

**[HLURB ADMINISTRATIVE ORDER NO. 01, S.
2009, January 28, 2009]**

RESOLUTION NO. R-824, S. 2008, AMENDING RULE II, SECTION 5.C.2.B AND C, SECTION 6.A.2.H, SECTION 6.B.1.G AND SECTION 6.B.2.A-B AND C.6 AND SECTION 19 ITEM J AND DELETING SECTION 6.A.2.F AND RULE V, SECTION 19 ITEM I OF THE IMPLEMENTING RULES AND REGULATION OF B.P. 220

Attached herewith is HLURB Board Resolution No. R-824, Series of 2008, *Amending Rule II, Section 5.C.2.b and c, Section 6.A.2.h, Section 6.B.1.g and Section 6.B.2.a-b and c.6 and Section 19 Item j and Deleting Section 6.A.2.f and RULE V, Section 19 Item I of the Implementing Rules and Regulations of B.P. 220*, which was approved by the Board on 12 November 2008.

The above was published in The Philippine Daily Inquirer on 27 January 2009, and, in accordance with the provisions of law, shall take effect on 11 February 2009, fifteen (15) days from its date of publication.

Please be guided accordingly.

Adopted: 28 Jan. 2009

(SGD.) ROMULO Q.M. FABUL
Commissioner and Chief Executive Officer

Attachment

Board Resolution No. 824, s. 2008

Amending Rule II, Section 5.C.2.b and c, Section 6.A.2.h, Section 6.B.1.g and Section 6.B.2.a-b and c.6 and Section 19 Item j and Deleting Section 6.A.2.f and RULE V, Section 19 Item I of the Implementing Rules and Regulation of B.P. 220

WHEREAS, under BP 220 the Housing and Land Use Regulatory Board is mandated 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 PD 957, PD 1216, PD 1096 and PD 1185;

WHEREAS, there is a need to review the standards under BP 220 in relation to the provisions of the Fire Code and the National Building Code to uphold the spirit of BP 220 towards promoting cost efficient production of affordable socialized and low cost housing;

WHEREFORE, resolved as it is hereby resolved that the following provisions of the Implementing Rules and Regulation to Implement BP 220 be AMENDED to read as follows:

“Section 5. Technical Guidelines and Standards for Subdivisions

xxx

A. Site Criteria

xxx

C. Design Parameters

1. Land allocation

2. Lot requirement

xxx

a. Lot planning

xxx

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

Table 7. Minimum Lot Area

<u>Type of Housing</u>	<u>Economic (sqm).</u>	<u>Socialized(sqm).</u>
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 – 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

<u>Type of Housing/Lot</u>	<u>Economic Housing</u>	<u>Socialized Housing</u>
1. Single detached		
a. Corner lot	8m	8m
b. Regular lot	8m	8m
c. Irregular lot	4m	4m
d. Interior lot	3	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.

xxx

Table 9. Planning and Design Standards for Residential Subdivision Project under BP 220

<u>Parameters</u>	<u>Economic Housing</u>	<u>Socialized Housing</u>
1. Proper location	xxx	xxx
2. xxx	xxx	xxx
3. Minimum lot area		
a. Single detached	72sqm	64sqm
b. Duplex/single attached	54sqm	48sqm
c. Row house	36sqm	28sqm
	Saleable lots designated as duplex/single attached and/or rowhouse lots shall be provided with housing components	
	Price of saleable lots intended for single-detached units shall not exceed 40% of the maximum selling price for house and lot package.	
4. Minimum lot frontage		
4.1 Single detached		
a. Corner lot	8m	8m
b. Regular lot	8m	8m
c. Irregular lot	4m	4m
d. Interior lot	3m	3m
4.2 Single attached/duplex	6m	6m
4.3 Row house	4m	3.5m
	xxx	xxx
16. Setback/yard		
a. front setback	1.5m	
b. side yard	1.5 (from the building line)	
c. rear yard	2.0m	
d. abutments	Maybe allowed per requirement of the National Building Code of the Philippines	