



Republic of the Philippines  
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS  
**OFFICE OF THE SECRETARY**  
Bonifacio Drive, Port Area  
Manila

097.13 DPWH  
06-06-2019

April 11, 2019

DEPARTMENT ORDER )

NO. 59 )

Series of 2019 )

26-06-19

**SUBJECT : AMENDING TABLE VII.4 – 1.  
GROUP A 1.1 DIVISION A-2 OF THE  
REVISED IMPLEMENTING RULES  
AND REGULATIONS, P.D. 1096**

In view of the representation made by the Subdivision and Housing Developers Association through the National Building Code Board of Consultants to amend the provisions regarding the Minimum Required Parking Slot and Parking Area Requirements of Residential Condominiums provided for under Table VII.4 – 1.Group A 1.2 Division A-2 in the Revised Implementing Rules and Regulations (RIRR) of P.D. 1096, considering that the RIRR of PD 957 did not provide for a minimum parking space requirement for residential condominiums, such provisions are now hereby amended.

The amended provisions shall now read as follows:

**"Table VII.4 – 1.Group A 1.2 Division A-2"**

**"REFERENCE USES OR CHARACTER OF OCCUPANCIES OR  
TYPE OF BUILDING/STRUCTURE:**

Multi-family dwelling units located in residential condominium (R-5)  
building/ structures regardless of number of storeys

**"Minimum Required Parking Slot, Parking Area & Loading  
Space Requirements:**

**"Proposed Amendment:**

"Units with a gross floor area of from 18.00 to 22.00 sq. meters – provide one (1) pooled parking slot\* for every eight (8) units or for a fraction thereof, e.g. another slot\* shall be provided if there are more than eight (8) units but less than sixteen (16) units, etc.;"

"Units with a gross floor area up to 50.00 sq. meters – provide one (1) pooled parking slot\* for every six (6) units or for a fraction thereof, e.g., another slot\* shall be provided if there are more than six (6) but less than twelve (12) medium cost units, etc.;"

"Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters – provide one (1) pooled parking slot\* for every four (4) units;

"Units with a gross floor area of more than 100.00 sq. meters – one (1) parking slot\* for each unit."

This Order shall take effect on MAY 30 2019.

MARK A. VILLAR  
Secretary

RAFAEL C. YABUT  
Senior Undersecretary  
Officer-In-Charge

Department of Public Works and Highways  
Office of the Secretary



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**NATIONAL BUILDING CODE  
BOARD OF CONSULTANTS**

**BOARD RESOLUTION No. 1 , Series of 2019**

At a special meeting of the National Building Code Board of Consultants (NBC-BoC) held on ~~04-10-2019~~ at Quezon City during which the required quorum was present and was acted on such throughout the same, the following resolution was adopted and approved simultaneously, to wit:

**WHEREAS**, the NBC-BoC was reconstituted per S.O. No. 97, series of 2017 to convene and evaluate PD 1096 otherwise known as the "National Building Code of the Philippines" and its Revised Implementing Rules and Regulations (RIRR);

**WHEREAS**, in the letters dated 21 November 2018 and 04 February 2019 the Subdivision and Housing Developers Association proposed to amend the existing provisions under Table VII.4 – 1.Group A 1.1 Division A-2 regarding the "Minimum Required Off-Street (Off-RROW) cum On-Site Parking Slot, Parking area and Loading/Unloading Space Requirements by Allowed Use or Occupancy" in the RIRR of PD 1096, in the following manner:

Table VII.4 – 1.Group A 1.2 Division A-2	
<b>REFERENCE USES OR CHARACTER OF OCCUPANCIES OR TYPE OF BUILDING/STRUCTURE:</b> Multi-family dwelling units located in residential condominium (R-5) building/ structures regardless of number of storeys	
<b>Minimum Required Parking Slot, Parking Area &amp; Loading Space Requirements:</b>	
Present provision:	Proposed Amendment:
Units with a gross floor area of from 18.00 to 22.00 sq. meters – provide one (1) pooled parking slot* for every eight (8) units or for a fraction thereof, e.g. another slot* shall be provided if there are more than eight (8) units but less than sixteen (16) units, etc.;	Units with a gross floor area of from 18.00 to 22.00 sq. meters – provide one (1) pooled parking slot* for every eight (8) units or for a fraction thereof, e.g. another slot* shall be provided if there are more than eight (8) units but less than sixteen (16) units, etc.;
Units with a gross floor area up to 50.00 sq. meters – provide one (1) pooled parking slot* for every six (6) medium cost units or for a fraction thereof, e.g., another slot* shall be provided if there are more than six (6) but less than twelve (12) medium cost units, etc., or provide one (1) parking slot* for each open market unit (as defined under the revised IRR of PD957);	Units with a gross floor area up to 50.00 sq. meters – provide one (1) pooled parking slot* for every six (6) <del>medium cost</del> units or for a fraction thereof, e.g., another slot* shall be provided if there are more than six (6) but less than twelve (12) medium cost units, etc., <del>or provide one (1) parking slot* for each open market unit (as defined under the revised IRR of PD957);</del>
Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters – provide one (1) pooled parking slot* for every four (4) medium cost units, or provide one (1) parking slot* for each open market unit (as	Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters – provide one (1) pooled parking slot* for every four (4) <del>medium cost</del> units, <del>or provide one (1) parking slot* for each open</del>



defined under the revised IRR of PD 957); and	<del>market unit (as defined under the revised IRR of PD 957); and</del>
Units with a gross floor area of more than 100.00 sq. meters – one (1) parking slot* for each unit	Units with a gross floor area of more than 100.00 sq. meters – one (1) parking slot* for each unit

**WHEREAS**, Subdivision and Housing Developers Association posits, among others, that: (1) Land values and construction costs are increasing, but housing price ceilings are not regularly reviewed, which leads to sub-optimal utilization of real estate; (2) the current RIRR of PD 1096 requires at least one (1) parking slot for each open market unit (PhP 4,000,000 and above selling price). However, if parking ratios are determined not only by area of the condominium unit but also by the selling price, most projects in Metro Manila will require 1:1 parking ratio considering the increase in construction cost. This could, in-turn, result in decline in the housing production;

**WHEREAS**, the present Revised Implementing Rules and Regulations (RIRR) of Presidential Decree (PD) 957 states that the parking slot requirements for residential condominium shall be in accordance with the provisions of PD 1096, without reference to residential condominium price ceiling;

**WHEREAS**, Batas Pambansa 220 and PD 957, as reiterated in the Memorandum Circular No. 13 series of 2017 of the Housing and Land Use Regulatory Board, provided the floor price of open market (PhP 4,000,000.00) without requiring a minimum parking space for the same.

**WHEREAS**, after a comprehensive discussion and review of the abovementioned provisions, the Board of Consultants recommends to modify the same in order to adapt to and cope with the inevitable increases and changed in land values and construction costs.

**NOW THEREFORE, BE IT RESOLVED AS IT IS HEREBY RESOLVED** the Board of Consultants indorses to the Secretary of Public Works and Highways its recommendation to modify the provisions in Table VII.4 providing the Minimum Required Parking Slot, Parking Area & Loading Space Requirements for residential condominium building/structures in the RIRR of PD 1096, the amended provisions shall reflect as:

AMENDED PROVISIONS
Units with a gross floor area up to 50.00 sq. meters – provide one (1) pooled parking slot* for every six (6) units or for a fraction thereof, e.g., another slot* shall be provided if there are more than six (6) but less than twelve (12) units, etc.;
Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters – provide one (1) pooled parking slot* for every four (4) units;

**IN WITNESS WHEREOF**, we have hereunto set our hands this 04 10 20 19, in Quezon City, Philippines.

  
**Dr. ERNESTO S. DE CASTRO**  
Chairman, NBC-BoC

  
**Ar. REY S. GABITAN**  
Vice-Chairman, NBC-BoC

**Engr. JOEL POLINTAN, DENR**

**Engr. RICARDO D. CRUZ, DILG**



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**Engr. NOEL P. HIPONIA, NAMPAP**

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