



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
OFFICE OF THE SECRETARY
Manila

697.13 DPWH
OF-11-2015

MAY 04 2015

DEPARTMENT ORDER)
No. **70**)
Series of 2015)

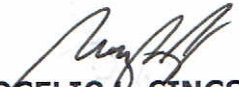
SUBJECT: Guidelines on the Design Development of Proposed DPWH Housing Subdivision Projects for Urban and Rural Areas

In order to have standard design parameters for the development of Proposed DPWH Housing Subdivision projects situated either in urban or rural areas, the following guidelines are hereby issued for the information and compliance of all concerned:

1. Housing projects shall be located in residential zones or other areas appropriate for residential uses in conformity with the LGU Zoning Ordinance or Approved Comprehensive Land Use Plan. If none, the dominant land use principle and site suitability factors, as provided under P.D. 957 (Regulating the Sale of Subdivision Lots and Condominiums) and its Amended Implementing Rules and Regulations, shall be applied.
2. Allocation of land shall be as follows:
 - a. Buildable (Saleable) Area – maximum of 70% of the gross area of the Subdivision;
 - b. Non-Buildable (Non-Saleable) Area – minimum of 30% of the gross area. These include roads, sidewalks, alleys and open spaces {i.e. parks/playgrounds, community facilities, area for sewage treatment plant (STP), if any}.
3. Lot Requirements. To accommodate a wider range of clientele (in terms of income level/paying capacity) and to provide diversity in housing design, the lot sizes, as shown in Annex "1" and "2", can be integrated in one subdivision project. However, R-2 lots (for single detached residence) shall be located only in one block while R-3 lots (for rowhouse) shall also be located in another block, preferably located at the sides or back perimeter of the subdivision.
4. Roads, including other road right-of-way (RROW) components (see Annex "2"), shall be so aligned to facilitate movement within and in link to the nearest major transportation route and adjacent property. As much as possible, roads should conform to the contours of the land. Likewise, various utility lines (i.e. drainage, water, electricity and communications) shall be properly located within the RROW. Compliance to the pertinent requirements of the Accessibility Law (BP Blg. 344), i.e. curb ramp/s strategically located on sidewalks, shall be observed.
5. In compliance with the current environmental laws/orders regarding sewage/effluent disposal and/or treatment, the necessary STP should be integrated in the proposed housing subdivision project.

6. The necessary documents, i.e. Approval of Subdivision Plan, Subdivision Development Permit, building permits, among others, shall be properly secured from the concerned LGUs or national government office/s prior to project implementation.

This Order shall amend/modify any previous issuances inconsistent herewith and shall take effect immediately.


ROGELIO L. SINGSON
Secretary

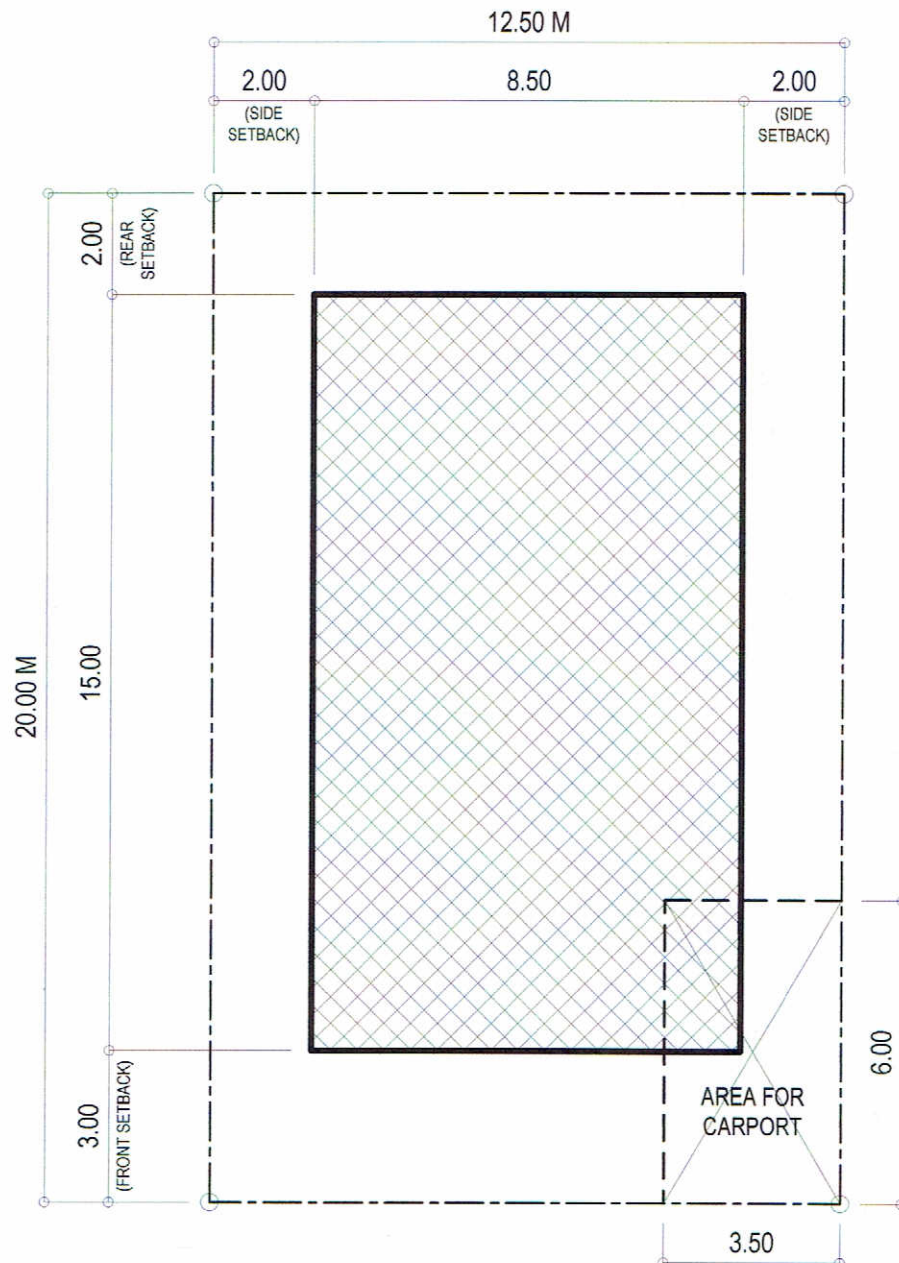
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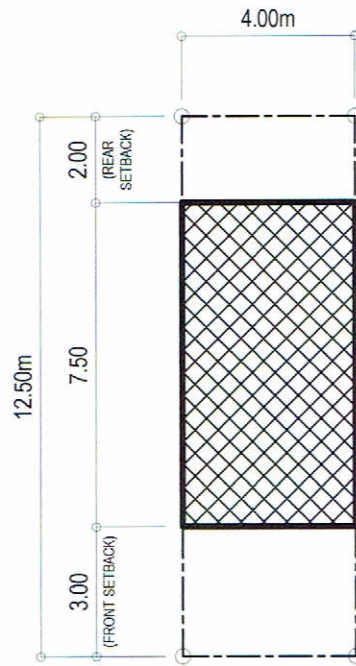
5.1.5 MCDC/DBP/GSR



LOT AREA = 250 SQ. M.
 MAXIMUM BUILDING FOOTPRINT = 127.50 SQ. M.

TYPICAL FOR FOR URBAN AND RURAL AREAS

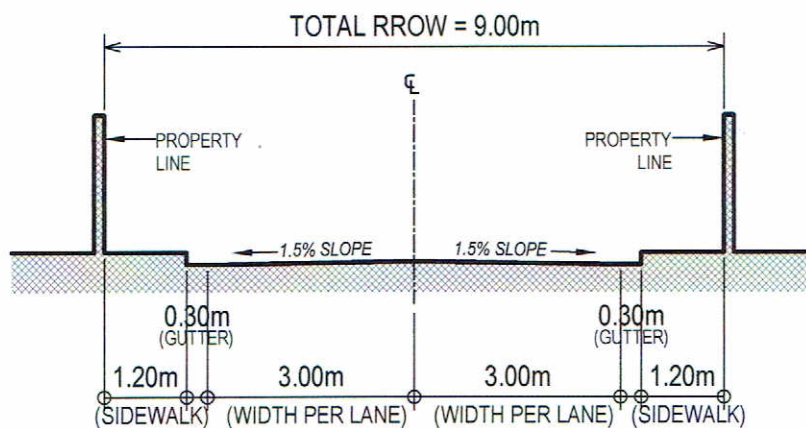
LOT SIZE FOR SINGLE-DETACHED RESIDENCE
 (CLASSIFIED AS R-2)



LOT AREA = 50 SQ. M.
 BUILDING FOOTPRINT = 30 SQ. M.

TYPICAL FOR URBAN &
 RURAL AREA

LOT SIZE FOR ROWHOUSE (CLASSIFIED AS R-3)



ROAD RIGHT-OF-WAY

TYPICAL FOR URBAN AND RURAL AREAS