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

Read online (full-text search, related cases, audio case brief): https://batas.org/library/096eebc5675d/

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

Turn this case into an audio lecture - facts, issues, ruling and doctrine - at batas.org

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%

Bar review courses, mock exams and a study planner that keeps you on pace - batas.org

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

xxx

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

4. That, provision requiring planting of trees in areas designated as planting strip be deleted;

5. That, the two (2) year validity of development permit prescribed in the revised IRRs be increased to three (3) years;

6. That, provision on licensed professionals allowed to sign Site Development Plan or Subdivision Development Plan remain, and that architects who are not licensed environmental planners may in the meantime be allowed to sign the said plans for a period of two (2) years from the date of effectivity of the revised rules and regulations;

7. That, the minimum requirement for a 3-meter right-of-way of alley be reduced to 2 meters but the same shall

not be used as access to property; and that the 3-meter pathwalk be maintained which may be used only as pedestrian access to property for socialized housing projects;

8. The requirement that structural design consider future provision of loft for socialized housing be deleted;

9. That, DAR Exemption Clearance be deleted as a requirement for the issuance of Development Permit for subdivision and condominium projects, and that in lieu thereof, a zoning certification issued by the HLURB Regional Officer be submitted indicating that the project site is within the area zoned for urban use (i.e. other than agricultural) prior to June 1988;

10. That, all provisions in the revised IRRs for both PD 957 and BP 220 affected and/or in conflict/inconsistent with the above cited amendments be revised and/or renumbered accordingly.

APPROVED this 19th day of June 2002, Quezon City

(SGD.) MICHAEL T. DEFENSOR
Chairman, HUDCC

(SGD.) JOSE C. CALIDA
Undersecretary, DOJ

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

(SGD.) TERESITA A. DESIERTO
Commissioner

(SGD.) AUGUSTO B. SANTOS
Deputy Director General, NEDA

(SGD.) FRANCISCO L. DAGÑALAN
Commissioner

(SGD.) JOEL I. JACOB
DPWH

(SGD.) ROQUE ARRIETA MAGNO
Commissioner

Attested:

(SGD.) CHARITO B. LANSANG
Board Secretary

Bar review courses, mock exams and a study planner that keeps you on pace - batas.org

ABOUT BATAS.ORG

Study smarter at BATAS.org

The Philippine bar review and law-school companion built around how your brain actually remembers.

The complete Philippine law library - free for everyone.

More than 100,000 Supreme Court decisions, Republic Acts, and executive issuances - full-text searchable, browsable by category and year, and always free. No paywall, no login. This PDF came from it.

Audio case-brief lectures.

Any decision becomes a podcast-style lecture - facts, issues, ruling, and doctrine - with read-along highlighting and a hands-free presentation mode. Study while commuting, working out, or resting your eyes.

Bar review built on the science of memory.

Complete, sequenced courses for all eight bar subjects, narrated like podcasts and reinforced with retrieval practice and spaced review - the study techniques with the strongest evidence behind them.

The full law-school curriculum.

One subscription unlocks the entire J.D. curriculum - every subject, every lesson, with your progress tracked down to the paragraph so you can pick up exactly where you left off, on any device.

Mock exams that tell you where you stand.

Timed multiple-choice exams graded instantly, with per-subject score breakdowns and focus suggestions that point you at your weakest topics first.

A study planner that keeps you on pace.

Set your schedule and BATAS tells you every day whether you are on track for bar day - and exactly which lesson to take next.

Start free at https://batas.org

The law library is free forever - and your first lesson is one click away.

The text of this document is an official public record and remains in the public domain. Formatting, presentation, and compilation © 2026 batas.org.

Downloaded free from the batas.org Law Library. Share it freely - the library is free for every law student, bar reviewee, and practitioner.