



BOARD RESOLUTION NO. 973

Series of 2018

**AMENDING PERTINENT PROVISIONS OF THE
REVISED IMPLEMENTING RULES AND REGULATIONS FOR BATAS PAMBANSA
BILANG 220**

WHEREAS, Batas Pambansa Blg. 220, Series of 1982, authorizes the Housing and Land Use Regulatory Board (HLURB) to establish and promulgate different levels of standards and technical requirements for the development of socialized housing projects in urban and rural areas from those provided in P.D. 957, P.D. 1216, P.D. 1096 and P.D. 1185;

WHEREAS the HLURB Board adopted, through Resolution No. 968, Series of 2018, the new tiered price ceiling for socialized subdivision projects as established and ordered in HUDCC Resolution No. 1, Series of 2018 otherwise known as "The Price Ceiling For Socialized Subdivision Projects";


WHEREAS, the same HUDCC Resolution No. 1, Series of 2018, directs the HLURB to formulate and issue the appropriate technical design and standards for socialized subdivision projects for the implementation of the new price ceilings;

WHEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, that the following amendments to the Revised Implementing Rules and Regulations (IRR) for B.P. 220, Series of 2001 be, as the same are hereby **APPROVED**.

1. That, the minimum lot area and floor area requirements of various types of socialized housing described in Section 5.C.2.b - Table 7. Minimum Lot Area and Section 5.C.4.a respectively, which corresponds to the new price ceiling therefor, shall be amended as follows:

Type of Housing	Gross Floor Area	Lot Area	Price Ceiling
<i>Single Detached</i>	28 sq.m. with loft of at least 50% of the base structure; or	72.8 sq.m.	P 580,000.00
	32 sq.m. – one storey; or	79.2 sq.m.	
	32 sq.m. - 2 storey structure (16 square meter per floor structure with a dimension of 4 meters x 4 meters)	60.0 sq.m.	

Type of Housing	Gross Floor Area	Lot Area	Price Ceiling
	24 sq.m. with loft of at least 50% of the base structure; or	66.4 sq.m.	P 530,000.00
	28 sq.m. – one storey	72.8 sq.m.	
	22 sq.m. with loft of at least 50% of the base structure; or	63.2 sq.m.	P 480,000.00
	24 sq.m. – one storey	66.4 sq.m.	
<i>Duplex/Single Attached</i>	28 sq.m. with loft of at least 50% of the base structure; or	58.33 sq.m.	P 580,000.00
	32 sq.m. – one storey; or	63.67 sq.m.	
	32 sq.m. - 2 storey structure (16 square meter per floor structure with a dimension of 4 meters x 4 meters)	45.0 sq.m.	
	24 sq.m. with loft of at least 50% of the base structure; or	53.0 sq.m.	P 530,000.00
	28 sq.m. – one storey	58.33 sq.m.	
	22 sq.m. with loft of at least 50% of the base structure; or	50.33 sq.m.	
<i>Row Houses</i>	24 sq.m. – one storey	53.0 sq.m.	P 480,000.00
	28 sq.m. with loft of at least 50% of the base structure; or	40.25 sq.m.	
	32 sq.m. – one storey; or	44.25 sq.m.	
	32 sq.m. - 2 storey structure (16 square meters per floor structure with a dimension of 4 meters x 4 meters)	30 .0 sq.m.	P 580,000.00
	24 sq.m. with loft of at least 50% of the base structure; or	36.25 sq.m.	
	28 sq.m. – one storey	40.25 sq.m.	
		22 sq.m. with loft of at least 50% of the base structure; or	34.25 sq.m.
24 sq.m. – one storey		36.25 sq.m.	



2. That, a loft shall mean a partial, intermediate floor in any storey or room of a residential unit in a subdivision project having an area of one-half of the area of the room or space in which it is constructed and shall have a clear ceiling height of not less than 1.80 meters above and below it;
3. That, the minimum ceiling height for habitable rooms shall be measured from the finished floor line to the ceiling line, if a ceiling is not provided, a minimum headroom clearance of 2.0 meters shall be provided;
4. That, saleable lots designated as duplex/single-attached and/or row house lots shall be provided with housing components, and the price of saleable lots intended for single-detached units shall not exceed 40% of the maximum selling price for house and lot package.
5. That, all provisions in the revised IRR for BP 220 affected and/or inconsistent with the above cited amendments be revised and/or renumbered accordingly.

RESOLVED FURTHER, that socialized housing projects already issued Licenses to Sell with unsold and unconstructed units with measurements below the mandated minimum lot area and floor area requirements shall be sold at the existing price ceiling of Four Hundred Fifty Thousand Pesos (P 450,000.00). However, a developer may avail of the new price ceiling provided an approved alteration of plans that conforms with the mandated technical design standards and requirements is secured from the local government unit, and an amended/new License to Sell is issued in its favor by the HLURB;

APPROVED, 01 August 2018, Quezon City.



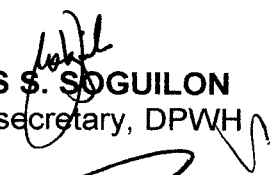
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