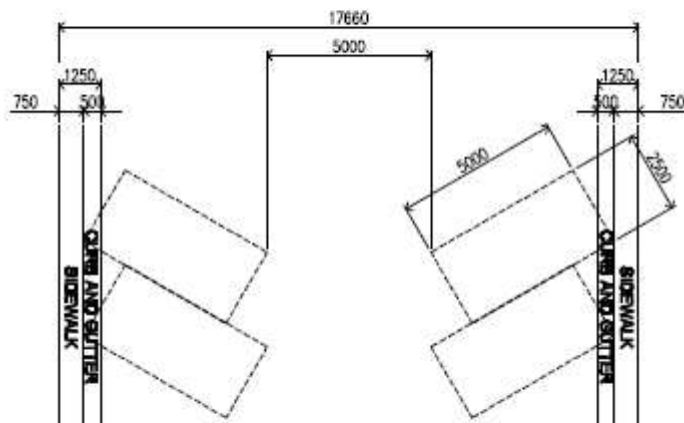


PLAN

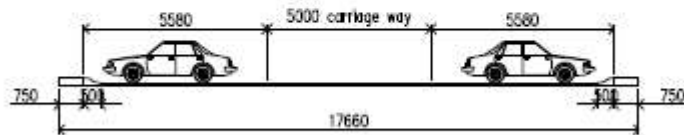


SECTION

MINIMUM SINGLE 60° PARKING LAYOUT



PLAN



SECTION

MINIMUM DOUBLE 60° PARKING LAYOUT

Off-site parking may be allowed in addition to on-site parking provided that designated parking area is part of the project and provided further that it shall not be 100 meters away from the condominium project.

Mandatory compliance with additional parking space required by local ordinances.

2. Building Design Standards

a. *Living Units*

REFER TO HLURB RESO 973

In general, all building design standards for the single-family dwelling shall apply to all living units of multi-family dwellings, except that, the minimum floor area of a living unit in multi-family dwellings shall be 22 square meters for economic housing and 18 square meters for socialized housing. For BP 220 condominium projects, the minimum floor area shall be 18 square meters.

b. *Exits, Corridors, Exterior Exit Balconies and Common Stairways*

Standards for exits, corridors, exterior balconies and common stairways shall conform with the provisions of the National Building Code of the Philippines and its Implementing Rules and Regulations as well as **Section 3.1007 of the Implementing Rules and Regulations of the Fire Code of the Philippines (Annex 1)**.

Automatic fire alarm suppression system should be provided for structure more than 15 meters in height.

c. *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 potable and adequate in amount; 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 dwellings. Like the water system, however, branch circuits with separate meters shall service the individual living units.

3) *Drainage System*

Surface run-offs shall be channeled 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*

Adequate services for the regular collection and disposal of garbage and rubbish **shall be** in compliance with applicable local ordinances.

6) *Elevator Requirements* (If Applicable) *(Amended per Board Res. No. 824, Series of 2008)*

Provision of elevators shall be **required for buildings 6 storeys and beyond.** The same 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 oath that all components thereof are in accordance with the National Building Code of the Philippines, Accessibility Law, National Industry Standards and other pertinent laws.

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

3. General Construction Requirements

a. Structural Requirements

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

b. 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.

c. Sanitary Requirements

All sanitary systems, equipment and installation shall conform with the provisions of the latest edition of Sanitation Code of the Philippines and its Implementing Rules and Regulations and National Plumbing Code.

d. 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 7. 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 (Annex **2**) under strict observance hereof will cause unnecessary hardship to the case of regional considerations/characteristics, peculiarities of the location and other relevant factors.

RULE III APPROVAL OF SUBDIVISION PLANS AND BUILDING DESIGNS

Section 8. 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.

An approved socialized housing project shall not be upgraded to any other type of housing project.

Section 9. Approval of Proposed Residential Houses of Average and Low-Income Earners

Individual lot owners who are average and low-income earners as defined under BP 220 may construct their individual residential houses in the manner provided by these Rules, provided that:

1. The development approval is secured from Local Government Unit thru Sangguniang Bayan or Sangguniang Panglunsod prior to their construction and;
2. The proposed building plans are submitted to the city/municipal engineer for approval.

Section 10. Application for Approval of Subdivision Development 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 Housing and Land Use Regulatory Board or Local Government Unit concerned for approval of the subdivision development plan by filing the following:

A. For Optional Application for Preliminary Subdivision Development Plan

1. *At least 2 sets of site development plan (schematic plan) at a scale ranging from 1:200 to 1:2,000 showing the proposed layout of streets, lots, parks and playgrounds and other features in relation to existing conditions **in the area, prepared, signed and sealed by any licensed and registered***

architect, environmental planner, civil engineer, or geodetic engineer.
(Amended per Board Res. No. 794, Series of 2006)

2. *A set of the following documents duly signed and sealed by a licensed geodetic engineer:*
 - a. *Vicinity map* indicating the adjoining land uses, access, as well as existing facilities and utilities at least within 500 meters from the property boundaries of the project, drawn to any convenient scale.
 - b. *Topographic plan* to include existing conditions as follows:
 - 1) Boundary lines: bearings and distances or geographic coordinates of the reference or tie point (referred to as the BLLM #);
 - 2) Streets, easements, width and elevation of right-of-way within the project and adjacent subdivisions/areas;
 - 3) Utilities within and adjacent to the proposed subdivision project, location, sizes and invert elevations of sanitary and storm or combined sewers; location of gas lines, fire hydrants, electric and telephone poles and street lights. If water mains and sewers are not within/adjacent to the subdivision, indicate the direction and distance to and size of nearest one, showing invert elevations of sewers, if applicable;
 - 4) Ground elevation of the subdivision: for ground that slopes less than 2%, indicate spot elevations at all breaks in grade, along all drainage channels and at selected points not more than 25 meters apart in all directions: for ground that slopes more than 2%, either indicate contours with an interval of not more than 0.50 meter if necessary due to irregular land or need for more detailed preparation of plans and construction drawings.
 - 5) Watercourses, marshes, rock and wooded areas, presence of all preservable trees in caliper diameter of 200 millimeters, houses, barns, shacks, and other significant features.
 - 6) Proposed public improvements: highways or other major improvements planned by public authorities for future construction within/adjacent to the subdivision.
 - c. *Survey plan of the lot(s) as described in TCT(s).*
3. *At least 2 copies of certified true copy of title(s) and current tax receipts*
4. *Right to use or deed of sale of right-of-way for access road and other utilities when applicable, subject to just compensation for private land.*

Approval of the Preliminary Subdivision Development Plan will be valid only for a period of 180 days from date of approval.

B. For application for Subdivision Development Permit

- 1. All requirements for application for preliminary Subdivision Development Plan as specified on Section 10.A of this Rule.**
- 2. Subdivision Development Plan consisting of the site development plan at any of the following scales: 1:200; 1:1,000; or any scale not exceeding 1:2,000; 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 and saleable lots, typical lot size, parks and playgrounds and open spaces.*

The Subdivision Development Plan shall be **prepared, signed and sealed by any licensed and registered architect, environmental planner, civil engineer or geodetic engineer.** *(Amended per Board Res. No. 794, Series of 2006)*

3. Civil and Sanitary Works Design

Engineering plans/construction drawings based on applicable engineering code and design criteria to include the following:

- a. At least 2 copies of road (geometric and structural) design/plan duly signed and sealed by a licensed civil engineer.*
 - 1) Profile derived from existing topographic map signed and sealed by a licensed geodetic engineer showing the vertical control, designed grade, curve elements and all information needed for construction.
 - 2) Typical roadway sections showing relative dimensions of pavement, sub-base and base preparation, curbs, gutters, sidewalks, shoulders, benching and others.
 - 3) Details of roadway and miscellaneous structure such as curb and gutter (barrier, mountable and drop), slope protection wall and retaining wall.
- b. At least 2 copies of storm drainage and sanitary sewer system duly signed and sealed by a licensed sanitary engineer or civil engineer.*
 - 1) Profile showing the hydraulic gradients and properties of sanitary and storm drainage lines including structures in relation with the road grade line.
 - 2) Details of sanitary and storm drainage lines and miscellaneous structures such as various types of manholes, catch basins, inlets (curb, gutter, and drop), culverts and channel linings.

- c. *At least 2 copies of site grading plan with finished contour lines superimposed on the existing ground the limits of earth work embankment slopes, cut slopes, surface drainage, drainage outfalls and others, duly signed and sealed by a licensed civil engineer.*
4. *At least two 2 copies of water system layout and details duly signed and sealed by a licensed sanitary engineer or civil engineer. Should a pump motor has a horsepower (hp) rating of 50 hp or more, its pump rating and specifications shall be signed and sealed by a professional mechanical engineer.*
5. *Certified true copy of tax declaration covering the property(ies) subject of the application for the year immediately preceding;*
6. *Zoning Certification from HLURB Regional Office.*
7. *Certified true copy of DAR Conversion Order.*
8. *Certified true copy of Environmental Compliance Certificate (ECC) or Certificate Of Non-Coverage (CNC), whichever is applicable, duly issued by the DENR;*
9. *At least 2 copies of project description for projects having areas of 1 hectare and above to include the following:*
 - a. *Project profile indicating the cost of raw land and its development (total project cost), amortization schedule, sources of financing, cash flow, architectural scheme, if any, and work program;*
 - b. *Audited financial statement for the last 3 preceding years;*
 - c. *Income Tax Return for the last three 3 preceding years;*
 - d. *Certificate of registration with Securities and Exchange Commission (SEC);*
 - e. *Articles of incorporation or partnership;*
 - f. *Corporation by-laws and all implementing amendments, and*
 - g. *For new corporations (3 years and below) statement of capitalization and sources of income and cash flow to support work program.*
10. *Plans specifications, bill of materials and cost estimates duly signed and sealed by the appropriate licensed professionals.*
11. *Application for permit to drill from the National Water Resources Board (NWRB).*
12. *Traffic impact assessment for projects 30 hectares and above.*

13. *List of names of duly licensed professionals who signed the plans and other similar documents in connection with application filed indicating the following information:*

- a. Surname;*
- b. First name;*
- c. Middle name;*
- d. Maiden name, in case of married women professional;*
- e. Professional license number, date of issue and expiration of its validity; and*
- f. Professional tax receipt and date of issue*
- g. Taxpayer's identification number (TIN)*

If the establishment of the subdivision project is physically feasible and does not run counter to the approved Comprehensive Land Use Plan and Zoning Ordinance of the City or Municipality and the plan complies with these Rules, the same shall be approved and a Development Permit shall be issued upon payment of the prescribed processing fee.

A Development Permit shall only be valid for a period of 3 years from date of issue if no physical development is introduced.

The owner or developer shall cause the necessary surveys of the project and prepare the survey returns with technical description and computations duly signed and sealed by a licensed geodetic engineer to be submitted together and in accordance with the approved subdivision plan, to the Land Management Sector (LMS) for verification and approval; pursuant to Section 50 of PD 1529 (Property Registration Decree) and subject to the provisions of R.A. 8560 and its Implementing Rules and Regulations.

Section 11. 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 are in accordance with the standards set forth in these Rules. If the design is not in compliance with the standards set forth in these Rules, the developer shall be required to revise the same.

Section 12. Survey and Approval of Subdivision Plan

Upon the approval of the subdivision development plan for economic and socialized housing projects, the developer shall submit the subdivision plan together with the parcellary map to the Land Management Sector for the conduct of verification survey and approval of the subdivision scheme.

RULE IV REGISTRATION AND LICENSING OF ECONOMIC AND SOCIALIZED HOUSING PROJECTS

Section 13. Application for Registration

A. Common Requirements

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 Verified Survey Returns of subdivision plan from the Land Management Sector, the developer shall cause the registration of the project with the Board by submitting the following documents:

1. *Sworn registration statement using either:*
 - a. HLURB form 001 for corporation **(See Annex 3)**
 - b. HLURB form 003 for single proprietorship **(See Annex 4)**
2. *Certified true 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.*
 - a. When project covers more than 20 individual titles without the required marks described above, the following shall be submitted:
 - 1) Photocopy of TCTs
 - 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 uncanceled liens and encumbrances, if any;
 - f) Lot and block numbers as well as PSD, PSU, PCS, or other relevant numbers
 - b. When certified copy of the TCT was issued more than one month prior to application for Certificate of Registration (CR), affidavit of the owner that the property is free from liens and encumbrances. When the applicant is not the owner, deed from the registered owner showing clearly the authority of the applicant to the property, 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 project or portion thereof is mortgaged, affidavit of undertaking to submit title; certification from the mortgagee regarding outstanding balance of loan and amortization schedule; mortgage of contract; and affidavit of undertaking of mortgagor.

3. *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.*
 - a. When individual person 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. When applicant is a new corporation, partnership, or single proprietorship, i.e., no financial statement or Income Tax Return has been prepared yet, sworn statement declaring:
 - 1) Other assets or sources of funds and other resources;
 - 2) The nature of control or ownership over such assets, funds or resources;
 - 3) Commitment to the effect that, if necessary, the same shall be used to complete the project.
4. *Articles of incorporation (or of partnership or association), 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. 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.*
5. *A copy of any circular, prospectus, brochure, advertisement, or communication used/to be used for public offering of subject project and for circulation upon approval by this Board.*
6. *Sample copy of contract to sell to be used in the public offering of lots, units or lots and units. When amendments shall be effected on the form contract submitted for notification/approval by HLURB, pro-forma affidavit signifying willingness to change project name.*
7. *Certified true copy of Environmental Compliance Certificate (ECC)/Certificate Of Non-Coverage (CNC), whichever is applicable, duly issued by the Department Of Environmental And Natural Resources (DENR).*

8. Zoning Certification from HLURB Regional Office.
9. Certified true copy of DAR Conversion Order.
(In cases where the property involved is located in an area already classified as residential, commercial, industrial or other similar development purposes as provided in CLUPs approved pursuant to EO 72, Series of 1993, a DAR Conversion Order shall no longer be required as a precondition for issuance of Certificate of Registration and License to Sell). *(Amended per Board Res. No. 748, Series of 2003)*
10. Electrical plan and specifications duly signed and sealed by a licensed professional electrical engineer and duly approved by the local franchise holder as appropriate.
11. Permit to operate a deepwell and subsequent submission of confirmed water resistivity test from the National Water Resources Board (NWRB). Water potability test results from concerned government agencies.

B. Additional Requirements

1. For condominium projects, master deeds with declaration of registration and declaration of restrictions evidenced by the proper annotations thereof in the title(s) of the property and the certified true copy of such title(s) from the Register Of Deeds.
2. For subdivision projects:
 - a. Two copies of Verified Survey Returns with label for all non-saleable areas including but not limited to parks and playgrounds, community facilities and roads and easements;
 - b. Copy of the following documents in case the Development Permit was issued by the Local Government Unit (LGU) pursuant to the 1991 Local Government Code and related issuances:
 - 1) Sangguniang Resolution/Ordinance granting of Development Permit/Subdivision Development Plan containing the following information:
 - a) Full name of the grantee or permittee and his address;
 - b) Complete project name and its location;
 - c) Date of the resolution or ordinance;
 - d) Project area;
 - e) Full listing of title(s) covering the project;
 - f) Legal basis of the approval (PD 957, BP 220, EO 648 and other related laws)
 - 2) Certified true copy of resolution conferring authority to the mayor or other local government official to issue development permit in cases where the same was not granted by the Sangguniang Pambayan/Panglunsod.

Evidences of approval by the local government of the subdivision scheme 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 Sangguniang Bayan/Panglungsod has properly issued such authority.

- 3) Proof of compliance to Section 18 of RA 7279 (for BP 220 project whose selling price is above the maximum selling price of socialized housing project) in any of the following manner:

- a) Development Permit of socialized housing projects within the main subdivision.
- b) License to Sell of socialized housing project offered as compliance if location of compliance is not within the main subdivision project.
- c) Joint venture agreement with LGU or other housing agencies.
- d) Certified true copy of bond issued by the LGU where the main project is located or by any of the housing agencies.

- 4) Topographic Plan

c. *Project study*

d. *Copy of brochures and other form of advertisements.*

Section 14. Application for License to Sell

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:

1. *Program of development (bar chart with S-curve, Gantt chart/PERT-CPM, etc.) signed and sealed by a licensed engineer or architect indicating work activities, duration and costing.*
2. *Affidavit of undertaking to perform the following:*
 - a. Segregation of the individual titles for all lots or units within the project;
 - b. Submission of proof that titles to the saleable lots or units have been issued, which proof may include a certification from concerned Register of Deeds indicating the lots/blocks or units or data similar to those required under the requirement for Certificate of Registration only when required by the Board.
 - c. Submission of a certified true copy of title of the common areas/open space, 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).

3. *Duly accomplished and notarized fact sheet*

4. **Proof showing the required minimum level of development before the issuance of license sell:** (Per Board Res. No. R-830, Series of 2008)

- a. **For subdivision projects – land clearing and grubbing, road tracing, earthworks, sub-base and base preparation activities, and entrance gate if included in the brochure, advertisement or development plan.**
- b. **For condominium projects – civil and structural works of foundation to include excavation, pile driving, concreting, steel reinforcement and formworks.**

Section 15. Notice of Publication (Per Board Res. No. R-764, Series of 2004)

Upon evaluation of the completeness and veracity of the documents submitted, **the** Board shall cause the publication at the expense of the applicant, of a notice on application for Certificate of Registration in one newspaper of general circulation, in English or in Pilipino, reciting therein that an application for registration statement for the sale of subdivision lots and condominium units has been filed with the Board; and that the aforesaid application, as well as 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.

Failure to publish the notice of filing of registration statement within two (2) weeks from receipt of notice to publish issued by the Board, the owner/ developer shall be required to re-file the application for Certificate of Registration.

Section 16. Certificate of Registration (Per Board Res. No. R-764, Series of 2004)

After five (5) days (Per Board Res. No. 812, Series of 2007) **from the completion of the publication as provided for in Section 15 and upon submission of the affidavit of publications, executed by the publisher, the Board shall, in the absence of an opposition to the Registration of the project, issue a Certificate of Registration “upon payment of the prescribed fees.”** (Per Board Res. No. 812, Series of 2007)

Section 17. License to Sell (Per Board Res. No. R-764, Series of 2004)

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 **within 2 weeks** from registration of such project.

Upon proper application therefore, submission of the required work program, performance bond and payment of the prescribed license fee by the owner or **developer**, the Board shall issue a license to sell the lot or unit in the project or

portion thereof covered by the performance bond, provided that submitted registration statement and other pertinent documentary requirements can establish that the proposed sale of the subdivision lot or condominium unit to the public is not fraudulent.

The Performance Bond required may be in any of the following forms or a combination thereof:

- A. A surety bond callable upon demand amounting to 10% of the development cost of the unfinished portion of the approved plan issued by a duly accredited bonding company (whether private or government) and acceptable to 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 HLURB, 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 10% of the total development cost; or**
- C. Other forms of security equivalent to 5% of the development cost of the unfinished portion of the approved plan which may be in the form of the following:**
 - 1. Cash Bond;**
 - 2. Fiduciary deposit made with the cashier and/or disbursing officer of the Board;**
 - 3. A certificate of guaranty deposit issued by any bank or financing institution of good standing in favor of the Board for the total development cost;**
 - 4. 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;**
 - 5. Any irrevocable credit line to be utilized in the development of the project from any bank of recognized standing and a refinancing restructuring program indicating sources of funding from duly accredited funding institutions.**

Section 18. Monitoring of Project

The Board shall have the power to monitor projects granted Development 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 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 V MISCELLANEOUS PROVISIONS

Section 19. Definition of terms

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

1. **Alley** – a public way with a width of 2.0 meters intended to break a block and to serve both pedestrian and for emergency vehicles, both ends connecting to streets. It shall not be used as access to property.
2. **Block** - A parcel of land bounded on the sides by streets occupied by or intended for buildings.
3. **Board or HLURB** - shall mean the Housing and Land Use Regulatory Board.
4. **Cluster Housing** - single-family detached dwelling unit containing three or more separate living units grouped closely together to form relatively compact structures.
5. **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.
6. **Dwelling** - a building designed or used as residence for one or more families.

a. Dwelling Types

Single Detached - a dwelling for 1 family which is completely surrounded by permanent open spaces, with independent access, services, and use of land.

Duplex/Single Attached - a dwelling containing 2 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.

Row house - a single-attached dwelling containing 3 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 20 units per block or cluster but in no case shall this be beyond 100 meters in length.

Single-family dwelling – shall mean single family per lot.

Multi Family Dwelling – a dwelling on 1 lot containing separate living units for 3 or more families, usually provided with common access, services and use of land.

b. **Level of Completion**

Shell house - a habitable dwelling unit which meets the minimum requirements for a housing core with the following additional components being included as part thereof:

- 1) All exterior walls to enclose the unit
- 2) Openings for doors and windows
- 3) Plumbing fixtures
- 4) Electrical wiring within the unit
- 5) Floor

Complete House - a habitable dwelling unit which meets the minimum requirements for a shell house with the following additional components being included as part thereof: all windows and doors and partition walls for separating functional areas.

7. **Economic Housing** - a type of housing project provided to average income families.
8. **Fire Resistive Time Period Rating** - fire resistive time period is the length of time a material can withstand being burned which may be 1 hour, 2 hours, 3 hours, 4 hours or more.
9. **Firewall** - any wall which separates 2 abutting living units and 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 beyond the outermost edge of the abutting living units.
(Amended per Board Res. No. 824, Series of 2008)
10. **Frontage** - that part or end of a lot which abuts a street.
11. **Living Unit** - a dwelling, or portion thereof, providing complete living facilities for 1 family, including provisions for living, sleeping, cooking, eating, bathing and toilet facilities and laundry facilities, the same as a single-family dwelling.
12. **Lot** - a portion of a subdivision or any parcel of land intended as a unit for transfer of ownership or for building development.
13. **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.
14. **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.
15. **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.

16. **Open Space** - shall refer to areas allocated for the following purposes:
- a. Circulation
 - b. Community facilities
 - c. Park/playground
 - d. Easements
 - e. Courts
17. **Party Wall** - a wall used jointly by two parties under easement agreement, erected upon a line separating 2 parcels of land each of which is a separate real estate.
18. **Pathwalk** – a public way intended to be used only as pedestrian access to property for socialized housing projects. It shall have a width of 3.0 meters and a maximum length of 60 meters.
19. **Parks/Playgrounds** - that portion of the subdivision which is generally not built on and intended for passive or active recreation.
20. **Socialized Housing** - refers to housing programs and projects covering houses and lots and homelots only undertaken by the government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long term financing, liberalized terms on interest payments, and such other benefits in accordance with the provisions of R.A. 7279 or the urban development and housing act of 1992.

Section 20. Conformance to the Requirements of Other Pertinent Laws, Rules and Regulations

Unless otherwise amended or expressly provided, the provisions of Presidential Decree No. 957 and its Implementing Rules on the following Sections are hereby adopted in these Rules:

1. Application for approval of condominium projects
2. Registration of real estate dealers, brokers and salesmen
3. Submission of Semestral Reports on Operations
4. Display of Certificate of Registration and License to Sell
5. Lost or Destroyed Certificate of Registration or License to Sell
6. Advertisement
7. Time of Completion
8. Transfer of ownership or change of name
9. Alteration of Plans
10. Non-Forfeiture of Payments
11. Registration of Conveyance
12. Mortgages
13. Complaints against owners, developers, dealers, brokers, salesmen
14. Administrative fines
15. Criminal penalties
16. Take-over Development
17. Fees
18. Identification of lot subject of sale

19. Broker/salesmen as witness to sales
20. Phases of Subdivision
21. Realty Tax and Other Charges
22. Conversion of existing structures

Section 21. 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 22. 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 homeowners 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 23. Donation 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 24. 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.

Section 25. Effectivity

These Rules shall take effect thirty days after its publication in a newspaper of general circulation in the Philippines.

ANNEX 1
SECTION 3.1007 DETACHED SINGLE AND TWO FAMILY DWELLINGS
OF THE RULES AND REGULATIONS IMPLEMENTING
THE FIRE CODE OF THE PHILIPPINES (PD NO. 1185)

A. General – This rule covers detached single and two dwellings. Where the occupancy is so limited, the only requirements applicable are those in this Section.

B. Exit Details

(1) Number, type and access to exits

- a. In any dwelling of more than 2 rooms, every room used for sleeping, living or dining purposes shall have at least two (2) means of egress, at least one (1) of which shall be a door or stairway providing a means of unobstructed travel to the outside of the building at street ground level. No room or a space shall be occupied for living or sleeping purposes which is accessible only by a ladder, folding stairs or through a trap door.**
- b. Every sleeping room shall have at least one (1) outside window. Such window could be opened from the inside, without the use of tools, to provide a clear opening of not less than fifty six (56) centimeters in least dimension and forty five-hundredths (0.45) square meter in area. The bottom of the opening shall be not more than one hundred twenty two (122) centimeters above the floor, except if the room has two (2) doors providing separate ways of escape or has a door leading directly outside of the building.**
- c. No required path of travel to the outside from any room shall be through another room or apartment not under the immediate control of the occupant of the first room or his family, not through a bathroom or other space subject of locking.**
- d. No exit access from sleeping rooms to outside shall be less than ninety (90) centimeters wide.**
- e. No interior door providing means of exit shall be less than sixty (60) centimeters wide.**
- f. Every closet door latch shall be such that children can open the door from inside the closet.**
- g. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in an emergency.**
- h. Stairs – the width, risers and treads of every stair shall comply at least with the minimum requirements for Class B stairs.**

- C. Interior Finish – interior finish of occupied spaces of new buildings shall be Class A, B or C as defined in Section 3.504 and existing buildings, the interior finish shall be Class A, B, C or D.**
- D. Building Service Equipment – no heating equipment such as stove or combustion heater shall be so located as to block escape in case of fire arising from malfunctioning of the stove or heater.**

ANNEX 2

RESOLUTION NO. R-532 Series of 1993

APPROVING THE RULES AND REGULATIONS IMPLEMENTING P.D. 953 WHICH REQUIRES AMONG OTHERS EVERY OWNER OF AN EXISTING SUBDIVISION TO PLANT TREES IN DESIGNATED AREAS

WHEREAS, Presidential Decree No. 953 requires the planting of trees in certain places and penalizes unauthorized cutting, destruction, damaging and injuring of certain plants and vegetation;

WHEREAS, the Board takes cognizance of the need and growing concern for the environment and preservation of ecological balance and the public clamor for the greening of urban areas such as residential subdivision projects;

WHEREFORE, be it **RESOLVED** that the “Rules Implementing P.D. 953 Which Requires Among Others Every Owner of an Existing Subdivision to Plant Trees in Designated Areas”, hereto attached as Annex “A” and made an integral part hereof; be **APPROVED** as it is hereby **APPROVED**.

APPROVED, Quezon City, 12 July 1993.

(SGD.) **DIONISIO C. DELA SERNA**
Chairman, HUDCC
Ex-Officio Chairman, HLRB

(SGD.) **JOEL L. ALTEA**
Asst. Secretary, DPWH
Ex-Officio Commissioner

(SGD.) **ERNESTO C. MENDIOLA**
Commissioner and
Chief Executive Officer

(SGD.) **RAMON S. ESGUERRA**
Undersecretary, DOJ

(SGD.) **ROMULO Q. FABUL**
Commissioner

(SGD.) **VICTOR R. SUMULONG**
Commissioner, DILG

(SGD.) **LUIS T. TUNG PALAN**
Commissioner

(SGD.) **ANICETO M. SOBREPENA**
Deputy Director-General, NEDA
Ex-Officio Commissioner

Attested By:

(SGD.) **FRANCISCO L. DAGNALAN**
Board Secretary

Annex 2.A

RULES IMPLEMENTING P.D. 953 REQUIRING THE PLANTING OF TREES IN CERTAIN PLACES AND PENALIZING UNAUTHORIZED CUTTING, DESTRUCTION, DAMAGING AND INJURING OF CERTAIN TREES, PLANTS AND VEGETATION

Pursuant to Article IV Section 5 I of Executive Order No. 648 the following rules are promulgated to implement Presidential Decree 953.

RULE I

GENERAL PROVISIONS

- Section 1. TITLE** – this Rules and Regulations shall be known as the Rules and Regulations implementing PD 953 which Requires among others Every Owner of an Existing Subdivision to Plant Trees in Designated Areas.
- Section 2. DECLARATION OF POLICIES** – It is the policy of the government to create and maintain a healthful environment by requiring the planting of trees in areas reserved as parks and playgrounds and along all roads and service streets.
- Section 3. SCOPE OF APPLICATION** – These rules shall apply to all existing subdivisions approved as of the effectivity of the law on July 6, 1976.

RULE II

Section 4. DEFITION OF TERMS:

- 1. Existing Subdivision** It shall refer to subdivision projects whose plans have been approved after July 6, 1976 by the government authorities concerned, provided that the road lots and open spaces therein have not yet been issued certificate of completion by the Board and donated to the local government unit concerned or to the Homeowners Association in the case of parks and playground. It shall include those projects approved prior to July 1976 if the same were registered and issued license to sell after July 6, 1976.
- 2. Subdivision** it shall refer to a subdivision as defined under PD 957 and which have designated open spaces and delineated road lots/service streets in the approved plans.
- 3. Open spaces** shall mean an area reserved exclusively for parks, playgrounds, recreational uses and other similar facilities and amenities.

4. **Road Lots** shall include roads, sidewalks, alleys and planting strips and its gutters drainage and sewerage.
5. **Application** refers to applications for development permit, alteration, license to sell, requests for extension of time, advertisement, mortgage clearance and other similar permits pursuant to PD 957 and other related laws and its implementing rules and regulations.
6. **Deputies** refers to the heads of regional field offices of the Board or the local government official deputized pursuant to the rules implementing EO 71 Series of 1993.

RULE III HLRB ACTION

- Section 5.** **APPROVAL OF SUBDIVISION PLANS** - No subdivision plan shall be approved without the submission of an undertaking from owner/developer to plant trees as indicated therein within one year from the issuance of its License to Sell or such period as may be approved by the Board.
- Section 6.** **LICENSE TO SELL** – No License to Sell shall be issued without the submission of plans duly approved by the Housing and Land Use Regulatory Board (HLRB) based on the manuals/guidelines of the BFD indicating the location and type of trees to be planted in its parks and playground (open space) and along roads and service streets.
- Section 7.** **MONITORING OF COMPLIANCE** – Monitoring of compliance to these rules shall form part of the regular monitoring activities of the Board. The HLRB or its deputies shall monitor compliance to this requirements by accomplishing the prescribed inspection report (Annex A of this Rules). The report as prescribed per Annex A shall be accomplished for every inspection conducted after the issuance of the license to sell and shall be an integral part of the report form prescribed under Office circular 11, Series of 1990. Non compliance to the tree planting requirements shall be a cause for cancellation of License to Sell.
- Section 8.** **ISSUANCE OF CERTIFICATE OF COMPLETION** – No Certificate of Completion (COC) shall be issued by the HLRB unless the subdivision owner/developer complies with the provisions of these Rules and Regulations.

RULE IV OBLIGATIONS OF THE OWNER/DEVELOPER OF SUBDIVISION

- Section 9.** **MAINTENANCE** – It shall be the continuing obligation of the owner/developer to take good care of the trees planted and from time to time remove any tree planted by them in their

respective areas which has grown very old, is deceased or in defective and replant with trees their respective areas whenever necessary. The developer shall be relieved of the obligation to maintain the trees planted only upon the issuance of a certificate of completion by the HLRB and upon receipt by the local government unit concerned of the Deed of Donation for the Road Lots and open spaces duly executed in their favor on the Homeowners Association in the case of parks and playground with the consent of the local government.

RULE V SANCTIONS

- Section 10.** **APPLICATION OF THE RULES AND REGULATIONS IMPLEMENTING THE CRITERION ON GOOD REPUTE**
_ – No new applications of developers who have not complied with the tree planting requirements in his previous application(s) shall be acted upon unless he issues proof of compliance with his previous project(s).

RULE VI MISCELLANEOUS PROVISIONS

- Section 11.** **SUPPLEMENTAL RULES** – The chief Executive shall issue supplemental rules as may be necessary in implementing and interpreting these guidelines consistent with the provisions thereof.
- Section 12.** **SEPARABILITY CLAUSE** – In case these rules or any part thereof are found to be unconstitutional or invalid for any reasons the remainder thereof shall not be affected by the declaration of invalidity and shall remain in full force and effect.
- Section 13.** **EFFECTIVITY** – These Rules shall take effect fifteen (15) days after publication in a newspaper of general circulation.

APPROVED THIS 12th day of July, 1993 at Quezon City.

C E R T I F I C A T I O N

This is to certify that the foregoing Rules and Regulations constitute the attachment referred to in HLRB Board Resolution NO. R-532, Series of 1993 as Annex 2.A thereof, and that the same was deliberated and passed upon as an integral part of the said Resolution during the Board's 255th Regular Board Meeting held last July 12, 1993.

Witness my hand and the seal of this Board, this 12th day of July 1993.

(SGD.) ATTY. FRANCISCO L. DAGNALAN
Board Secretary, HLRB

HOUSING AND LAND USE REGULATORY BOARD
Fact Sheet and Ocular Inspection/Project Evaluation Report Form

D

ate

Project Name: _____ Project No.: _____ Date of Inspection : _____
 Location: _____ Total Saleable Lots/Units Occupied: _____
 Owner: _____ No. _____ of _____ Lots/Units _____ Fully
 Paid: _____
 Address: _____ Tel. No. _____ No. of Lots/Units Not Fully Paid _____
 Developer: _____ Account Receivables: _____
 Address: _____ Tel. No. _____ Date Development Started: _____
 Land Area: _____ Total Saleable Lots/Units: _____ Date Permit Issued: _____ Issued
 by: _____
 Project Type: PD 957 [] BP [] (Others) Specify [] _____ Date License Issued _____ Issued
 by: _____
 Latest Date of Inspection: _____ Conducted by: _____ Date Registered: _____ Reg.
 by: _____
 Last Reported Status of Dev't: _____ L.S. No. _____ Reg. by: _____
 Purpose of Inspection: _____ Inspected Conducted by: _____

Road Lot/Alley No./TCT	No. of Trees to be Planted per Approved Plan		Status of Tress Planted						Remarks
			Numbers of Tress				Defective		
			Planted & Alive		Deceased				
	Right-Side of Road	Left-Side of Road	Right-Side	Left- Side	Right-Side	Left – Side	Right-Side	Left- Side	
Parks and Playground No./TCT									

This Form shall be notarized if accomplished by Project Owner/Developer/Engineer.

VERIFICATION

_____ of legal age, after having duly sworn, depose and say that I have sealed and accomplished this form and the events hereof are true & correct.

ANNEX "2.B"

MEMORANDUM CIRCULAR NO. 29

Series of 2005 (19 July)

TO : ALL CONCERNED

FROM : THE CHIEF EXECUTIVE OFFICER

SUBJECT : ***AMENDMENT TO MEMORANDUM CIRCULAR NO. 06,
DATED 21 JANUARY 2005, ENTITLED "SUPPLEMENTAL
RULES AND REGULATIONS TO IMPLEMENT PD 953,
ADMINISTRATIVE ORDER NO. 2, SERIES OF 1994"***

In view of the issuance of Board Res. No. 775, Series of 2004, Approving the Deletion of Item 4 of Board Res. No. 725, Series of 2002, entitled "Amending the Revised Implementing Rules and Regulations for PD 957 and BP 220", the above subject is hereby issued for consistency and compliance.

A. Definition of Terms

1. Shade trees - usually large trees with profused branches and extended laterally at least four meters in height
2. Ornamental tree - medium-sized trees with less profused primarily branches and attain a maximum height of three meters
3. Garden plants – single woody stem plants which do not have primary branches

B. Designated Areas for Planting Trees

The planting of trees shall be required in areas reserved for parks and playgrounds and along planting strips of subdivision projects.

C. General Guidelines in Planting of Trees along Planting Strips of Subdivision Projects

1. All shade trees shall be planted along the side of the road opposite the electrical power distribution lines. The recommended distance between shade trees shall be five (5) meters. Refer to Figure 1.
2. Ornamental trees shall be planted on the planting strip along the side of the electrical power distribution lines. The recommended distance between ornamental trees shall be three (3) meters. Refer to Figure 1
3. The vertical clearance from the topmost part of the ornamental trees to the primary electrical power distribution lines shall be three (3) meters. Refer to Figure 2.
4. Coconut and other high growing plants shall not be allowed in all designated planting strips.
5. Recommended potted planting materials is at least 1 meter in height for higher plant survival.
6. THE NUMBER OF TREES TO BE PLANTED SHALL BE AT THE RATIO OF ONE (1) TREE PER SALEABLE LOT.

Please be guided accordingly.

(SIGNED) ROMULO Q. FABUL

ANNEX 3
REGISTRATION STATEMENT

HLURB Form No. 001

(For Corporation)

I, _____, Filipino of legal age, single/married, with postal address and residence at _____, after being sworn to in accordance with the law do hereby depose and state the following:

1. That I am the _____ of _____
(Position) (Name of Corporation)
with office address at _____.

2. That the names and address of the Directors, Officer of _____
_____ are as follows:
(Corporation)

3. That the general character of the business being conducted by _____ is _____ with a
(Corporation)
capitalization of _____ (P _____) broken down
as follows:

Authorized	_____	(P _____)
Subscribed	_____	(P _____)
Paid up	_____	(P _____)

4a. That the corporation is the developer of certain parcel(s) of land hereinafter called _____ situated at _____ and covered by TCT No.(s) _____ comprising an aggregate area of _____ sqm; or

b. That the said corporation is the developer of certain parcel(s) of land hereinafter called _____ situated at _____ and covered by TCT No.(s) _____ comprising an aggregate area of _____;
(Delete which is not applicable)

5. That our authorized broker(s) shall be _____

6. That the said property is untenanted and is not covered by PD 27 and other related laws;

7. That is our capacity as owner and/or developer, we bind ourselves to comply with all the rules and regulations pertaining to this project and shall be held responsible for all the facilities, improvements infrastructures and similar forms of development thereon.

_____, _____
(Date) (Place)

AFFIANT

Conforme:

Owner
(If No. 4b applies)

ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN to before me this _____ day of _____,
Affiant exhibiting before me his/her Community Tax Certificate No. _____
issued at _____ on _____.

Notary Public

Doc. No. _____
Page No. _____
Book No. _____
Series of _____

ANNEX 4 REGISTRATION STATEMENT

HLURB FORM 003

(For Single Proprietorship)

I, _____, Filipino, of legal age,
single/married to _____, with residence address at
_____, after being sworn to in accordance with the law do hereby
depone and state the following:

1. That I am engaged in the business of _____,
with capitalization of _____.
2. That I am the owner of certain parcel of land situated at _____
covered by TCT No. (s) _____ comprising an aggregate area of
_____ sq.m.
3. That I am developing said parcel(s) of land into a _____ to be
(Classification of Project)
hereinafter called _____ and sell the same to the public.
(Name of Project)
4. That for this purpose, I am engaging the services of
_____, as developer for project for project;
(Name of Developer)
5. That I, as owner, and _____ as Developer, undertake
(Name of Developer)
to establish and develop said project in accordance with the plans as by the
_____,
(Approving Institution)
6. That my authorized broker/s shall be _____

7. That I bind myself to comply with all the rules and regulations pertaining to this project
and shall be held liable for all the facilities, improvements, infrastructures and similar
forms of development.

Affiant

Republic of the Philippines)
_____) S.S.

SUBSCRIBED AND SWORN to before me this ____ day of _____ 20____ in the
City/Province of _____, affiant exhibited to me his/her Residence
Certificate No. _____ issued at _____ on _____ 20____.

Doc. No. _____
Page No. _____
Book No. _____
Series of _____

Notary Public

ANNEX 5

COMMISSION PROPER

RESOLUTION No. R - 97 Series of 1982

**RATIFYING RESOLUTION NO. 55, S.1982 OF THE
EXECUTIVE COMMITTEE, INTERPRETING THE TERMS
IN SECTION 9 OF BP 220 FOR PURPOSES OF
EVALUATION OF APPLICATIONS FOR THE
INTEGRATED PERMIT BY HSRC PERSONNEL.**

RESOLVED, as it hereby resolved that Resolution No. 55, Series of 1982, of the Executive Committee, Interpreting the Terms in Section 9 of Batas Pambansa Blg. 220 for Purposes of Evaluation of Applications for the Integrated Permit by HSRC Personnel, where the terms are interpreted in the same context hereunder stated, be ratified as the same is hereby ratified.

VARIANCE - refers to a permit to undertake/develop a low-cost housing project notwithstanding the fact that the minimum standards set forth in the rules cannot be complied with, on the ground that there is an urgent need for the project, that compliance with the standards would be impractical, and that the deviation therefrom will not cause undue adverse effect or defeat the purpose and objectives of such standards.

- also refers to minimum possible deviation from standards which is permitted so as to make feasible a highly beneficial housing project.

EXEMPTION - or exception, refers to the privilege granted to a certain person/project with unique characteristics, of being relieved from compliance with, and of being not subject to general standards and regulations, on the ground of practicality, beneficiality, and necessity.

- also refers to the exclusion from the applicability/effectivity of guidelines and standards, of certain person/project with unique characteristics, whose exclusion is the most practical and beneficial course of action and would not cause undue adverse effects.

UNNECESSARY HARDSHIP - refers to hardship that is beyond that foreseeable and bearable condition by reasonable and prudent men in the ordinary conduct of their business or personal affairs, and which would substantially impair or prejudice their rights to property and reasonable profits, or impair viable endeavors on their part, without corresponding tangible compelling benefit to general welfare or social justice.

PREJUDICE INTENDED BENEFICIARIES - refers to the imminent possibility of impairing the intended accomplishment of a project whose beneficiaries are those defined in Sec. 2 of B.P. 220.

- also refers to a judgment of action by either the implementing or regulating party that would be detrimental or cause damage to the intention of the regulation or standard.

APPROVED, this 03 November 1982 at Makati, Metro Manila.

ARTURO C. CORONA
Commissioner

(SGD.) JESUS N. BORROMEO
Commissioner

(SGD.) RAYMUNDO R. DIZON, JR.
Commissioner

(SGD.) ABER P. CANLAS
Commissioner

(SGD) CEASR O. MARQUES
Commissioner

(SGD.) RAMOS B. CARDENAS
Commissioner

ERNESTO C. MENDIOLA
Commissioner and
Chief Executive Officer

(SGD.) SALVADOR P. SOCRATES
Commissioner

Attested:

(SGD.) EUFEMIO P. DACANAY
Acting Commission Secretary

ANNEX 6

REPUBLIC OF THE PHILIPPINES
BATASANG PAMBANSA
Fourth Regular Session

P.B. No. 1880

BATAS PAMBANSA BLG. 220

AN ACT AUTHORIZING THE MINISTRY OF HUMAN SETTLEMENTS TO ESTABLISH AND PROMULGATE DIFFERENT LEVELS OF STANDARDS AND TECHNICAL REQUIREMENTS FOR ECONOMIC AND SOCIALIZED HOUSING PROJECTS IN URBAN AND RURAL AREAS FROM THOSE PROVIDED UNDER PRESIDENTIAL DECREES NUMBERED NINE HUNDRED FIFTY SEVEN, TWELVE HUNDRED SIXTEEN, TEN HUNDRED NINETY-SIX AND ELEVEN HUNDRED EIGHTY-FIVE

BE IT ENACTED BY THE BATASANG PAMBANSE IN SESSION ASSEMBLED:

SECTION 1. It is hereby declared 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.

SECTION 2. As used in this Act, economic and socialized housing refers to housing units which are within the affordability level of the average and low-income earners which is thirty percent (30%) of the gross family income as determined by the National Economic and Development Authority from time to time. It shall also refer to the government-initiated sites and services development and construction of economic and socialized housing projects in depressed areas.

SECTION 3. To carry out the foregoing policy, the Ministry of Human Settlements is authorized to establish and promulgate different levels of standards and technical requirements for the development of economic and socialized housing projects and economic and socialized housing units in urban and rural areas from those provided in Presidential Decree Numbered Nine hundred fifty-seven otherwise known as the "Subdivision and Condominium Buyers Protective Decree", presidential Decree Numbered Twelve hundred and sixteen, "Defining Open Space in Residential Subdivision"; Presidential Decree Numbered Ten hundred and ninety-six, otherwise know as the "National Building Code of the Philippines"; and Presidential Decree Numbered Eleven hundred and eighty-five, otherwise know as the "Fire Code of the Philippines" and the rules and regulations promulgated hereunder, in consultation with the Ministry of Public Works and Highways, the Integrated National Police, and the other appropriate government units and instrumentalities and private associations.

SECTION 4. The standards and technical requirements to be established under Section three hereof shall provide for environmental ecology, hygiene, and cleanliness, physical, cultural and spiritual development and public safety and may vary in each region, province or city depending on the availability if indigenous materials for building construction and other relevant factors.

SECTION 5. The different levels of standards and technical requirements that shall be established and promulgated by the Ministry of Human Settlements only after hearing shall be published in two newspapers of general circulation in the Philippines for at least once a week for two consecutive weeks and shall take effect thirty days after the last publication.

SECTION 6. This Act shall take effect upon its approval.

Approved, March 25, 1982.
PRS-032-0022