

**[HLURB ADMINISTRATIVE ORDER NO. 03, S.
1996, March 05, 1996]**

**AMENDMENTS TO THE IMPLEMENTING RULES AND STANDARDS
OF PD 957 AND BP 220 (BOARD RESOLUTION NO. R-578 AND R-
579, S. 1995)**

Please be advised that pertinent portions of:

1. Resolution No. R-578, dated 09 October 1995, Amending the Rules Implementing the Subdivision Buyer's Protective Decree and Other Related Laws (Annex A**), were published in *Today* on 20, 22 and 24 February 1996 and in *Malaya* on 26 and 28 February and 01 March 1996. In accordance with PD No. 957, said amendments shall take effect immediately after the last publication on 01 March 1996.

2. Resolution No. R-579, dated 09 October 1995, Amending the Rules and Standards for Economic and Socialized Housing Projects to Implement Batas Pambansa Blg. 220 (Annex B), were likewise published on the above dates and in said newspapers. Pursuant to BP Blg. 220, the amendments shall take effect thirty (30) days after the last publication or on 31 March 1996.

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

For your guidance and information.

Adopted: 05 March 1996

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

ANNEX "B"

**BOARD RESOLUTION NO. 579
SERIES OF 1995**

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

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

WHEREAS, the powers of the Housing and Land Use Regulatory Board to approve subdivision plans has been devolved to cities and municipalities pursuant to RA 7160 yet EO 71, series of 1993 stipulates that the exercise of such devolved power shall

be in accordance with the implementing rules and standards of BP 220 and other related laws as promulgated by HLRB;

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

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

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

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

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. IF THE PROJECT DOES NOT INCLUDE HOUSING COMPONENT, SALEABLE LOTS SHALL BE FOR SINGLE DETACHED ONLY WITH MINIMUM LOT SIZE OF 72 SQ.M. AND ITS COST IS 40% OF ALLOWABLE MAXIMUM SELLING PRICE PER THE UNIFIED HOME LENDING PROGRAM [UHLP].

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

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

RULE II DEFINITION OF TERMS

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

- a. **ALLEY** — A public way intended to break a block and to serve both pedestrian and emergency vehicles, both ends always connecting to streets.
- b. **BLOCK** — A parcel of land bounded on the sides by streets or alleys or pathways or other natural or man-made features, and occupied by or intended for buildings.
- c. **BOARD** — shall mean the HOUSING AND LAND USE REGULATORY BOARD

(formerly the HUMAN SETTLEMENTS REGULATORY COMMISSION).

d. **CLUSTER HOUSING** — A single-family detached dwelling containing three or more separate living units grouped closely together to form relatively compact structures.

e. **COMMUNITY** — Facilities or structures intended to FACILITIES serve common needs and for the benefit of the community, such as: neighborhood/multi-purpose center, drugstore, school, livelihood center, AND THE LIKE.

f. **DWELLING** — A building designed or used as residence for one or more families.

1. **DWELLING TYPES**

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

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

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

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

2. **LEVEL OF COMPLETION**

SANITARY CORE — A BASIC MINIMUM SANITARY FACILITY WHICH MAY OR MAY NOT INCLUDE WALL ENCLOSURES BUT SHOULD INCLUDE THE FOLLOWING FEATURES:

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

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

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

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

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

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

- a. ALL EXTERIOR WALLS TO ENCLOSE THE UNIT
- b. OPENINGS FOR DOORS AND WINDOWS
- c. PLUMBING FIXTURES TSDHCc
- d. ELECTRICAL WIRING WITHIN THE UNIT
- e. FLOOR

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

- a. ALL WINDOWS AND DOORS
- b. PARTITION WALLS FOR SEPARATING FUNCTIONAL AREAS

g. **ECONOMIC AND SOCIALIZED HOUSING** — A type of housing project provided to moderately low income families with lower interest rates and longer amortization periods.

h. **FIREBLOCK** — Any wall which separates two abutting living units so as to resist the spread of fire. Such wall shall be of masonry construction e.g., cement hollow blocks, bricks, reinforced concrete, etc. at least 4" thick, and shall extend throughout the whole length of the living units and from the lowest portion of the wall adjoining the living units up to the point just below the roof covering or purlins. IT SHALL HAVE A MINIMUM FIRE RESISTIVE TIME RATING OF ONE (1) HOUR.

i. **FIRE RESISTIVE TIME PERIOD RATING** — Fire resistive time period is the length of time a material can withstand being burned which may be one-hour, 2-

hours, 3-hours, 4-hours, OR MORE.

j. **FIREWALL** — A fireblock which extends vertically from the lowest portion of the wall which adjoins the 2 living units up to a minimum height of 0.30 meter above the highest portion of the roof attached to it; the firewall shall also extend horizontally up to a minimum distance of 0.30 meter beyond the outermost edge of the abutting living units.

k. **FRONTAGE** — That part or end of a lot which abuts a street.

l. **LIVING UNIT** — A dwelling, or portion thereof, providing complete living facilities for one family, including provisions for living, sleeping, cooking, eating, bathing and toilet facilities and laundry facilities, the same as a single family-dwelling.

m. **LOT** — A portion of a subdivision or any parcel of land intended as a unit for transfer of ownership or for building development.

n. **LOT LINE WALL** — A wall used only by the party upon whose lot the wall is located, erected at a line separating two parcels of land each of which is a separate real estate entity.

o. **OCCUPANCY** — The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

p. **OPEN SPACE** — Shall refer to areas allocated for the following purpose:

- Circulation
- Community facilities
- Park/Playground
- Easements
- Courts

q. **PARTY WALL** — A wall used jointly by two parties under easement agreement, erected upon a line separating two parcels of land each of which is a separate real estate.

r. **PARK/PLAYGROUND** — That portion of the subdivision which is generally not built on and intended for passive or active recreation.

s. **PATHWALK/FOOT PATH** — A public way intended for pedestrian to provide access to adjacent streets or property with maximum length of 50 meters.

t. **TECHNICAL REQUIREMENTS** — Shall refer to the set of documents required by the BOARD for the processing and approval of economic and socialized housing projects including systems and procedures for the implementation and enforcement of BP 220.