NATIONAL ADMINISTRATIVE REGISTER · NOVEMBER 7, 2006

RESOLUTION NO. R-794, AMENDING PROVISION ON SIGNATORIES TO SUBDIVISION DEVELOPMENT PLAN AND SITE DEVELOPMENT PLAN FOR PROJECTS UNDER P.D. 957 AND B.P. 220

HLURB ADMINISTRATIVE ORDER NO. 02, S. 2006, November 07, 2006

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Attached herewith is a copy of HLURB Board Resolution No. R-794, series of 2006, Amending Provision on Signatories to Subdivision Development Plan and Site Development Plan for Projects Under P.D. 957 and B.P. 220, which was approved by the Board on 11 September 2006.

The above was published in the Philippine Daily Inquirer on 24 October 2006, and, in accordance with the provisions of law, shall take effect fifteen (15) days from its date of publication, on 08 November 2006.

Please be guided accordingly.

Adopted: 07 Nov. 2006

(SGD.) ROMULO Q.M. FABUL

Attachment

Board Resolution No. R-794, s. 2006

Amending Provision on Signatories to Subdivision Development Plan and Site Development Plan for Projects Under P.D. 957 and B.P. 220

WHEREAS, Rule II, Section 5.A.1 and B.2 paragraph 2 of the IRR for PD 957 and Rule III Section 10.A. 1 and B.2 paragraph 2 of the IRR for BP 220 requires that Site Development Plan and Subdivision Development Plan be duly signed and sealed by any of the following: an architect who is also an environmental planner, a civil engineer who is also an environmental planner, a geodetic planner who is also an environmental planner or an architect or civil engineer or geodetic engineer and an environmental planner as co-signatory;

WHEREAS, various groups of real estate developers have brought to the attention of HUDCC and this Board issues relative to the implementation of the aforementioned provision;

WHEREAS, Presidential Decree No. 1152 entitled, “Philippine Environmental Pol- icy”, declared a continuing policy of the state to create, develop, maintain and improve conditions under which man and nature can thrive in productive and enjoyable harmony with each other; to fulfill the social, economic and other requirements of present and future generations of Filipino and to ensure the attainment of an environmental quality that is conducive to a life of dignity and well-being.

WHEREAS, an Environmental Compliance Certificate (ECC) duly issued by the Environmental Management Bureau (EMB) of the Department of Environment and Natural Resources (DENR) is a requirement in the Issuance of Development Permit for subdivision development, to ensure site suitability and public safety;

WHEREAS, the Board after thorough review of the technical requirements of the EMB for the issuance of ECC

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finds that environmental concerns and suitability of an area for subdivision development are adequately addressed in the process;

WHEREAS, the Board finds, that based on the various laws defining the scope of practice of different professionals involved in subdivision development, there are overlapping competencies in the preparation of site development plans and subdivision development plans;

WHEREFORE, RESOLVED, AS IT IS HEREBY RESOLVED, that Rule II Section 5.A.1 and B.2 paragraph 2 of the IRR for PD 957 and Rule III Section 10.A.1 and B.2 paragraph 2 of the IRR for BP 220 be MODIFIED to read as follows:

FOR PD 957 IMPLEMENTING RULES AND REGULATIONS

X X XSection 5. 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 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

- 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.

X X X

B. For application for subdivision Development Permit

- All requirements for application for preliminary Subdivision Development Plan as specified on Section 5.A of this Rule.

- 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, gradients, 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.

X X X

FOR BP 220 IMPLEMENTING RULES AND REGULATIONSX X X

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

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plan by filing the following:

A. For Optional Application for Preliminary Subdivision Development Plan

- 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 prepared, signed and sealed by any licensed and registered architect, environmental planner, civil engineer or geodetic engineer.

X X X

B. For Application for Subdivision Development Permit

- All requirements for application for preliminary Subdivision Development Plan as specified on Section 10.A of this Rule.

- 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:

d. Roads, easements or right-of-way and roadway width, alignment, gradient, and similar data for alleys, if any.

e. Lot numbers, lines and areas and block numbers.

f. 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.

X X X

Adopted: 11 Sept. 2006

(SGD.) HON. NOLI L. DE CASTRO
Vice-President of the Philippines and HUDCC Chairman

(SGD.) ERNEST L. PINEDA
Undersecretary, DOJ

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

(SGD.) WENCELITO T. ANDANAR
Undersecretary, DILG

(SGD.) TERESITA A. DESIERTO
Commissioner

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

(SGD.) JESUS YAP PANG
Commissioner

(SGD.) ARTURO M. DUBLADO

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Commissioner

Attested by:

(SGD.) CHARITO B. LANSANG
Board Secretary

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