

# Subdivision Development 2-1 Practice Test (Sample)

## Study Guide



**Everything you need from our exam experts!**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

**Remember:** successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## **1. Start with a Diagnostic Review**

**Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.**

## **2. Study in Short, Focused Sessions**

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.**

## **3. Learn from the Explanations**

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## **4. Track Your Progress**

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## **5. Simulate the Real Exam**

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## **6. Repeat and Review**

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!**

## Questions

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- 1. Why are shared amenities important for subdivisions?**
  - A. They add to the individual property value**
  - B. They encourage a sense of community among residents**
  - C. They are unnecessary features**
  - D. They reduce overall housing costs**
  
- 2. How does climate change influence subdivision planning?**
  - A. It requires no changes in planning**
  - B. It emphasizes design aesthetics**
  - C. It factors in flood risks and sustainability**
  - D. It focuses solely on building codes**
  
- 3. Which of the following factors can lead to higher insurance costs for subdivisions?**
  - A. Proximity to urban centers**
  - B. Development in high-risk flooding areas**
  - C. Availability of local amenities**
  - D. Size of individual lots**
  
- 4. How can technology enhance subdivision development?**
  - A. By reducing labor costs**
  - B. Through improved design software and smart home innovations**
  - C. By speeding up the construction materials supply chain**
  - D. By eliminating the need for permits**
  
- 5. What are the potential challenges of developing a subdivision in a floodplain?**
  - A. Increased risk of flooding**
  - B. Higher land acquisition costs**
  - C. Lower demand for housing**
  - D. Increased construction time**

- 6. To whom must the performance bond required under PD 957 be made payable?**
- A. The housing developer**
  - B. The local government**
  - C. HLURB**
  - D. The bank**
- 7. What key information should a subdivision site plan include?**
- A. Road placements and utility connections**
  - B. Market analysis and pricing strategy**
  - C. Details of nearby schools and amenities**
  - D. Only zoning information**
- 8. Under RA 7279, how is "affordable cost" defined?**
- A. The highest price a buyer will pay for land**
  - B. The most reasonable price of land and shelter based on needs and financial capability**
  - C. The average market price of land**
  - D. The cost of land as determined by government appraisal**
- 9. What type of housing does "cluster housing" specifically describe?**
- A. Single-family homes built separately**
  - B. Multi-family units that are close together**
  - C. Large estate-style homes**
  - D. Townhouses with shared facades**
- 10. What is the minimum lot size for a socialized single detached unit according to the IRR of BP 220?**
- A. 64 square meters**
  - B. 50 square meters**
  - C. 70 square meters**
  - D. 80 square meters**

## Answers

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1. B
2. C
3. B
4. B
5. A
6. C
7. A
8. B
9. B
10. A

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## **Explanations**

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## 1. Why are shared amenities important for subdivisions?

- A. They add to the individual property value
- B. They encourage a sense of community among residents**
- C. They are unnecessary features
- D. They reduce overall housing costs

Shared amenities are important for subdivisions primarily because they encourage a sense of community among residents. These shared spaces, such as parks, swimming pools, playgrounds, and community centers, foster interactions among neighbors, promote socialization, and help create relationships. This sense of belonging can significantly enhance the living experience, making residents feel more connected and invested in their community. Moreover, shared amenities often serve as gathering points for organized activities, events, and recreational opportunities that further strengthen community bonds. They can also attract new buyers who value community engagement when searching for a home. This emphasis on community cohesion is critical for creating a welcoming and integrated environment, which can lead to higher satisfaction among residents and improved overall neighborhood dynamics. While shared amenities can have positive effects on property values and potentially influence housing costs, their primary importance lies in their ability to cultivate community spirit and social interactions among residents.

## 2. How does climate change influence subdivision planning?

- A. It requires no changes in planning
- B. It emphasizes design aesthetics
- C. It factors in flood risks and sustainability**
- D. It focuses solely on building codes

Climate change significantly influences subdivision planning through the incorporation of flood risks and sustainability considerations. As climate change leads to rising sea levels, increased frequency and intensity of storms, and changing precipitation patterns, planners must assess how these factors impact the development areas. Incorporating flood risks means evaluating potential flooding zones based on current and projected data. Subdivisions may need to be located on higher ground or designed with features such as retention ponds and permeable surfaces to manage stormwater effectively. Sustainability focuses on using resources efficiently, promoting green building practices, and ensuring that developments can withstand environmental stresses over time. Considering these aspects allows planners to create communities that are not only resilient to the impacts of climate change but also contribute to overall environmental health. This makes it essential for modern subdivision development to integrate both flood risk assessments and sustainability practices into the planning process, leading to more sustainable and livable communities in the long term.

### 3. Which of the following factors can lead to higher insurance costs for subdivisions?

- A. Proximity to urban centers
- B. Development in high-risk flooding areas**
- C. Availability of local amenities
- D. Size of individual lots

Development in high-risk flooding areas is a significant factor that can lead to higher insurance costs for subdivisions because properties located in these areas are more susceptible to flood damage. Insurers assess the risk of various hazards when determining policy premiums. If an area has a history or likelihood of flooding, insurance companies will charge higher premiums to account for potential claims that may arise from such natural disasters. This increased cost reflects the underlying risk associated with insuring properties in these vulnerable locations, factoring in the likelihood of damage and the associated costs of repairs and rebuilding after a flood event. Proximity to urban centers can influence insurance costs, but it does not have the straightforward increase in cost that flooding risks do. Availability of local amenities or the size of individual lots are less likely to have a direct impact on insurance premiums compared to the specific risk factors associated with environmental hazards like flooding. Therefore, while all these factors play a role in shaping insurance costs, high-risk flooding areas stand out as a primary reason for increased insurance expenses in subdivisions.

### 4. How can technology enhance subdivision development?

- A. By reducing labor costs
- B. Through improved design software and smart home innovations**
- C. By speeding up the construction materials supply chain
- D. By eliminating the need for permits

Technology significantly enhances subdivision development primarily through the use of improved design software and smart home innovations. Advanced design software allows developers and architects to create more accurate and efficient layouts for subdivisions, optimizing land use, enhancing the aesthetic appeal, and ensuring adherence to zoning laws and regulations. This software can simulate various scenarios, allowing for better planning and fewer errors during the construction phase. Smart home innovations play a vital role as well, as they integrate technology into homes that can improve energy efficiency, security, and overall convenience for future residents. Features like smart thermostats, home automation systems, and enhanced security measures can make homes more attractive to potential buyers, leading to increased sales and potentially higher property values. While other options may offer benefits, they do not encapsulate the multifaceted impact of technology in the same comprehensive manner as the combination of improved design and smart innovations. Reducing labor costs and speeding up supply chains can help but do not directly contribute to the fundamental planning and design benefits that technology provides. Additionally, while navigating permits is important, the complete elimination of permits is unlikely and would undermine regulatory compliance and community planning efforts.

**5. What are the potential challenges of developing a subdivision in a floodplain?**

- A. Increased risk of flooding**
- B. Higher land acquisition costs**
- C. Lower demand for housing**
- D. Increased construction time**

Developing a subdivision in a floodplain presents several potential challenges, with one of the most significant being the increased risk of flooding. Floodplains are areas adjacent to rivers and streams that are susceptible to flooding during periods of heavy rain or snowmelt. Building in such areas can lead to structural damage, increased insurance costs, and potential harm to residents. Furthermore, local governments often have strict regulations concerning construction in floodplains to mitigate these risks. This can include requiring elevating structures above flood levels or implementing extensive drainage systems, which can increase overall development costs. The other challenges, while relevant in different contexts, do not directly stem from the inherent risks associated with floodplains. Higher land acquisition costs may pertain more to market conditions or property desirability rather than environmental risk. Similarly, lower demand for housing might be influenced by various factors including location or economic conditions, but not solely by the classification of the land as a floodplain. Increased construction time could be applicable in a variety of situations, but it is not a specific challenge linked directly to building in flood-prone areas. The primary and most critical challenge remains the elevated risk of flooding and its consequences.

**6. To whom must the performance bond required under PD 957 be made payable?**

- A. The housing developer**
- B. The local government**
- C. HLURB**
- D. The bank**

The performance bond required under PD 957 must be made payable to the Housing and Land Use Regulatory Board (HLURB). This is crucial because the HLURB acts as the regulatory authority overseeing housing development projects and ensuring that developers adhere to the standards and conditions set forth in their licenses and permits. Making the bond payable to the HLURB provides a level of security for both the buyers and the government, ensuring that funds are available in case the developer fails to comply with the requirements of the development. This can include the completion of infrastructure, provision of amenities, and adherence to zoning laws, among other responsibilities. If a developer defaults on these obligations, the HLURB can utilize the bond to ensure that the necessary actions are taken to rectify the situation, protecting the interests of home buyers and the integrity of the housing market. The other choices suggest payment to various parties that may not directly enforce compliance or protect the interests regulated by PD 957, making the HLURB the most appropriate choice in the context of overseeing the duties prescribed under this law.

**7. What key information should a subdivision site plan include?**

- A. Road placements and utility connections**
- B. Market analysis and pricing strategy**
- C. Details of nearby schools and amenities**
- D. Only zoning information**

A subdivision site plan serves as a critical blueprint for the development of a residential or commercial area. It should include key information that ensures the design is both functional and compliant with local regulations. Specifically, including road placements and utility connections is essential for several reasons. Road placements are crucial because they dictate the traffic flow within the subdivision, influence accessibility for residents, and outline the connections to larger roadways. Proper placement is also vital for safety considerations, facilitating emergency vehicle access, and ensuring that the layout adheres to zoning and planning requirements. Utility connections are equally important, as they encompass the infrastructure necessary to provide services such as water, electricity, sewage, and telecommunications to the residents. Including these elements in the site plan helps to ensure that all necessary services can be effectively provided to each lot, preventing future complications regarding service availability and environmental impacts. Optioning out other choices such as a market analysis and pricing strategy, details of nearby schools and amenities, or only zoning information would leave critical operational aspects undefined. These elements, while useful in the broader context of development planning, do not serve the immediate practical purpose of a site plan itself, which focuses on spatial layout and utility distribution. Therefore, the inclusion of road placements and utility connections is fundamental to the successful planning

**8. Under RA 7279, how is "affordable cost" defined?**

- A. The highest price a buyer will pay for land**
- B. The most reasonable price of land and shelter based on needs and financial capability**
- C. The average market price of land**
- D. The cost of land as determined by government appraisal**

The definition of "affordable cost" under RA 7279 focuses on a price structure that aligns with the financial capabilities of individuals or families while addressing their needs. This means that the "affordable cost" is not simply about the market price or excessive valuations; rather, it takes into consideration what potential buyers can realistically afford based on their financial situation. This definition encourages a practical approach to housing and land acquisition, ensuring that affordability is accessible to a broader segment of the population rather than being reserved solely for those with higher incomes. Thus, it promotes equitable access to housing and land for low-income families and individuals, thereby supporting the overarching goals of RA 7279, which aims to provide security of tenure and accommodate low-income housing. In contrast, the other options focus on different pricing concepts that do not align with the spirit of affordability as laid out in the law. For instance, some options might emphasize market averages or appraisals that do not factor in personal financial capability, leading to a definition that may not effectively serve the intended audience of RA 7279.

**9. What type of housing does "cluster housing" specifically describe?**

- A. Single-family homes built separately**
- B. Multi-family units that are close together**
- C. Large estate-style homes**
- D. Townhouses with shared facades**

Cluster housing specifically refers to a type of residential development where multi-family units are built in close proximity to each other, typically sharing common spaces and amenities. This concept is designed to maximize land use and create a sense of community while preserving green spaces or natural features. Cluster housing often results in a higher density of living units compared to traditional single-family residential layouts. The focus on multi-family units distinguishes cluster housing from other types where single-family homes are constructed separately on larger lots, or where large estate-style homes are built individually, prioritizing privacy and spaciousness. Additionally, while townhouses might have shared facades, they usually represent a specific architectural style and layout distinct from the broader category of cluster housing, which encompasses a variety of multi-family configurations.

**10. What is the minimum lot size for a socialized single detached unit according to the IRR of BP 220?**

- A. 64 square meters**
- B. 50 square meters**
- C. 70 square meters**
- D. 80 square meters**

The correct answer is based on the specific guidelines outlined in the Implementing Rules and Regulations (IRR) of BP 220, which pertains to socialized housing in the Philippines. According to BP 220, the minimum lot size for a socialized single detached unit is established at 64 square meters. This regulation aims to ensure that individuals or families in socialized housing have access to adequate space that supports comfortable living conditions, balancing affordability with essential living standards. Understanding this minimum lot size is crucial for developers and planners as it influences the design and feasibility of housing projects targeted at lower-income groups, helping to create viable communities that comply with national housing standards.

## Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://subdivisiondevelopment21.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**

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