

[HLURB ADMINISTRATIVE ORDER NO. 06-02, July 23, 2002]

RESOLUTION NO. R-725, AMENDING THE REVISED RULES AND REGULATIONS FOR PRESIDENTIAL DECREE NO. 957 AND BATAS PAMBANSA BLG. 220

Attached herewith is the resolution *Amending the Revised Implementing Rules and Regulations for Presidential Decree No. 957 and Batas Pambansa Blg. 220*, which was approved by the Board on 19 June 2002.

The above was published in The Philippine Daily Inquirer on 11 July 2002, and, in accordance with the provisions of law, shall take effect fifteen (15) days from its date of publication.

Please be guided accordingly.

Adopted: 23 July 2002

(SGD.) ROMULO Q.M. FABUL

Attachment

RESOLUTION NO. 725

Amending the Revised Implementing Rules and Regulations for Presidential Decree No. 957 and Batas Pambansa No. 220

WHEREAS, the HLURB Board approved the revised Implementing Rules (IRRs) and Regulations for PD 957 and BP 220 through Res. Nos. 699 and 700, respectively, both Series of 2001;

WHEREAS, in the light of the mandates of the HLURB, this Board and the HUDCC jointly conduct continuing dialogue/consultation with stakeholders to harmonize housing policies, rules and standards in support of recent policy pronouncements of the administration;

WHEREAS, pursuant to existing laws, particularly PD 1308, otherwise known as the Law Regulating the Practice of Environmental Planning Profession in the Philippines, and the Rules and Regulations promulgated by the Professional Regulations Commission pursuant thereto, the scope of practice of environmental planning includes, among others the preparation of conceptual schemes and site development plans for subdivision projects for residential and other urban uses; and the signature of licensed environmental planners is required to be affixed on said plans;

WHEREAS, this Board fully supports the immediate implementation of Executive Order No. 45, prescribing time periods for issuance of housing related certifications, clearances and permits and imposing sanctions for failure to observe the same;

WHEREAS, various groups of real estate developers have brought to the attention of HUDCC and this Board issues relative to the implementation of the revised IRRs for PD 957 and BP 220;

WHEREAS, upon thorough review and evaluation of the issues raised by the developers' group, as well as the rational and basis of their concerns, this Board finds some of their requests reasonable;

WHEREFORE, be it RESOLVED, as it is hereby RESOLVED, that the following amendments to the revised implementing rules and regulations for PD 957 and BP 220 approved by virtue of HLURB Resolution Nos. R-699, and R-700, S. of 2001, be APPROVED.

1. That, the **price ceiling provision** in the revised implementing rules and regulations (IRR) for both PD 957 and BP 220 **be deleted but standards as prescribed therein shall remain;**
2. That, the provision in the IRRs **requiring subdivision owner/developer to register as dealer be deleted and that registration as subdivision owner/developer be deemed registration as dealer;**
3. That, **the allocation of area requirement for parks and playground and community facilities prescribed for economic housing** be amended to read as follows:

Rule II, Section 5.C.1.b.1

b.1 Allocation of Area for Parks and Playgrounds

xxx

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%	161-171	5%
176-200	6%	176-200	6%
201-225	7%	201-225	7%
Above 225	9%	Above 225	9%

* Dwelling units

** Parks and Playgrounds

Rule II, Section 5.C.1.b.2

b.2 Area Allocated for Community Facilities