



# **MAKATI SHELTER PLAN**

## **2018-2026**

**Prepared By:**

**MARIBEL M. LUMANG, RSW  
Officer-In-Charge, MSWD  
Member, MCURHB**

CHAPTER I – INTRODUCTION .....	4
RATIONALE.....	4
VISION .....	5
DEVELOPMENT GOALS.....	5
OBJECTIVES .....	6
DEMAND FOR SHELTER.....	24
CHAPTER IV. ASSESSMENT OF AFFORDABILITY .....	25
AFFORDABILITY OF HOUSING GROUPS .....	25
Table 24. Government Funded Housing Projects in Makati.....	29
Table 25: Makati Residential Stock .....	29
CHAPTER V. ASSESSMENT OF RESOURCES FOR SHELTER PROVISION .....	30
LAND NEEDED FOR HOUSING.....	30
INFRASTRUCTURE NEEDED FOR HOUSING.....	30
FINANCIAL RESOURCES FOR HOUSING .....	30
LAND AVAILABLE FOR HOUSING .....	30
FUNDS AVAILABLE FOR HOUSING .....	37
CHAPTER VI. WORK AND FINANCIAL PLAN .....	38
CHAPTER VII- LGU COMMITMENT.....	51
Sangguniang Panlungsod Approval and Adaption .....	51
CHAPTER VII- MONITORING AND EVALUATION .....	52
ANNEXES.....	53
Relocation and Resettlement Action Plan.....	53
Agency Roles, Programs and Services .....	54
Local Government Code of 1991 (RA 7160) - Preparation of Comprehensive Land Use Plan .....	55
City Ordinance No. 2012-225 Creating the.....	56
Tables and Figures .....	68
Table 1. Properties Transected by the West Valley Fault (WVF) .....	68
Table 2. Collapsed Damaged Building      Table 3. Completely Collapsed.....	68
Density per Barangay                      Damaged Building Density per Barangay .....	68
Table 4. Number of People and Households with Inundated Homes per Barangay .....	68
Table 5: Population Distribution and Gross Population Density by Barangay, 2015 .....	69
Table 6. Age and Sex Structure .....	70
Table 7: Estimates of Daytime-Population Ratio, 2010.....	71
Table 8. Projected Total Mid-Year Population by Barangay (At Constant Trend of 1.85% .....	72
Table 9. Projected Total Mid-Year Population by Barangay (At Constant Trend of 1.85% Annual PGR) (Cont...)	73
Table 10: Barangay Clustering .....	74
Table 11. Number of Establishments by Type.....	74

Table 12. Households By Tenure Status of the Housing Unit, 2015 .....	74
Table 13. Number of Households in Occupied Housing Units by Main.....	75
Source of Drinking Water, Makati City, 2016.....	75
Table 14. Number of Households in Occupied Housing Units, By Type of Toilet.....	75
Facility, 2016.....	75
Table 15: Occupied Housing Units by Type of Building, 2015 .....	75
Table 16: Occupied Housing Units by Construction Material of the Outer Walls and Roof, 2015 ....	75
Table 17: Basic Data and Assumptions .....	76
Table 18: Population Projection by Planning Periods .....	76
Table 19: New Housing Units Needed (New units needed due to population growth) .....	76
Table 20: New Housing Units Needed (New units needed due to backlog) .....	77
Table 21: Summary of New Units due to backlog and population growth were computed as follows: .....	77
Table 22: Summary due to backlog and household growth.....	77
Table 23: Projected Number of Household Renters and Owners, 2010 and 2015 .....	77
Figure 1. Map of Properties Transected by the West Valley Fault .....	78
Figure 2. Earthquake Hazard Map .....	79
Figure 3. Total Floor Area in Collapsed Damage State per Barangay.....	80
FIGURE 4.Existing Land Use Map, 2012 .....	81
Figure 5. Proposed Land Use Map, 2023.....	81
References:.....	82

# CITY SHELTER PLAN OF MAKATI

## CHAPTER I – INTRODUCTION

### RATIONALE

Makati, dubbed as the “Financial Capital of the Philippines” and the “Wall Street of the Philippines” is a highly urbanized city that serves as a business hub of multinational and local corporations in the country. The major banks, corporations, department stores, state-of-the-art facilities as well as foreign embassies are situated in the City. It is also known for the skyscrapers and shopping malls of its Central Business District and most especially, for its citizens who are productive, empowered, and God-loving and with having a genuine sense of belonging.

And for the past 30 prolific years, the City of Makati has worked to ensure that the fruits of progress are shared by all, through social programs that provide them, at the very least, the opportunity to live a life with dignity; steered by the belief that the epitome of good governance us to serve the people (PAGLINGKURAN ANG BAYAN). As its socio-economic development continues to progress, and because of the benefits being given to its Makatizens, many people would want to be citizens of Makati resulting to population growth which is expected to impact on the resources and services of the City including the provision of housing to its stakeholders.

To address the housing needs, the City Government of Makati initiated the formulation and crafting of the Local Shelter Plan (LSP). The said plan is considered the roadmap to address the City’s shelter needs of both the formal and informal sector. Likewise, it is a plan of action which defines the objectives for the development of shelter conditions and provides information on the analysis of the present local housing situation including the identification of housing problems, best practices and future housing needs. It is worthwhile to note that LSP determines the affordability of targeted beneficiaries and identifies the availability of resources.

The plan is crucial in the city’s development because it provides and enables the City with a better perspective of the housing situation and implement their specific mandates based on RA 7279 (UDHA) and RA7160 (LGC). Moreover, having LSP would help Makati to focus efforts of different agencies concerned in the delivery of shelter to achieve better coordination and ensures realistic target setting. Having LCP would entail efficient matching of the supply and demand for shelter and available resources.

It should be noted that the said plan was crafted in accordance with the Local Government Code of 1991 (RA 7160) and the Urban Development and Housing Act of 1992 (Republic Act 7279). The latter mandates the local government units to implement programs and projects on low cost housing and other socialized dwellings especially for the underprivileged and homeless.

On the other hand, the 2017-2022 Philippine Development Plan (PDP) emphasized the importance for the improvement of the LGUs capacity in urban and shelter planning, implementation of local housing program.

Added to these laws are two other related issuances such as the Climate Change Act of 2009 (RA 9279) and the Disaster Risk Reduction Act of 2010 (RA 10121). RA 9279 centers on climate change adaptation and mitigation. On the other hand, RA 10121 upholds to address the root causes of vulnerabilities to disasters, strengthening the city’s constitutional capacity for disaster risk reduction management and building the resilience of local communities to disasters including climate change impacts.

The said laws are very significant in resolving housing issues. It is the opportune time for the City to formulate and implement the LSP to address the housing needs of all stakeholders whether in the informal or the formal sectors.

As envisioned, Makati City shall lead the Philippines in to the 21st century leading the creation of sustainable economy in which housing for all is one of its major goals.

## **VISION**

### **Development Vision**

“Makati shall lead the Philippines in the 21st century; its global and national enterprises, leading the creation of a new responsible and sustainable economy; its citizens, productive, empowered and God-loving.”

### **Mission**

The Makati City Government will be the model for world-class local governance: providing for the well-being of its citizenry through delivery of the highest level of basic, social, and economic services with breakthrough technologies, sustainable financing, and competent, responsible and professional civil servants.

### **Local Shelter Plan Statement**

To lay down the framework on the provision of affordable, decent, safe, and sustainable housing for all.

## **DEVELOPMENT GOALS**

- ***Safe, Secure, and Livable Environment***

The City will strive to be a model of disaster resiliency, develop a culture of safety, and establish a sustainable way of life that will make it a safe and secure place to live in.

The high quality of living will always be a hallmark of the City. It will continue to sustain an environment that is ideal to nurture and raise a family, and conducive in fulfilling dreams.

- ***Innovative Infrastructures***

Makati will continue to provide basic infrastructure support such as roads and bridges, to improve internal circulation and provide better linkages to the regional and international facilities such as highways, airports and seaports. Public buildings and structures shall be built and upgraded to make them disaster risk-sensitive. A collaborative framework shall be established to allow utility companies to invest and provide sustainable service even in the midst of disaster. Information and Communication Technology providers will be encouraged to continually support the widening and increasing demand for bandwidth including a high range of communication facilities to make the City connected.

- ***Imageable City***

Following great cities of the world, Makati is a work in progress, continually changing, its skylines always the country's benchmark of how cities should be developed. A fitting tribute is to make the City more visually enchanting. As a paragon of development, Makati should not just be a model of sustainability, vibrancy and inclusiveness but also an inspiring urban environment filled with iconic spaces and structures well-integrated in the fabric of the city. It is expected that the City with the private sector and the communities will be harnessing and developing areas for this purpose.

- ***Housing for All***

Holistic and inclusive housing is a basic and priority component of the City's development. The City in collaboration with national government agencies and private sector shall build housing that is affordable, help people to avail, and provide housing support for the vulnerable members of its community. In partnership with the different stakeholders including international development partners, the City will continually seek innovative ways (e.g. universal housing designed to be usable throughout all life stages, or housing that allows "aging-in-place") to provide housing to serve various levels of demand.

## **OBJECTIVES**

Specifically, the City Government of Makati aims to:

- i. Reduce the displaced household in Government owned lands and danger areas by 20% annually from 2018 to 2024
- ii. Address displacement of households in the following:
  1. West Valley Fault
  2. Identified ISFs in Private Lots
- iii. Develop 3 hectares of land for housing and resettlement annually beginning 2019 until 2024 at off-city resettlement
- iv. Redevelopment of existing in-city housing projects
  - v. Ensure Urban re-development/ certification of blighted areas
  - vi. Ensure that no ISF returnees in cleared areas
- vii. Provide 1000 housing units to qualified Makati City Government Employees by 2019-2021

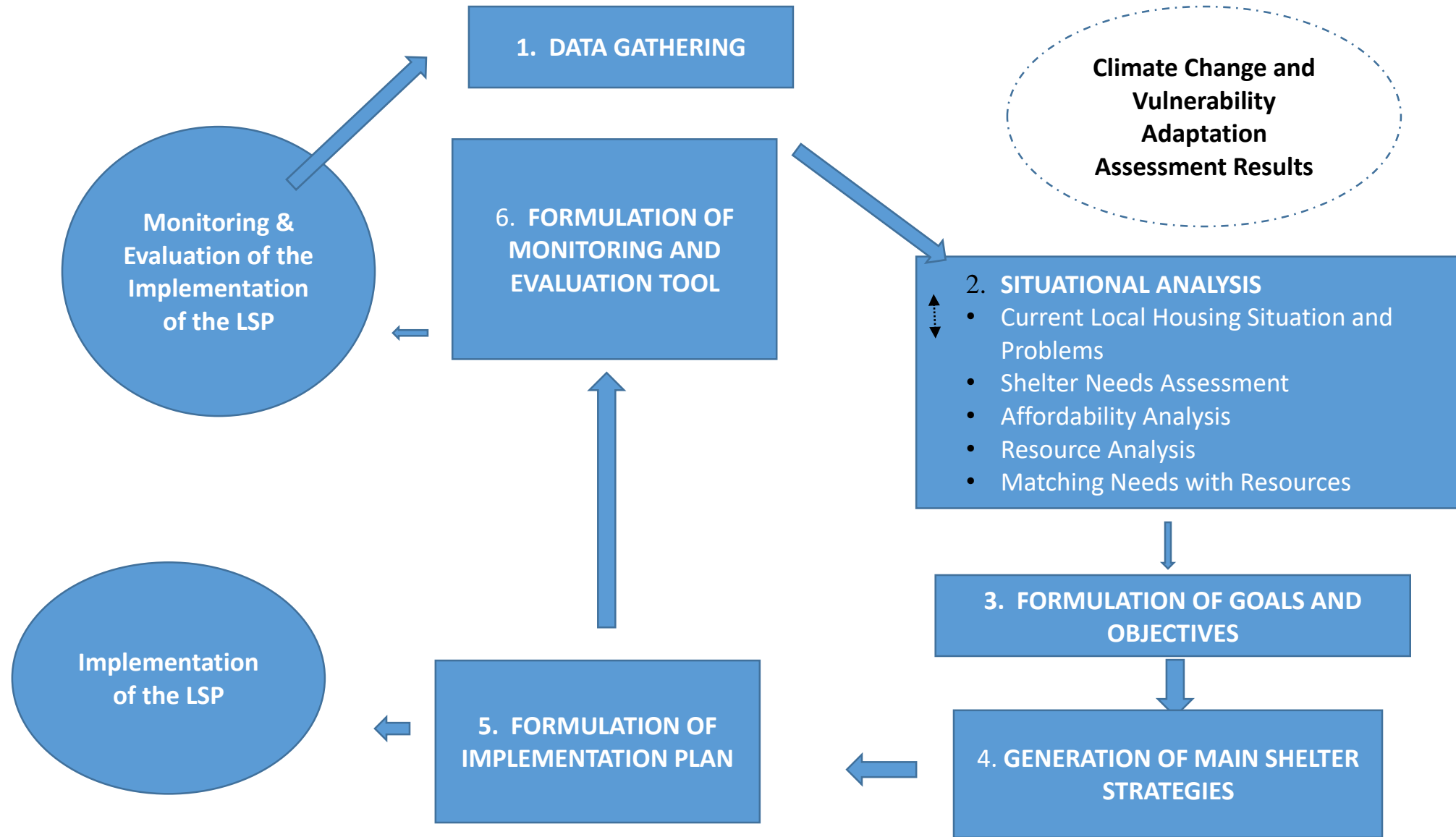
## **Target Population**

- Projected Night Time Population of 604,358 based on the 1.85 % population growth rate of Makati for the period 2010-2015 ( Philippine Statistics Authority (PSA) Census on population) :

<b>A. Informal Settler Families</b>		
	a. Government Lots	<b>1,626</b>
	b. Private Lots	<b>2,311</b>
<b>B. Displaced</b>		
	a. West Valley Fault	<b>598</b>
	b. Homeless	<b>132</b>
	b.1 South Cemetery	36
	b.2Streets/ Municipal and South Cemetery	57
	e. MCCT Returnees	39
<b>TOTAL</b>		<b>4,667</b>
Projected number of renter families (2015)		81,161

## SHELTER PLANNING PROCESS

## LSP Formulation Process





## **Data Gathering**

- Review of the previous draft -DG
- Meeting with HUDCC for Technical Assistance -DG
- Orientation on Pre-Makati Shelter Planning -DG
- Data Gathering (Updating of data/statistics) - DG

## **Situational Analysis**

- Current Local Housing Situation and Problems
- Shelter Needs Assessment
- Affordability Analysis
- Resource Analysis
- Matching Needs with Resources

**Formulation of Goals and Assessment** - the stage where the vision, mission, goals and objectives are set. This is an essential step in the preparation of LSP as it provides the planners and evaluators of the housing program with a clear perspective of the desired change and the processes involved.

## **Review and Assessment of the following:**

- Vision
- Mission
- Goals
- Objectives

**Generation of shelter strategies** - this is the phase where the MCURHB formulate the appropriate strategies and conclusions after assessing the housing situation, It includes the analysis of affordability and resource requirements and the projected housing need in the locality.

**Formulation of the Implementation Plan** – What needs to be done in undertaking/implementing the strategies.

**Formulating the Monitoring and Evaluation System** – this provides the implementers immediate and relevant information to ensure the effective and efficient delivery of shelter and shelter-related services.

- Pre-writeshop of Makati Shelter Plan
- Writeshop of Makati Shelter Plan
- Presentation of Draft Makati Shelter Plan 2018-2028 to MCURHB for comments and approval.
- Recommendation of MCURHB to City Council for the Approval/adoption of Makati Shelter Plan 2018-2028
- Plan implementation
- Monitoring and Evaluation

## **Participants**

The Participants for the preparation of the Makati City Shelter Plan shall comprise of the members of the Makati City Urban and Redevelopment Housing Board, MCURHB-TWG and Technical assistance shall be provided by HUDCC. They shall be primarily involved in the preparation of the Makati City Shelter Plan:

- Urban Development Department (UDD)
- Makati Social Welfare Department (MSWD)
- Economic Enterprise Management Office (EEMO)
- Makati Health Department (MHD)
- Department of Engineering and Public Works (DEPW)
- Budget Office
- Department of Environmental Services (DES)
- DILG-Makati
- Liga ng mga Barangay
- National Housing Authority (NHA)
- Disaster Risk Reduction Management Office (DRRMO)
- Law Department
- Accounting Department
- Assessment Department
- Chairman of the Committee on Housing and Urban Development
- Presidential Commission for the Urban Poor
- Information and Community Relations Department
- 

**STRUCTURE-** The Makati City Urban Redevelopment and Housing Board will recommend to the Sanguniang Panlungsod the approval and adoption of the plan, that will lead towards the realization of the Local Shelter Plan. This will be translated by the local chief executive in to an ordinance.

**TIME FRAME:** The plan has a timeframe of ten (9) years covering from the period of 2019 to 2025. This is broken down into three planning process:

- a. Immediate Term Period covering from July- December 2019
- b. Short Term Period covering from 2019-2021
- c. Medium Term Period covering from 2022-2024
- d. Long Term Period covering from 2025-2026

### **KEY PLAYERS ROLES AND RESPONSIBILITIES**

These are the Key Players in the Implementation of the Makati Shelter Plan:

#### **City Mayor**

- Exercise general supervision and control over all programs, projects, services and activities of the LGU.
- Enforce all laws and ordinances relative to the governance of the LGU and the exercise of the appropriate corporate powers.
- Ensure the delivery of basic services and the provision of adequate facilities.

### **Sangguniang Panlungsod Council**

- Approve ordinances and pass resolutions necessary for an efficient and effective government;
- Maintain peace and order by enacting measures to prevent and suppress lawlessness, disorder, riot, violence, rebellion or sedition and impose penalties for the violation of said ordinances;
- Approve ordinances imposing a fine not exceeding Five Thousand Pesos (P5,000.00) or an imprisonment for a period not exceeding one (1) year, or both the discretion of the court, for the violation of a city ordinance; and
- Adopt measures to protect the inhabitants of the City from the harmful effects of man-made or natural disasters and calamities and to provide relief services and assistance for victims during and in aftermath of said disaster or calamities and in their return to productive livelihood following said events.
- Approve Annual and Supplemental Budgets of the LGU

### **Urban Development Department**

- Formulate integrated economic, social, physical and other development plans and policies for consideration of the City;
- Formulate urban policies and programs to address population, shelter, zoning, land development and re-development, public transportation and other urban development concerns;
- Conduct continuing studies, researches and training programs necessary to evolve urban plans and programs for implementation;
- Monitor and evaluate the implementation of the different development programs, projects, and activities in accordance with the approved urban development plan of the City;
- Develop and maintain a comprehensive management information system necessary for effective policy formulation and program development and implementation;
- Promote people's participation in urban development planning activities;
- Exercise supervision and control over the secretariat of the City Development Council;
- Perform such other duties and functions as provided in the City Charter of Makati, and Republic Act No. 7160 and those prescribed by law or ordinance.

### **City Administrators Office**

- Develop plans and strategies and upon approval thereof by the City Mayor, implement the same particularly those which have to do with the management and administration-related programs and projects which the City Mayor is empowered to implement and which the Sangguniang Panlungsod is empowered to provide.
- Assist in the coordination of the work of all the officials of the City, under the supervision, direction and control of the City Mayor, and for this purpose, he may convene the chiefs of offices and other officials of the city.
- Establish and maintain a sound personnel program for the City designed to promote career development and uphold with the merit principle in the local government service.
- Conduct a continuing organization, structural and system review and evaluation of the City with the end view of instituting effective administrative reforms.
- Maintain direct administrative supervision overall city-owned economic enterprises except revenue and bill collectors;

- Develop, prepare and implement plans and programs and activities relative to general services in coordination with other city departments;

### **Department of Engineering and Public Works**

As provided in RA No. 7854 and similarly provided in RA 7160 (The Local Government Code of 1991), the Department of Engineering and Public Works shall:

- Initiate, review and recommend changes in policies and objectives, plans, programs, techniques, procedures and practices in infrastructure development and public works in general of the City;
- Advise the City Mayor on infrastructure, public works, and other engineering matters;
- Administer, coordinate, supervise, and control the construction, maintenance, improvement, and repair of roads, bridges, and other engineering and public work projects of the City;
- Provide engineering services to the City, including investigation and survey, engineering designs, feasibility studies, and project management;
- Regulate and ensure compliance with existing policies in infrastructure development and public works; and
- Perform such other functions and exercise such other power as provided for under Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and those that are prescribed by law or ordinance.

### **Makati Social Welfare Department**

- Formulate measures for the approval of the Sangguniang Panlungsod and provide technical assistance and support to the City Mayor in the efficient and effective delivery of basic social services and the provision of adequate facilities relative thereto.
- With the sanction and approval of the City Mayor and the Sangguniang Panlungsod, develop and implement plans and strategies including programs and projects on social welfare which are not only reactive but also proactive in orientation.
- Lead in the provision of immediate relief during and assistance in the aftermath of man-made and natural disasters and natural calamities.
- Provide technical advice and assistance to the City Mayor on all matters which will improve the livelihood and living conditions of the inhabitants.
- Perform such other functions and exercise such powers as provided for under RA 7160 and those that are prescribed by law or ordinance.

### **Assessor's Office**

- Ensure that all laws and policies governing the appraisal and assessment of real properties for taxation purposes are properly executed.
- Initiates review and recommends changes in policies and objectives, plans and programs, techniques, procedure and practices in the valuation and assessment of real properties for taxation purposes.
- Establish a systematic method of real property assessment.
- Install and maintain a real property identification and accounting system.
- Prepare, install, and maintain a system of tax mapping, showing graphically all properties subject to assessment and gather all data concerning the same.
- Conduct frequent physical surveys to verify and determine whether all real properties within the City are properly listed in the assessment rolls.

- Exercise the function of appraisal and assessment primarily for taxation purposes of all real properties in the City.
- Prepare a schedule of the fair market value of the different classes of real properties in accordance with the provisions of the Local Government Code.
- Issue, upon request of any interested party, certified copies of assessment records of real property and all other records relative to its assessment, upon payment of a service charge or fee to the City Treasurer.
- Submit every semester a report of all assessments, as well as cancellations and modifications of assessments; to the City Mayor and the Sangguniang Panglunsod.
- Perform such other duties and functions and exercise such other powers as provided for under RA 7160, otherwise known as the Local Government Code of 1991, and those that are prescribed by law or ordinance.

### **Department of Environmental Services**

- Formulate measures that will promote sound urban environmental management for the consideration of the Mayor and the Sangguniang Panlungsod;
- Develop plans, programs and strategies that will conserve and preserve city areas as sound environment landmarks for the consideration of the City Mayor and Sangguniang Panlungsod;
- Recommend to the Sangguniang Panlungsod and advise the City Mayor on all matters relative to the conservation, protection, optimal utilization, application of appropriate technologies related to the preservation of the environment and natural resource management;
- Coordinate with government agencies and non-government organizations in the implementation of measures to prevent and control air, land and water pollution with the assistance of the Department of Environment and Natural Resources as well as other agencies of government and the private sector;
- Perform such other functions and exercise such powers as provide under the Local Government Code and those that are prescribed by law or ordinance.

### **Makati Disaster Risk Reduction Management Office**

Provide the direction, development, implementation and coordination of disaster risk management programs within their territorial jurisdiction.

### **Makati City Urban Redevelopment and Housing Board**

- A policy- making body that aims to provide formal Settlement and Housing for the residents of Makati. This special body helps in creating a distinct policy-making organization that will solely focus on consistent, interrelated and unified redevelopment, and housing plans programs and projects of Makati City. Furthermore, local housing boards are envisioned to provide urban poor communities, POs and NGOs, more direct participation in the planning and implementation of local housing programs. (Source: MSWD Profile)

### **Office of the Building Official**

- Enforce the provisions of the National Building Code and implement the rules and regulations issued thereof;
- Process all building permit applications on the basis of land-use and architectural, structural and geodic, sanitary and plumbing, electrical, mechanical and fire as well as other standard requirements, rules and regulations promulgated in accordance with the National Building Code;

- Inspect all buildings or its premises at all reasonable times and determine compliance with the requirements of the National Building Code, and the terms and conditions provided for in the building permit as issued;
- Review and evaluate the design, plans and programs with the corresponding specifications estimates and other necessary building documents of all building projects under his charge;
- Inspect the construction, repair, addition, renovation and/or demolition of all buildings in accordance with the National Building Code and prescribed the terms and/or conditions when the work will be allowed to resume;
- Order discontinuance of the occupancy or use of any building or structure or portion thereof found to be occupied or used contrary to the provisions of the National Building Code;
- Keep a permanent record and accurate account of all fees and other charges fixed and authorized by the Secretary of Public Works and Highways.

### **Economic Enterprise Management Office**

- Supervise and manage city-owned economic enterprises such as:
  - Public Market/ Slaughterhouse Services
  - Tenement Housing Services
  - Other Economic Enterprise Services
- Enforce all rules and regulations, city ordinances pertaining to the City’s economic enterprises;
- Advise the City Mayor through the City Administrator on all matters affecting the operation and management of economic enterprises;
- Plan, develop and implement proposals for the establishment of new economic enterprises upon the approval of the City Mayor and the Sangguniang Panlungsod, as the case may be; and
- Perform such other functions as maybe prescribed by law or ordinance.

**Source/s: LBP Form No. 4, Comprehensive Development Plan (CDP), Comprehensive Land Use Plan (CLUP), Budget Operations Manual for Local Government Units 2016 Edition and City Charter, Makati Social Welfare Department Profile**

### **Structure and Timeframe of Shelter Plan**

<b>ACTIVITIES</b>	<b>TIMELINE</b>	<b>RESPONSIBLE PERSON</b>
<b>Preparatory Phase</b>		
Identification of documentary requirements and preparation of logistical requirements	Jan – May	MCURHB-Secretariat
<a href="#">..\LSP Formulation Process.pptx</a> Data Gathering/Data Collection/Updating of Data	Jan – May	MCURHB-TWG MCURHB-Secretariat
Consultation with HUDCC	April – May	MCURHB-TWG Secretariat

Preparation of communication letters such as invitation, request letter, memos, etc. Identification of the workshop participants	April	MCURHB-Secretariat
Coordination with different agencies/offices involved in the activity Identification and tapping of resource persons	April – May	MCURHB-TWG MCURHB-Secretariat
<b>Workshop Proper</b>		
Facilitates the registration and participants during the workshop proper Integration of comments for the 4 <sup>th</sup> draft of Makati Shelter Plan 2018-2028 Finalized the Makati Shelter Plan Outline	May 30-June 1 at Pontefino Hotel, Pastor Village, Gulod Labac, Batangas	HUDCC, MCURHB Members, TWG & Secretariat Other Agencies
<b>Post-Activity Phase</b>		
Post Activity Report & Liquidation Process	June 4-15	MCURHB-Secretariat
Post-Workshop Activity for the Makati Shelter Plan	June 18	MCURHB Other Agencies
Presentation of the Makati Shelter Plan to the Members of MCURH-Board	June 26	MCURHB Other Agencies
Submission of Makati Shelter Plan to Sanguniang Panlungsod for Adoption	July 4	MCURHB-TWG Secretariat
Review of the Makati Shelter Plan by Sanguniang Panlungsod	July	MCURHB
Ratification/Adoption of Makati Shelter Plan	August	MCURHB

## CHAPTER II. OVERVIEW OF THE CITY

### A. GEOGRAPHIC LOCATION AND FEATURES

- **Location**

Makati is located within the quadrangle of 121<sup>0</sup> 01<sup>1</sup> latitude north and 14<sup>0</sup> 33<sup>1</sup> longitude east. Located at the center of the National Capital Region (NCR), Makati is bounded on the north by Pasig River facing Mandaluyong City and Pasig City, on the east by the Municipality of Pateros, on the northwest by the City of Manila, on the south and southwest by Pasay City, and on the southeast by Taguig City. Makati is one of the 17 local government units that comprise Metro Manila.

- **Land Area**

Makati has a total land area of 27.36 square kilometers or 2,736 hectares. It constitutes 4.3 percent of NCR's total land area and is bigger than the neighboring cities of Pasay and Mandaluyong

- **Physiography and Slope**

The westernmost part of Makati City (barangays Bangkal, La Paz, Palanan, Pio Del Pilar, San Antonio, San Isidro, Singkamas and Tejeros) is composed of former tidal flats. The rest of the city rests on solid, undulating tuffaceous plain.

The City generally has a flat topography. About 75% of its land area has a slope of 0-3%; about 20% lies in the 3-12% slope category, while the remainder, located in the Fort Bonifacio area has a slope that is higher than 12%.

- **Elevation**

The elevation of the city ranges from 0-36 meters above mean the sea level. Areas with low elevations are at the western, northern and eastern peripheries of the city, close to the river boundaries. The highest elevations are found adjacent to the Fort Bonifacio ridge. Majority of the city, however, lies in the 4-20 meter elevation category.

- **Vulnerability**

- **Flooding Problems.** There are seven (7) low-lying barangays in western Makati that are flood-prone: Singkamas, Tejeros, La Paz, San Antonio, Palanan, San Isidro, Pio del Pilar and Rizal. Flooding in these areas is aggravated due to clogging at outfalls.
- The city has four (4) types of drainage systems. These include open canal, covered canal made of concrete, concrete hollow block walling, reinforced concrete culvert pipe, and reinforce box culvert.
- Among the flood prevention measures being taken in Makati is the operation of the Makati pumping station. This station serves the barangays of Poblacion, Valenzuela, and Bel-Air. It operates by collecting storm water and sewage through three (3) main
- channels: (a) the Makati Headrace I which serves barangay Olympia from the north, (b) the Makati Headrace II from the south serving barangay Poblacion in the southeast, and (c) the Zobel-Orbit main which serves Bel-Air in the southwest.
- The Zobel-Orbit main also diverts floodwater and sewage from Santa Clara creek to the retaining pond, from which these are pumped into Pasig River.

### **Makati City's Most Vulnerable Communities**

A large section of Makati is comprised of what used to be a 25.78 square-kilometer military camp established during the American Colonial period known as Fort Mckinley, and later renamed Fort Bonifacio when it was turned over to the Philippines in 1949. The privatization of Fort Bonifacio in 1995 gradually transformed a large section of the military camp into a master planned business district called the Bonifacio Global City (BGC) which has a full complement of high-priced residential, office and mixed-use



developments. However, to the north and east of the Bonifacio Global City are situated some of the most vulnerable communities in Makati. Many of these settlements were established in the 1950s as housing for the families of the enlisted men serving in the military camp but were later occupied by other families seeking low-cost urban housing in the 1970s up to the 1990s. These settlements are now known as Barangays Cembo, South Cembo, West Rembo, East Rembo, Comembo, Pembo, and Rizal.

Since most parts of the barangays that belong to the Eastside Cluster developed in a spontaneous manner, geo-physical and hydro-meteorological hazards were simply overlooked or ignored when informal settlements started to develop. After several years since land tenure was finally granted, many of the settlers have transformed their houses into permanent structures in spite of the presence of the natural hazards. The communities in these barangays can be characterized as having narrow streets, small lots, and practically no open spaces. Many of the families in the densely populated Barangay Rizal belong to the lowest income group in Makati.

### **Hazard and Risk Assessment**

Makati City is threatened by natural and man-made hazards brought about by geological, meteorological, and technological hazards. The proximity of the City to both the West Valley Fault (WVF) and the Pasig River contributes to these hazards, notwithstanding the density of persons and infrastructure combined with the strategic, political and economic importance of the City, makes it a viable target for civil disturbance.

#### **1. Earthquake**

Based on PHIVOLCS Atlas, approximately 3.63 km of the City is traversed by the WVF, affecting four (4) barangays namely East Rembo, Comembo, Pembo, and Rizal (see Figure 2. Earthquake Hazard Map). According to the conducted West Valley Fault (WVF) Household Survey gathered by the Makati Social Welfare Department (MSWD) last 2017, a total of 598 households as shown in Table 1. Properties Transected by the West Valley Fault (WVF) are within the 5-meter buffer zone on both sides of the WVF. This is considered as danger zone and no-build zone according to the Makati Zoning Ordinance, City Ordinance 2012-02, that will be developed under the Disaster Resiliency Initiatives for Vulnerable Enclaves (DRIVE) in which this will be converted into parks and open spaces to reduce the potential damages to structures. Hence, it is identified that there is a need for the City to provide for resettlement and/or relocation of these identified households. This is also presented in Figure 1. Map of Properties Transected by the West Valley Fault.

In addition, based on the GMMA RAP<sup>1</sup> assumption that the WVF will generate a 7.2 magnitude earthquake, Makati will experience very high ground shaking with intensity 8 based on the PHIVOLCS Earthquake Intensity Scale (PEIS) as shown in Figure 2. Earthquake Hazard Map.

Areas near the Pasig River such as West Rembo, Cembo, South Cembo, Guadalupe Viejo, Carmona, and Kasilawan are susceptible to soil liquefaction. At the same time, the barangays near the Pateros Creek such as Comembo, Pembo and Rizal are similarly vulnerable to liquefaction, which can be seen as well in Figure 2. Earthquake Hazard Map

---

<sup>1</sup> Collective Strengthening of Community Awareness for Natural Disasters (CSCAND) Greater Metro Manila Area Risk Analysis Project (GMMA RAP), 2014.

Barangays along the West Valley Fault are also susceptible to landslides, specifically 'rock slides' from towering walls of adobe. These communities are found in an area of Makati along C5-Kalayaan, a highway that was carved through a mountain, specifically portion of West Rembo and East Rembo.

According to the MMEIRS, an estimated 9.7% of all buildings in Makati will suffer from fire damage in the aftermath of an earthquake. These areas are characterized by the presence of houses built with light and flammable material, and proximity of structures to each other and to telephone and/or power lines. In the event of an earthquake, electrical lines that are severely damaged could potentially set nearby houses on fire.

Figure 3. Total Floor Area in Collapsed Damage State per Barangay shows the overall effects of a 7.2 magnitude earthquake on buildings including the secondary hazards discussed previously based on the GMMA RAP study, 2014. Table 2. Collapsed Damaged Building Table 3. Completely Collapsed shows the classification of barangays per collapsed damage building density while Table 2. Collapsed Damaged Building Table 3. Completely Collapsed shows the completely collapsed building density per barangay. See Annex \_ for the overall results of the GMMA RAP for Makati.

These data can be used for the assessment of Upgrading Needs for the housing condition in Makati in terms of lowering the vulnerability of housing through the following methodologies: (1) strict implementation of National Building Code for new constructions, (2) Assessment of buildings built prior to the enactment of the National Building Code (NBC) and (3) Strengthening or improving the old buildings which failed the structural assessment.

## 2. Flood

Northeast and East side of Makati are regularly flooded due to being in low-lying areas, as well as their proximity to the Pasig River and Pateros River<sup>2</sup>. Average floodwater depth in these areas is 0.25 meters and usually takes 25 minutes to recede. Aside from this, it is also notable that the Northwest and West areas of Makati are typically more susceptible to floods because of their proximity to other flood-prone areas in neighboring cities, particularly the Makati Diversion Channel/South Super Highway<sup>3</sup> as seen in Error! Reference source not found.

According to the Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA)<sup>4</sup>, significant reduction in rainfall in Makati during the summer season (March, April and May) making the usually dry season drier thus with likelihood of droughts, while rainfall increases are likely during the southwest monsoon (June, July and August) and the (September, October and November) seasons, making these seasons still wetter, thus impose frequent floods in areas of the City.

---

<sup>2</sup> Makati Disaster Risk Reduction and Management Council (DRRMC). Makati Contingency Plan for Hydro-Meteorological Hazards. 2018.

<sup>3</sup> Intensive Cleanup of Waterways, Manila Bulletin website, [mb.com.ph/node/330490/inten](http://mb.com.ph/node/330490/inten)

<sup>4</sup> Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA). February 2011. Climate Change in the Philippines.

Interpreting this to the number of people and households with inundated homes per barangay projected by the GMMA RAP for the 200-year flood cycle as shown in Table 4. Number of People and Households with Inundated Homes per Barangay; projected population will most likely experience frequent inundation which may result to temporary to permanent displacement of these households

These data can be used for the assessment of Upgrading Needs for housing condition in Makati in terms of lowering the vulnerability of households and structures to flooding and for arranging preparation through plan formulation for temporary to permanent shelter.

## **URBAN DEVELOPMENT TRENDS**

- **Population Size and Structure**

With a total population of 582,602, Makati ranked ninth (9th) in terms of population size among the 16 cities and one municipality of NCR based on the 2015 Census of Population and Housing. It has a total of 154,095 households with an average household size of 3.8.

The said household size is lower compared with the National Capital Region (NCR) and the entire country with 4.1 and 4.4, respectively.

### **Makati Population and Intercensal Annual Growth Rate, 1903 – 2015.**

The first census of population conducted in 1903 recorded a total of only 2,700 inhabitants in the city. The town's population grew fast and steadily at 10.82 percent annually until the end of year 1918. Population growth rates exhibited a fluctuating but positive trend from then on until 1995. The unprecedented increase in the population experienced during the period 1960-1970 was attributed to massive in-migration of people to the city as it became the center of business and commercial activities in the country.

During the period 1995-2000, however, historical data shows a significant reduction in the city's population, and thus a tremendous drop in the growth pattern registering a negative annual growth of -0.57 percent during the 5-year period. The growth rate picked up during the following 7-year period at 2.12 percent per annum, but decreased again at -1.34 percent per annum between 2007 and 2010. As of 2010, Makati's population stood at 529,039, a level which is 196 times the population count in 1903.

As of 2015, however, the city's population increased by 215 percent compared to 1903 level

### **NCR Population and Density, 2007, 2010 & 2015**

Compared with other cities in the NCR, Makati ranked among the most densely populated city with 21,300 persons per sq. km. Manila ranked first with 71,263 persons per sq. km. followed by Mandaluyong at 41,480/sq. km. Pasay City, Caloocan City, and Navotas City ranked 3rd, 4th and 5th respectively as the most densely populated cities in the NCR. On the other hand, Pateros which is the lone municipality remained as the least densely populated in Metro Manila.

### **Age and Sex Structure of Population**

The age-sex distribution of the City's population in 2015 indicated the predominance of females over males in number, such that sex-ratio was estimated to be 90 males per 100 females. The ratio wherein the males exceeded females has been maintained until the 14 year-age level, after which it started to decrease whereby the females sustained its dominance in number.( Please refer to Table 6)

### **Day-Time Population**

Considered the city's night-time population is the registered resident population of 548,983 in 2007, 529,039 in 2010 and 582,602 in 2015. Makati's daytime-night-time population ratio has been estimated at a minimum of 3.2 M to 4.2 M in 2010 – that is, the population of Makati during daytime on ordinary weekday is 6 to 8 times of its night-time population. (Please refer to Table 7).

### **Population Projections**

Makati City's population has been projected until the year 2025 with the basic assumption that the annual growth rate of 1.85% observed between 2015 and 2025 will persist in the next 10 years. (Please see Table 8 and 9).

## **EXISTING AND PROPOSED LAND USE**

### **Land Area**

Makati has a total land area of 27.36 square kilometers or 2,736 hectares. It constitutes 4.3 percent of NCR's total land area and is bigger than the neighboring cities of Pasay and Mandaluyong. (Please refer to Table 9)

The City is composed of 33 barangays, which are distributed between two (2) legislative districts.

For the purpose of planning and better coordination of service delivery, the City was clustered into six planning areas namely, Central, Northwest, Westside, Northwest, North Central, Eastside, and Northeast. Clustering is based on the commonality of the barangays such as geographical location, challenges/issues, income, resources, land use and the like, income, resources, land use and the like.

### **Proposed Land Use 2013-2023**

The Land Use Plan for 2013-2023 is a detailed translation of the Physical Framework/Conceptual Plans. The resulting land use distribution of the 2013-2023 Land Use Plan is summarized and compared to the 2001-2011 Land Use Plan in Table 1.

The Existing Land Use as of 2012 (Figure 12) shows that Residential Zone comprises 35% of the total land area of Makati, followed by Roads with 23.6%, and Commercial 14.8% and SMU accounting for 14.6%. Very few Industrial uses remain; there is also relatively small amount of Parks and Open Spaces.

For the Proposed Land Use Plan for 2013 to 2023, (Figure 13) Residential Area will still be the dominant land use (30.8%) although its share declines compared with the 2012 Existing Land Use owing to conversion of some residential lots into low density commercial/mixed use development. There is minimal change in Commercial Zone but several blocks of the Commercial Zone are now rezoned into special precincts for redevelopment.

Three new land use zones are introduced in the 2013-2023 Land Use Plan as a strategy to redevelop areas that either have not reached their full potential or in most need of enhancement (due to significant City assets they contain), or restructuring because of their vulnerability to geological and hydro-meteorological hazards. Urban Redevelopment Programs for underachieving areas are designated as **SPUR** which account for 0.85 sq.km. (3.1% of the City's total land area) while for communities in

critically hazardous areas are called **DRIVE**. The total land area for DRIVE sites is 0.23 sq.km. (0.8% share to total land area of the City). A **Heritage Preservation Zone (HPZ)** is also introduced to spatially designate the area within the Poblacion that is home to history, arts and cultural facilities. The said Zones are additional to the existing Special Development Zones which are already established in the CLUP 2001-2011 namely: Government Center Zone (GCZ), Riverside Development Zone (RDZ), and Planned Unit Development (PUD).

Note that most of the decreases or increases in the land areas and corresponding percentages share to total land area of the Proposed Land Use for 2013-2023 can be attributed to the delineation of several neighbourhood blocks into SPUR, DRIVE, or HPZ.

## INCOME AND POVERTY INCIDENCE

Poverty incidence is the number of households having an income below the Poverty Threshold. The City of Makati has a decreasing poverty incidence which means that it is relatively easy for the residents of the City to escape from poverty.

**In 2009**, the *poverty incidence* in the City of Makati was 1.4 percent. By merely looking at the figures presented, one could tell that there are only a handful of individuals in the City of Makati who are considered living under the poverty line.

Table 2b. Poorest and Least Poor Cities, Nationally: 2009

Region	Province	City	Poverty Incidence	Standard Error	Rank 1/			
					2009		2003	
					overall	among cities (n=149)	overall	among cities (n=149)
<b>Poorest Cities</b>								
Region X	Misamis Oriental	Gingoog City	48.7	2.4	290	1	487	7
Caraga	Agusan del Sur	Bayugan	48.4	3.1	297	2	310	5
Region VI	Negros Occidental	Sipalay City	45.9	5.0	381	3	596	9
Region VII	Negros Oriental	Guihulngan	45.0	3.2	414	4	295	4
Region X	Misamis Occidental	Tangub City	43.1	2.5	470	5	255	3
Region VII	Negros Oriental	Bayawan City	42.6	3.3	488	6	231	2
Region VI	Negros Occidental	Kabankalan City	40.9	3.2	551	7	615	10
Region V	Albay	Ligao City	40.5	2.2	567	8	1504	97
Caraga	Surigao del Norte	Surigao City	40.1	3.0	581	9	811	21
Region IX	Zamboanga del Norte	Dapitan City	40.0	4.5	582	10	806	20
Region VIII	Samar (Western)	Calbayog City	38.7	1.9	639	12	108	1
<b>Least Poor Cities</b>								
NCR	1st district	Binondo	1.0	0.7	1643	149	1622	149
NCR	1st district	Sampaloc	1.3	0.3	1642	148	1615	146
NCR	4th district	Makati City	1.4	0.6	1641	147	1617	147
NCR	1st district	San Miguel	1.4	0.9	1640	146	1580	123
NCR	2nd district	San Juan	1.5	0.6	1637	145	1619	148
NCR	1st district	Ermita	1.5	1.0	1635	143	1611	143
Region IV-A	Laguna	Santa Rosa City	1.5	0.6	1635	143	1614	145
NCR	1st district	Santa Cruz	1.7	0.5	1633	142	1599	136
NCR	4th district	Pasay City	1.7	0.5	1630	141	1591	132
NCR	1st district	Malate	1.8	0.5	1629	140	1587	128

Source: National Statistical Coordination Board, with funding support from the World Bank and the AusAID.

## 2012 Poverty Incidence

- The Philippine Statistics Authority through the <http://www.nscb.gov.ph> site released the **2012 City and Municipal - Small Area Poverty Estimates** wherein the City of Makati recorded 0.5 percent poverty incidence.
- The 2012 Small Area Estimates (SAE) produces estimates for 1,646 municipalities and cities of which 123 are cities and 14 are the districts of the City of Manila resulting Makati as second to the least poverty locality in the National and in NCR.

**ORGANIZATION INSTITUTION  
AND GOVERNANCE**

**MCURH Board**

**CHAIRPERSON**

*City Mayor*

**VICE-CHAIRPERSON**

*City Administrator*

**MEMBERS**

- Chairperson of the Sangguniang Panlungsod Committee on Housing Urban Development and Resettlement
- City Engineer
- City Social Welfare Officer
- City Urban Development Officer
- City Assessor
- City Budget Officer
- City Legal Officer
- City Environmental Services
- President Liga ng mga Barangay
- Economic Enterprise Mgmt. Officer
- City Health Officer
- City GAD Council Representative
- DILG-Makati
- Dep-Ed Makati Superintendent
- Makati PNP Chief
- NHA Representative
- PCUP Area Coordinator
- CHR Representative

**Technical Working Group (TWG)**

- |             |                |        |
|-------------|----------------|--------|
| MSWD        | • Liga ng mga  | • DES  |
| DILG-Makati | Barangay       | • EEMO |
| Law         | • Budget Dept. | • UDD  |
| Department  | • DEPW         |        |

**Secretariat**

- MSWD

Makati City Urban Redevelopment and Housing Board  
(MCURHB) Organizational Chart

## **SOCIAL ECONOMIC OUTLOOK**

Makati is the country 's premier business district. It has the largest concentration of commercial activities in the Philippines, and is the country 's primary link to international finance and the global economy. With 2.75 million square meters of prime office space as of the end of 2010, Makati 's business district is 5.56 times larger than the second largest (Bonifacio Global City) in the country, and accounts for 60% of Metro Manila 's prime office space inventory of 4.5 million square meters.<sup>5</sup>

Unlike most cities and municipalities in the Philippines, whose primary concerns revolve mostly around local development issues, the major economic challenges facing the City are how: (a) to enhance its role as the premier central business district, not only of the country but of the entire Southeast Asian region, amidst competition from other business districts, and (b) to ensure that its residents share in the benefits as well as the responsibilities of this role. In order to address these challenges, there is a need to anticipate and provide for future growth requirements, and to continuously upgrade local service capacities and improve the overall physical environment.

### **Business Establishments**

Services type of business accounted for more than one third of the total number of establishments at 35.7 percent, followed by general merchandise at 27.6 percent, and real estate at 15.3 percent. Other establishments in the city are composed of convenience stores, import/export, banks and other finance related business. The structure and type of business establishments indicate the predominant economic activities in Makati and its economic role in the NCR. At the same time, it reveals the most potential sector in terms of business and employment opportunities which Makati must harness. The greatest economic force in Makati are the commercial stretches in the Ayala owned district which house the headquarters or main offices of almost 40 percent of all companies listed in the top 1,000 corporations. (Refer to Table 11).

## **CHAPTER III. ASSESSMENT OF SHELTER NEED**

### **Current Local Housing Situation and Problems**

Makati is touted as the country's financial capital. It boasts of having the most beautiful urban skyline in the Philippines. It has the highest per capita income in the country given the city's annual income vis-à-vis its population. It also has probably the most number of people coming in daily for work, leisure, fun, shopping and other activities.

But beneath all the hustle and bustle are issues that affect all urban areas like - congestion, peace and order, development, waste management, and even housing for informal settlers and the working population.

Several programs on housing have been implemented in Makati, like relocating informal settlers to the provinces and constructing housing units within the city for rent or for sale. But the impact

---

<sup>5</sup> See Colliers International. Philippine Real Estate Market Report, 2011.

of these housing interventions has not been studied. In fact, during meetings of the City's Urban and Housing Board, the housing problem remains a major issue in Makati.

However, the issue of housing cannot be separated from the other problems that confront the city. Housing needs to be viewed in the context of a highly-urbanized city where land is a very expensive commodity and is quite limited to about 20 densely built square kilometers'.

### **Tenure Status**

The tenure status of the housing units in the City indicates that the occupied housing units of 43.4% of the total households are owned. About 47% are renting, 2.6% are occupying the housing unit for free with the owner's consent, and 0.6% are occupying the housing unit for free without the owner's consent. (Please refer to Table 12).

As of 2016, 99.70% of households have direct water access (own use Faucet-Level III). About 1.30% have communal/shared faucet (Level II) while 2.62% of households buy water from retail/water refilling stations. Other sources of water include own use tube/piped deep well (Level I). (Refer to Table 13).

**Toilet Facilities.** Based on 2016 survey conducted and report submitted by the Sanitation Inspectors of the Makati Health Department (MHD), 96.01% of households in the City have their own water-sealed, sewer/septic tank, used exclusively by individual households. About 0.97% has communal/shared toilet facility with other households. Around 1.73% of the total households have unsanitary toilet facility. (Please refer to Table 14).

Among the 148,430 occupied housing units in the City in 2015, the most common construction materials used for outer walls were concrete/brick/stone (77%), half concrete/brick/stone and half wood (16%), and wood (6%).

As to the construction materials of the roof, 76% of the 148,430 occupied housing units in the City had roofs made of galvanized iron/aluminum in 2015. A few of the housing units had roofs made up of a combination of galvanized iron and concrete (7%) and concrete/clay tile (16%). (Please refer to Table 15 and 16).

### **DEMAND FOR SHELTER**

Basic Data Assumption (Please refer to Table 17).

#### **New Units Needed Due to Backlog**

Although the City has been involved in several housing projects to provide decent living quarters to its constituents especially the marginalized, lack of affordable housing is still a problem that exists today. Backlog in housing can be attributed to households having double up occupancy in a single dwelling unit. This exists mostly in marginalized, slum- type communities clustered along numerous barangays.



### New Units Needed Due to Population Growth

Considering 2010 as the base year (with City’s total population of 529,039), the growth rate, average household size and total household population were projected according to the planning period (Please see Tables 18-22)

### Household Owners and Renters

The total number of households increased by 21.9% in 2015. Likewise, the total number of renters and owners increased by 18.6% and 32.4% respectively. (Please refer to Table 23).

## CHAPTER IV. ASSESSMENT OF AFFORDABILITY

### AFFORDABILITY OF HOUSING GROUPS

<b>LGU</b>	<b>36,472</b>				
<b>INCOME GROUP</b>	<b>1st 0-15,000</b>	<b>2nd 15,001- 25,000</b>	<b>3rd 25,001- 35,000</b>	<b>4th 35,001- 45,000</b>	<b>5th 45,001 and above</b>
<b>% of new units</b>	<b>3.90%</b>	<b>17.10%</b>	<b>25.90%</b>	<b>12.80%</b>	<b>40.70%</b>
<b>number of units (36,472)</b>	<b>1,422</b>	<b>6,237</b>	<b>9,446</b>	<b>4,668</b>	<b>14,844</b>
<b>job description for income group</b>	<b>vendors, drivers</b>	<b>Gov't employees, service crew, management trainee</b>	<b>BPO, young professionals, mid level employees</b>	<b>Supervisors, Middle Managers, SMEs</b>	<b>Managers, Business owners</b>
<b>typical monthly income</b>	<b>10,000</b>	<b>20,000</b>	<b>30,000</b>	<b>40,000</b>	<b>69,100</b>
<b>potential % of income</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>26%</b>	<b>21%</b>
<b>potential monthly</b>	<b>2,510</b>	<b>5,020</b>	<b>7,530</b>	<b>10,320</b>	<b>14,442</b>
<b>potential annual</b>	<b>30,120</b>	<b>60,240</b>	<b>90,360</b>	<b>123,840</b>	<b>173,303</b>
<b>loan terms</b>					
<b>interest rate</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>
<b>repayment period</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>annuity factor</b>	<b>13.765</b>	<b>13.765</b>	<b>13.765</b>	<b>12.783</b>	<b>11.654</b>
<b>affordable housing loan</b>	<b>414,602</b>	<b>829,204</b>	<b>1,243,805</b>	<b>1,583,047</b>	<b>2,019,671</b>

<b>affordable option</b>					
<b>lot size</b>	<b>40</b>	<b>80</b>	<b>80</b>	<b>0</b>	<b>0</b>
<b>land area per unit</b>	<b>57</b>	<b>114</b>	<b>114</b>	<b>0</b>	<b>0</b>
<b>required land</b>	<b>8.13</b>	<b>71.28</b>	<b>107.96</b>	<b>0.00</b>	<b>0.00</b>
<b>Minimum residential land requirement in 2014-2022</b>					
<b>Total Requirement (all income groups) =</b>			<b>187.36</b>		

### **Rental Housing Services (City-Funded)**

The City Government through the Economic Enterprise Management Office - Housing Division continuously provides decent and affordable housing units to its residents and city employees.

The Makati Homes 1, which is located in H. Santos St., Barangay Tejeros, is a 4-storey building with the following facilities/features: Sewer Treatment Plant (STP), Elevator, Fire Detector and Alarm System (FDAS), Electric Fire Pump Controller, Closed Circuit Television (CCTV) Camera, Day Care Center, Convenience Store, Parking Area and Security Services. It has 189 units composed of 35 Studio Type Unit, 139 Two (2) Bedroom Unit, and 15 One (1) Bedroom Unit.

The qualified applicant/beneficiary of Makati Homes 1 must:

- a. Be an employees of the City Government of Makati and National Government employees assigned in the City;
- b. Not own any real property in the City;
- c. Have no existing Lease Contract with the City Government of Makati; and
- d. Have a net salary sufficient to bear the amount of the rent for his/her housing unit.

Makati Homes 2, on the other hand, is located in Milkweed St., Barangay Rizal. This project is composed of three 5-storey buildings with the following facilities/features: Sewer Treat Plant, Alarm System, Closed Circuit Television (CCTV) Camera, Child Minding Center, Parking Area and Security Services. The total number of units available for occupancy is 476 units while the other four units were utilized as Administrative Office, Child Minding Center and Storage Room. All Makati residents, may qualify to avail housing units at Makati Homes 2 unlike in Makati Homes 1 which is solely for employees of the City Government of Makati and National Government employees assigned in the City as prescribed in City Ordinance No. 2015-020.

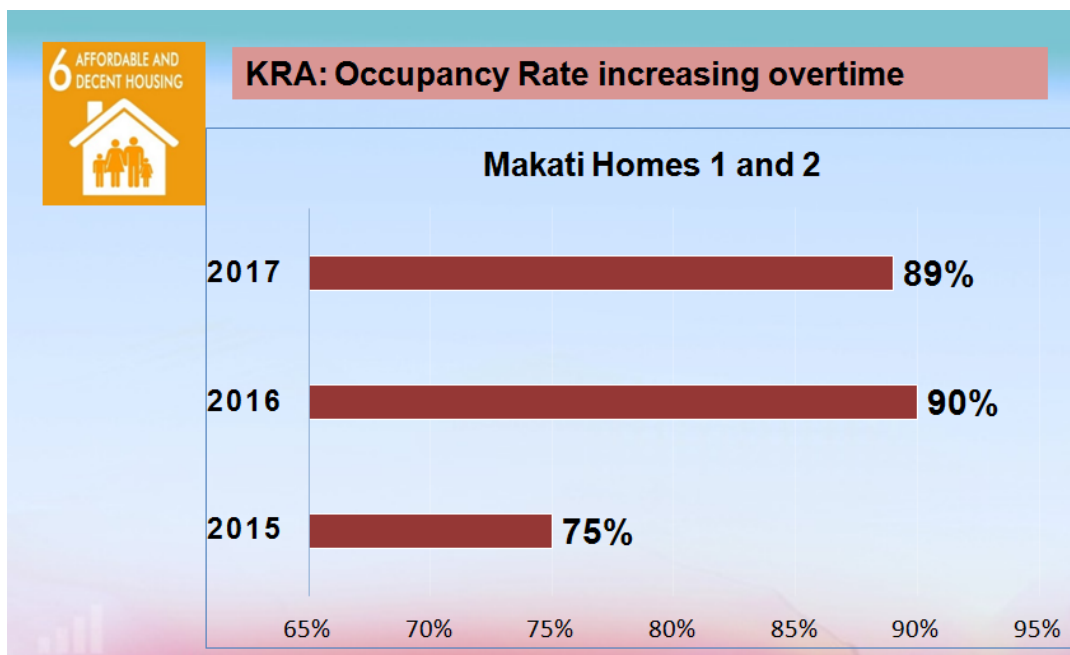
Tenurial status on both housing projects is purely on a rental basis wherein lessees/tenants pay a low monthly rate ranging from P2,928.00 to P6,000.00.

The monthly rental rates for the two housing projects are presented in the following tables:

<b>Makati Homes 1</b>		
<b>Monthly Rental Rates</b>		
<b>Type</b>	<b>Floor Area (sq.m.)</b>	<b>Rate</b>
<b>Two (2) Bedroom</b>	30.00	P 6,000.00
<b>One (1) Bedroom</b>	30.00	P 6,000.00
	28.50	P 5,700.00
	27.00	P 5,400.00
	25.00	P 5,000.00
	22.50	P 4,500.00
<b>Studio Type</b>	23.75	P 4,300.00
	22.50	P 4,000.00
	15.00	P 3,000.00
	13.50	P 3,000.00

<b>Makati Homes 2</b>
<b>Monthly Rental Rates</b>
<b>P 2,298.00</b>
<b>P 3,221.00</b>
<b>P 3,543.00</b>
<b>P 3,897.00</b>

The Occupancy Rate of Makati Homes 1 & 2 from 2015 to 2017 is presented in the chart below.



In 2015, out of 662 units in Makati Homes 1 & 2, 499 are occupied which shows 75% Occupancy Rate. In 2016, 90% (600 of 663). While in 2017, there is 89% Occupancy Rate or 592 units are occupied out of 663. The increase of 15% in 2016 was due to the “move in” or transfer/relocation of beneficiaries/awardees of the 2015 Raffle Draw while the decrease of 1% was due to the termination of the Lease Contract of retired or terminated city employee-lessees of Makati Homes 1 & 2.

### **BLISS Housing Project (National Government)**

Other housing projects in the City include the BLISS housing which were constructed by the national government. These are located in Tejeros H. Santos Street, Barangay Sta. Cruz, Makati City (220 units), Makati Manlo Vito Cruz Extension, Barangay Sta. Cruz, Makati City (162 units) and Guadalupe J.P. Rizal Ave., Barangay Cembo, Makati City (311 units).

### **Socialized Housing Project**

The CORYVILLE is a housing project located in Eureka St. La Paz, Makati City.<sup>6</sup> It was almost 60 years ago when this part of Makati was opened by the Ayala Corporation as its first post war residential subdivision. It used to be part of the Barrio Tejeros carved out of rice land, water lilies, kangkong, talahib and other swamp undergrowth. But even for those who start a new home then can truly call their own, it was a good place to live in.

With the interview conducted to Mrs. Lerna T. Petalla, the President of “Samahang Pinagbuklod Tungo sa Kaunlaran at Kasarinlan” (Sapikarin). According to her, before there were already 200 households residing in the area but only 83 families own the house some are just renting. After the fire in 1991 a foundation helped them to have a home they can call their own through Assumption College, who also helped them to ask assistance to then President Corazon Aquino who was an alumnus of Assumption College. Accordingly, the President bought the lot from Mrs. Lim of more or less 1 hectare and was turned over to Assumption College for Social Concerns (Please see attached documents from the Assessors’ Office).<sup>7</sup> Moreover the Coryville housing project benefitted a total of 254 families who were informal settlers in the area for the

<sup>6</sup> <https://www.scribd.com/document/303024115/Unik-Output>

<sup>7</sup> [s3.amazonaws.com/zanran\\_storage/www.makati.gov.ph/.../46548853.pdf](s3.amazonaws.com/zanran_storage/www.makati.gov.ph/.../46548853.pdf)

past 30 years. The national government purchased and construction of low-cost housing units was done through the Community Mortgage Program.

According to her this was a 25 years to pay housing program and the monthly payment depends on the basic income and age (below 50 years old P900 and higher for above 50 years old). She added that their housing loans were handled by National Home Mortgage Finance Corporation (NHMFC).<sup>8</sup>This was created in 1977 by virtue of Presidential Decree 1267, with the mandate of increasing the availability of affordable housing loans to finance the Filipino homebuyer's on their acquisition of housing units through the development and operation of a secondary market for home mortgages and Social Housing Finance Corporation (SHFC), which<sup>9</sup>was created through Executive Order No. 272 (E.O.272), which directs the transfer of the Community Mortgage Program (CMP), Abot Kaya Pabahay Fund (AKPF) Program, and other social housing powers and functions of the National Home Mortgage Finance Corporation to the SHFC. She mentioned that if the beneficiary is already delinquent and is still unable to pay it is handled or passed over to Balikatan Housing Finance.<sup>10</sup> It was the outcome of the CMP and AKPF programs of SHFC and the sale of its Non-Performing Loans (NPLs) to Balikatan Housing Finance encouraged the corporation the process of rationalization of its manpower structure, according to her Balikatan pays National Home and the beneficiary will pay Balikatan in full.

As per Mrs. Petallana if the beneficiary is not yet paid in full the document that they have is just a photocopy of the Condominium Certificate of Title, they will only get the original copy once they are already paid in full. The title is only for the unit and does not include the lot. They are not certain if the lot is given to them as well, but what they know is that the mother title is with ASSUMPTA.

With the research that we have done in coordination with the Reality Tax Division and Assessors Office, the property owner of the Coryville located in Eureka is the ASSUMPTA Foundation, Inc., and addressed to ASSUMPTA College San Lorenzo Village, Makati City.

**Table 24. Government Funded Housing Projects in Makati**

Housing Projects	Location	No. of Units
<b><u>Resettlement Areas/Relocation</u></b>		
Dreamland Ville	Brgy. Kaypian, San Jose Del Monte, Bulacan	472 lots
Makati Home Ville	Brgy. Dayap, Calauan, Laguna	749 houses

**Table 25: Makati Residential Stock**

Location	end 2016	2017	TOTAL
<b>Makati CBD</b>	22,100	-	22,100
<b>Rockwell</b>	4,200	2,900	7,100
<b>Fort Bonifacio</b>	24,300	3,200	27,500

*Source: Colliers International Philippines Research*

<sup>8</sup> [www.nhmfc.gov.ph/index.php/corporate-profile/history](http://www.nhmfc.gov.ph/index.php/corporate-profile/history)

<sup>9</sup> [www.nhmfc.gov.ph/index.php/corporate-profile/history](http://www.nhmfc.gov.ph/index.php/corporate-profile/history)

<sup>10</sup> [www.nhmfc.gov.ph/index.php/corporate-profile/history](http://www.nhmfc.gov.ph/index.php/corporate-profile/history)

## **CHAPTER V. ASSESSMENT OF RESOURCES FOR SHELTER PROVISION**

### **LAND NEEDED FOR HOUSING**

To address the current housing need of the City based on data acquired from various surveys conducted by the City and the Philippine Statistics Authority, the current total housing demand is for 36,472 households. This accounts for 1,422 for socialized housing. These are households who belong to the Informal Settlers group and those that have double up households in one housing unit. There are 81,611 households who are renters. They can be targeted for the open market housing since they can afford better than those who are Informal Settlers.

Assuming we use the NHA housing provision standard of 40 square meters' floor space per housing unit for a household of 4 members and 30% provision for open space in a subdivision development, the following is a breakdown of land area needed for housing assuming all units are constructed as single-detached. Total land needed for the current housing demand, 2019-2026 is 187 hectares.

For future housing demand due to population growth from 2019-2026 is 25,585.

Assuming we use the same assumptions that we used in calculating land needed for the current housing demand the following is a breakdown of land needed to provide for future demand for housing assuming all units are constructed as single detached. Total land needed for future housing demand is 187 hectares. Total land needed to provide for the current and future housing demand is 187 hectares, with the above assumptions applied.

### **INFRASTRUCTURE NEEDED FOR HOUSING**

In every housing development, infrastructure support is very important. There should be adequate provision for water, electricity, communication, drainage and flood control, and sanitation facilities. Transportation systems should also be established to assure mobility of the residents to and from their houses. Should any of these infrastructure support cannot be provided, the housing project will deteriorate and the residents will eventually abandon the site. Include concept/write-up on SMART infrastructure and compliance to LCEs priority thrust and agenda.

### **FINANCIAL RESOURCES FOR HOUSING**

Financial resources for housing depend largely on the type of development the City intends for its housing provision. A large portion of the cost would be for land acquisition, if it is in-city because of the high price of land. The City is already highly urbanized and built-up that land is very scarce; the reason why acquisition cost is very expensive.

In-city housing development would be expensive as it has to follow the city's urban landscape to keep up with its image of being a premier and cosmopolitan city. Attached table details the financial resources needed for housing at various options.

### **LAND AVAILABLE FOR HOUSING**

To address the relatively growing number of IS, the City Government purchased properties that will serve as relocation sites for its displaced Informal Settlers, the Dreamland Ville in Brgy. Kaypian, San Jose del Monte, Bulacan and the Makati Home Ville in Brgy. Dayap, Calauan, Laguna. Dreamland Ville is a 3.2-hectare property purchased in 2007. Funded by the City Government, it was developed into a subdivision equipped with concrete road network, drainage

system, water pipes, electric posts and an extension office for the Makati Social Welfare Department (MSWD).

Location	Site	Land Area	Present Condition	Site Plan
Off-City sites (property acquired/purchased by the City Government of Makati)	Brgy. Dayap Calauan, Laguna	400,418	<p>Makati Homeville also known as "Binay Compound" is a relocation site purchased by the City Government of Makati under the administration of Hon. Mayor Jejomar C. Binay. The procurement of the site was intended for the relocation of informal settlers of the City of Makati for free. Now, through the sterling effort of the City Government, the site was transformed into a beautiful village to house informal settler families (ISF's) from Makati. Last November 18, 2008 ISF's from Barangay Rizal was first relocated. It was followed by Barangay Sta. Cruz, Tejeros, West Rembo, East Rembo, Poblacion, Guadalupe Nuevo, Guadalupe Viejo, Pio del Pilar, Valenzuela, Bangkal, Palanan, and San Isidro. Makati Homeville is located at Barangay. Dayap, Calauan, Laguna.</p> <p>Existing Facilities: Primary and Secondary Public School Buildings, Covered court, health center, church, house of worship, land available for agricultural purposes, mswd extension office, available potable water source, drainage system.</p>	Based on the proposed site development plan, the site can accommodate an estimated 6,169 socialized housing units.
	San Jose del Monte, Bulacan	32,341 sq.m	Dreamland Ville is known as "Lupa ni Binay" in the barangay where it is situated. It is a relocation site purchased by the City Government of Makati under Hon. Mayor Jejomar C. Binay's administration last August 2007 from a generous wealthy man named Mr. Leandro D. Enriquez. This was purchased to build a village for the informal settlers coming from different barangays in Makati City. Housing and Land Urban Regulatory Board (HLURB) headed by Ms. Bernadette B. Lingo, Network Development Officer of Kababaihan Gabay ng Bayan (KAGABAY)	

			<p>became the legal adviser of Brgy. Sta. Cruz' residents under the leadership of Visitacion B. Abelgas with her officers. They were also the ones who recommended the purchase of the said private land, and were the first to be relocated in the area last March 2008.</p> <p>Existing Facilities: Multi-purpose hall, mini-library, livelihood center, cooperative store, Meralco sibol school, playground, communal comfort room, basketball half court, tricycle terminal, concrete roads, drainage system.</p> <p>415 families relocated from different barangays.</p>	
--	--	--	---	--

The above-cited sites have a cumulative land area of 438,861 square meters or 43.88 hectares. For the in-city housing development, total land area is 7,773 square meters, while 431,088 square meters was acquired by the City for off-city housing plans.

Considering the above-cited site plans are followed, there would still be a need for developing lands suitable for housing, which are available in the City. Other possible sites for housing developments are to be vacated by the zoned-out industries. It was amended in the Zoning Ordinance that the City shall be residential-commercial districts, zoning out all the industries.

Areas with existing Informal Settlers can also be prospective housing sites. Table 57 shows the list of informal settler areas, with corresponding land area, ownership and number of Informal Settler Families.

To serve the purpose of possible housing site development, only lands owned by the national government, government owned and controlled corporation (GOCC), and private owners are considered. The possibility of persuading the private owners to develop or sell their lands is the underlying principle in considering privately-owned lands as prospect housing sites.

**List of Land with Existing Informal Settlers, December 2017**

**ISFs IN GOVERNMENT LOT**

**District 1**

<b>BARANGAY</b>	<b>AREA/LOCATION</b>	<b>GENERAL PROFILE OF AREA</b> (Pls. indicate if informal settler is situated in riverbank, creekside, danger zones, railtracks, ROW, sidewalk, etc.)	<b>NATURE OF OWNERSHIP</b> (Pls. indicate if owned by City Gov't, private person, GOCC, Nat'l Gov't)	<b>ISFs as of Oct 2017</b>
<b>KASILAWAN</b>	2924 H. Santos St.	Creekside ( <i>Sta. Clara</i>	Nat'l Gov't	2



		<i>Creek)</i>		
	220 A. Mendoza St.	Creekside ( <i>Sta. Clara Creek</i> )	Nat'l Gov't	2
<b>SUB TOTAL</b>				4
<b>MAGALLANES</b>	Maricaban	Creekside ( <i>Maricaban Creek</i> )	Gov't Lot	20
<b>SUB TOTAL</b>				20
<b>PIO DEL PILAR</b>	Taylor St.	Creekside ( <i>Zansibar Creek</i> )	Nat'l Gov't	4
<b>SUB TOTAL</b>				4
<b>SAN ISIDRO</b>	Zanzibar St.	Creekside ( <i>Zansibar Creek</i> )	Nat'l Gov't	4
<b>SUB TOTAL</b>				4
<b>TEJEROS</b>	Kalayaan Ave.	Sidewalk	Nat'l Gov't	188
	Aguilar St.	Creekside ( <i>Sta. Clara Creek</i> )	Nat'l Gov't	21
	Sandico	Creekside ( <i>Sta. Clara Creek</i> )	Nat'l Gov't	15
	D. Gomez	Creekside ( <i>Sta. Clara Creek</i> )	Nat'l Gov't	116
<b>SUB TOTAL</b>				340
<b>TOTAL</b>				372

**District 2**

<b>BARANGAY</b>	<b>AREA/LOCATION</b>	<b>GENERAL PROFILE OF AREA ( Pls. indicate if informal settler is situated in riverbank, creekside,danger zones, railtracks,ROW,sidewalk,et c.)</b>	<b>NATURE OF OWNERSHIP ( Pls. indicate if owned by City gov't, private person, GOCC, Nat'l Gov't )</b>	<b>ISFs as of Oct 2017</b>
<b>CEMBO</b>	Guiho Extn. MACDA Area	Gov't lot	Nat'l Gov't	707
	Guadalupe Bliss Phase 4 Area	Gov't Prop	Nat'l Gov't	59
<b>SUB TOTAL</b>				766
<b>COMEMBO</b>	Apitong St.	Creekside	Nat'l Gov't	12
	Narra St.	Creekside	Nat'l Gov't	6
	Yakal St.	Creekside	Nat'l Gov't	12
	Langka St.	Creekside	Nat'l Gov't	11
	Lanzones	Creekside	Nat'l Gov't	16
	Avocado/Balimbing St.	Creekside	Nat'l Gov't	5

			<b>SUB TOTAL</b>	62
<b>NORTHSIDE*</b>	Teachers Compd.	Gov't Prop	Nat'l Gov't	30
	Jailside Lawton St.	Gov't Lot	Government	73
			<b>SUB TOTAL</b>	103
<b>PITOGO</b>	Kalayaan St.	Creekside	Nat'l Gov't	2
	Camiguin St.	Creekside	Nat'l Gov't	16
	Palawan St.	Creekside	Nat'l Gov't	3
	Spratly St.	Creekside	Nat'l Gov't	10
			<b>SUB TOTAL</b>	31
<b>PINAGKAISAHAN</b>	3004 Cuyo St.	Creekside	Nat'l Gov't	9
	Balabac St.	ROW	Nat'l Gov't	1
	Agutaya St	Creekside	Nat'l Gov't	20
			<b>SUB TOTAL</b>	30
<b>SOUTH CEMBO</b>	Pinos St.	Creekside	Nat'l Gov't	4
			<b>SUB TOTAL</b>	4
<b>WEST REMBO</b>	Napindan Area	Riverbank	Nat'l Gov't	7
	Jailside	Danger Zone	Gov't Lot	135
	Pasig Riverside			116
			<b>SUB TOTAL</b>	258
			<b>TOTAL</b>	1251

### ISFs IN PRIVATE LOT

#### DISTRICT 1

<b>BARANGAY</b>	<b>AREA/LOCATION</b>	<b>GENERAL PROFILE OF AREA (Pls. indicate if informal settler is situated in riverbank, creekside,danger zones, railtracks,ROW,sidewalk,etc.)</b>	<b>NATURE OF OWNERSHIP ( Pls. indicate if owned by City gov't, private person, GOCC, Nat'l Gov't )</b>	<b>ISFs as of Oct 2017</b>
<b>LA PAZ</b>	Caton St.	Private Lot	Private	2
	Sunrise St.	Private Lot	Private	67
			<b>SUB-TOTAL</b>	69
<b>OLYMPIA</b>	8063 Honradez St.	Private lot	Private	43
	7747,7749,7751 J.B. Roxas St.	Private lot	Private	5
			<b>SUB-TOTAL</b>	48
<b>PALANAN</b>	Guernica St.	Private lot	Private	50
			<b>SUB-</b>	50

				<b>TOTAL</b>
<b>PIO DEL PILAR</b>	Barukan Compd.	Private lot	Private	26
				<b>SUB-TOTAL</b>
				26
<b>POBLACION</b>	1346.1342 Angono St.	Private Lot	Private	49
	3172 Mabini St.	Private Lot	Private	14
	Santiago St.	Private Lot	Private	7
	2987 Bonifacio St.	Private Lot	Private	31
				<b>SUB-TOTAL</b>
				101
<b>SAN ANTONIO</b>	Lumbayao cor Camachile St.	Private lot	Private	160
	Lumbayao St.	Private lot	Private	34
				<b>SUB-TOTAL</b>
				194
<b>SAN ISIDRO</b>	2702 Guatemala St.	Private lot	Private	50
	2586 Zansibar St.	Private lot	Private	108
	2621 Rockefeller St.	Private lot	Private	90
	Einstein St.	Private lot	Private	26
	Borneo St.	Private lot	GOCC	10
				<b>SUB-TOTAL</b>
				284
<b>SINGKAMAS</b>	207 Sunrise St.	Private lot	Private	161
				<b>SUB-TOTAL</b>
				161
<b>STA. CRUZ</b>	3015 Kakarong St.	Private lot	Private	37
	Montejo St. cor. South Ave.	Private lot	Private	43
	Yague cor. Zapote St.	Private lot	Private	34
				<b>SUB-TOTAL</b>
				114
<b>TEJEROS</b>	Davila cor primo Rivera St.	Private lot	Private	81
	Ponte St.	Private lot	Private	134
	4413 Montejo St.	Private lot	Private	30
				<b>SUB-TOTAL</b>
				245
<b>VALENZUELA</b>	1144 Tanay cor. Osmeña St.	Private lot	Private	51
	9153 Pateros St.	Private lot	Private	139
				<b>SUB-TOTAL</b>
				190
				<b>TOTAL</b>
				1482

DISTRICT 2

<b>BARANGAY</b>	<b>AREA/LOCATION</b>	<b>GENERAL PROFILE OF AREA (Pls. indicate if informal settler is situated in riverbank, creekside,danger zones, railtracks,ROW,sidewalk,etc.)</b>	<b>NATURE OF OWNERSHIP ( Pls. indicate if owned by City gov't, private person, GOCC, Nat'l Gov't )</b>	<b>ISFs as of Oct 2017</b>
<b>GUADALUPE NUEVO</b>	1658 Camino dela Fe St.	Private lot	Private	40
	2326 Antipolo St.	Private lot	Private	20
	2363 Antipolo St. (Upper)	Private lot	Private	29

	2360 Antipolo St.	Private lot	Private	27
	San Nicolas St.	Private lot	Private	10
<b>SUB-TOTAL</b>				126
<b>GUADALUPE VIEJO</b>	4050 Bernardino St.	Private lot	Private	613
	Progreso St.	Creekside	Private	3
	Adalla Place	Creekside	Private	8
<b>SUB-TOTAL</b>				624
<b>PINAGKAISAHAN</b>	3703 Gabong St.	Private lot	Private	35
<b>SUB-TOTAL</b>				35
<b>RIZAL</b>	Purok 1	Private Lot	Private	17
	Purok 12	Private Lot	Private	
	Purok 2	Private Lot	Private	
	Purok 3	Private Lot	Private	
	Purok 4	Private Lot	Private	
	Orchid St.	Private Lot	Private	
<b>SUB-TOTAL</b>				17
<b>WEST REMBO</b>	Napindan	Private Lot	Private	27
<b>SUB-TOTAL</b>				27
<b>TOTAL</b>				829

INVENTORY OF LANDS	
Brgy Tejeros and Singkamas	
Area:	20,191 sqm
Current Condition:	With Structures
	Occupied by ISFs*
Old Pamantasan (For Market Housing)	
Area:	6,800 sqm
Current Condition:	With Structures
	Satellite offices are situated here (DES, Crimelab)
	Prime lot (situated on CBD area)
Old Botanical Garden (For Market Housing)	
Area:	5,005 sqm
Current Condition:	The School is abandoned
	With Structures (public

	market)
	Prime Lot (near Rockwell Center)
MACDA (For Market Housing)	
Area:	16,127 sqm
Current Condition:	Partly vacant with structures
	Occupied by Informal Settlers (IS)
	Near EDSA Guadalupe
	Potential site for Transportation Hub
Jailside (for market housing)	

### FUNDS AVAILABLE FOR HOUSING

The City has many options for financing its housing project. It can get credit from local banks, enter into BOT arrangements with its several variants, float bonds, enter into Joint Venture arrangements or get multilateral or bilateral loans and grants. Currently, the City is debt free, i.e. no existing bank loans. Therefore, it prefers bank financing through private developers.

It can also create a corporation that is focused on housing provision and urban redevelopment. This option can give it the management flexibility to raise and leverage funds for sustainable urban redevelopment and housing provision. It can also have the competencies it needs to professionally implement redevelopment in blighted urban communities, vacant and under-utilized city-owned lands and develop affordable housing that satisfies the demands of low and marginal income families.

**CHAPTER VI. WORK AND FINANCIAL PLAN**

	STRATEGY	PROGRAM / PROJECT / ACTIVITY	RESPONSIBLE AGENCY	RESOURCES NEEDED			SCHEDULE WHEN?
				WHAT? HOW MANY?	HOW MUCH?	FUND SOURCE	
<b>1. Reduce the number of displaced households in Government-owned lands and danger areas by 20% annually from 2018 to 2024</b>	1.1 Set-up Institutional Mechanism for an organized system to address displacement of households in government lands and danger areas in preparation for implementation of government projects.	1.1.1 Organization of the Makati City Inter-Agency Committee (MCIAC)	MCURHB/MCIAC	2 Capacity Buildings		MCURHB	2018-2020
		1.1.1.a Formulation of legislative measures to support Creation of MCIAC (Creation 1.1.1.b Capacity Enhancement for Members  A. Activation of the following MCIAC Sub-Committees, as the need arises: <ul style="list-style-type: none"> <li>• Beneficiary Selection</li> <li>• Project Planning Implementation, and Monitoring</li> <li>• Relocation &amp; Resettlement</li> <li>• Post-Relocation Committee                             <ul style="list-style-type: none"> <li>-Livelihood</li> <li>-Social Services</li> <li>-Community Development</li> </ul> </li> <li>• Estate Management</li> </ul>					

		<p>B. Beneficiary Selection</p> <p>b.1 Formulation of Policies and Guidelines</p> <p>b.2 Preparation and Validation of Masterlist of Beneficiaries</p> <p>b.3 Deliberation of Census Claims</p> <p>b.4 Pre-qualification of Families</p>	MCIAC			MSWD/ DEPW/ MCURHB/ NHA/GSD	
		<p>C. Social Preparation</p> <p>c.1. Conduct of census and tagging validation</p> <p>c.2 Conduct of series of Consultation Meetings to potential beneficiaries</p> <p>c.3. Conduct of Site Trippings to proposed resettlement sites</p> <p>c.4 Submission of individual documentary requirements for relocation entitlements</p> <p>c.5Conduct of BSAAC deliberation</p> <p>c.6 Conduct of regular inter-agency meetings</p> <p>c.7 Finalization of masterlist of qualified and disqualified families</p> <p>D. Actual and Post-Relocation Activities</p>	MCIAC				2018-2024
		<p>d.1 Establishment of relocation action center</p> <p>d.2 Ensure the following resources:</p> <ul style="list-style-type: none"> <li>- entry pass</li> <li>- manpower team</li> <li>- trucks and vans</li> <li>- food packs</li> <li>- first aid kit</li> </ul>		713 FAMILIES	P397,000/UNIT	NHA	

		<p>d.3 Clearing of identified areas for demolition</p> <p>d.4 Award and turn-over</p> <p>d.5 Preparation of turn over report</p> <p>d.6 Provision and sustain social services in the resettlement site</p> <p>d.7 Monitoring and strengthening of community development activities</p>					
		1.1.2 Residents Profiling SURVEY	UDD		70M		2018
		1.1.3 Localized House Rental Assistance for Work to Modified Conditional Cash Transfer-Homeless Street Families, (Mcct-Hsf), Rccts and Homeless Families Not Registered Under the Pantawid Pamilyang Pilipino Program	MSWD	82 Families	9 Million		2018-2020



<b>2. Address displacement of households in the following:</b> <b>1. West Valley Fault</b> <b>2. Identified ISFs in Private Lots</b>	.1 Set-up Institutional Mechanism for an organized system to relocate ISF in privately-owned lots and families along the West Valley Fault	<b>2.1.1 OPTIONS FOR Families along:</b> <b>1. West-Valley Fault</b> - Offer to buy the lot - Expropriation - Offer Relocation - Offer structural compensation - Financial Assistance <b>2. For ISFs in Private Lots</b> - Validate existing masterlist of ISF households in private lots - Tagging of ISF - Spot mapping - Initiate dialogue with private lot owners for possible purchase of land by government	MCURHB/DRRMO/MSWD/DEPW/ LIGA NG MGA BARANGAY/CITY ASSESSOR'S OFFICE /UDD	598 (faultline) 2, 311 (private lot)		LGU HOUSING FUNDS  PRIVATE COMPANIES (CSR)	2019-2024	
	2.2 Create database of private lots occupied by ISF households identifying the following: • Abandoned private property with unpaid/delinquently paid real property tax • Abandoned private property with paid property tax • With pending case against ISF	2.2.1 Validate existing masterlist of household in private lots		MSWD MCURHB Assessor's Office (Real Property Tax Division)				2018-2020
		2.2.2 Identification/tagging of affected households		MSWD				2018-2020
		2.2.3 GIS mapping of identified classification list		Urban Development Department				2018-2020

		2.2.4 A tax lien imposed for delinquent taxes owed on real property or personal property, or as a result of failure to pay income taxes or other taxes.	MCURHB Assessors Office Registry of deeds Judicial Court				2018-2020
	2.3. Create a negotiating party with private owners for purchase of land by the City Government	2.3.1 Create a committee	MCURHB				2018-2019
	2.4 Identify private lots with ISFs with: • pending writ of execution; • ongoing court litigation; and • without ejectment case	2.4.1 Coordinate with the Executive Judges of MTC and RTC	LAW DEPARTMENT / MCRUHB				2018-2020
		2.4.2 Conduct validation vs. existing masterlist	MSWD				2018-2020
		2.4.3 Conduct of pre-demolition conference (PDC)	PCUP				2018-2026
		2.3.4 Provision of financial and other assistance to affected ISFs	MSWD/ DEPW/GSD				2018-2026
	2.5 Lobby for the crafting of an ordinance expropriating idle and undeveloped private land in Makati City/NOTE	2.5.1 Identification of idle and undeveloped private lands	Assessor's Office/DEPW/MCURHB/UDD				2018-2020

	2.6 Relocation and Resettlement of ISF'S in private lots		MSWD DEPW PCUP PNP Liga ng mga Barangay CHR Law Department		2,311		2019-2024
<b>3. Develop three (3) hectares of land annually for housing and resettlement beginning 2019 until 2024 at off-city resettlement (e.g. Makati Home Ville, Calauan, Laguna)</b>	3.1 Develop resettlement areas for ISF from government lands, danger areas, and private lots	3.1.1. Construction of 500 housing units per year, site development and facilities	DEPW			LGU HOUSING FUNDS	2019-2024
		3.1.2. Estate Management	MSWD				2019-2024
		3.1.3. Awarding and Turn-over of housing units to qualified beneficiaries	MSWD				2020-2026
	3.2 Formulate guidelines for payment scheme of beneficiaries	3.2.1 Preparation of Plans and Estimate	MSWD Accounting Department Legal Department				2019-2020
	3.3 Provide shuttle service for relocated Makati workers	3.3.1 Procurement and maintenance of shuttle service	GSD				2019-2020
<b>4. Redevelopment of existing in-city housing projects</b>	4.1 Assessment of current conditions/existing policies of in-city projects a) Coryville b) Guadalupe Bliss c) Tejeros Bliss d) Sta Cruz	4.1.1 Assessment of building conditions/structural integrity to determine whether these are fit and safe for human habitation  4.1.2 Demolition of unsafe structure					2019-2026

4.2 Determine validity/legality of title or occupation of the property thru census	4.1.3 Development of multi-level mixed-use housing in partnership with private sector					
	4.2.1 Formulation of policy (Rental or Sale) 4.2.2 Shortlisting of qualified occupants 4.2.3 Qualification and shortlisting of beneficiaries 4.2.4 Awarding					
4.3 Reclassification of land use to allow a private sector driven housing scheme	4.3.1 Revision of CLUP and enactment of a new Zoning Ordinance	UDD CITY COUNCIL				2020
	4.3.2 Enactment of policy to offer an attractive incentive package for a private sector driven housing scheme	CITY COUNCIL LAW DEPT. MCURHB				2020
4.4 Establishment of a Housing Registry System	4.4.1 Housing Registry Study	MCURHB				2019
	4.4.2 Bid out contract for the establishment of Housing Registry System	EEMO				2019
	4.4.3 Enactment of policy for the registration of spaces intended for rental housing	CITY COUNCIL MCURHB				2019
	4.4.4 Enforcement of the policy on Housing Registry	EEMO				2019

		4.4.5 Maintenance of database of Housing Registry	EEMO UDD				2019
	4.5 Establish an efficient mass transit system	4.5.1 Enter into a Public-Private Partnership to set-up in the city an efficient mass transit system	CITY COUNCIL UDD				2019
	4.6 Set standard policy of limiting number of occupants per dwelling unit	4.6.1 Massive and comprehensive IEC on Family Planning	MHD ICRD				2019
	4.7 Implement inclusionary zoning policies to require all private developers to provide affordable housing options	4.7.1 Strict implementation of RA 10884	UDD				2019-2025
		4.7.2 Revision of Zoning Ordinance	UDD City Council				2019-2025
		4.7.3 Incentivize all private developers in practicing corporate social responsibility	City Council MCURHB				2019-2025
		4.7.4 Public-Private partnership	City Council MCURHB				2019-2025
		4.7.5 Standardization of all fees and charges from the barangay level to local level	Liga ng mga Barangay				2019-2025
	4.8 Create an environment that encourages private sector mobilization	4.8.1 Public-Private Partnership	City Council MCURHB				2019

	4.9 Increase level of awareness affecting the social development of an ideal household	4.9.1 IEC Campaigns	MSWD ICRD				2019
<b>5. Ensure that Urban re-development/ Certification of blighted areas</b>	5.1 Provide financing scheme assistance to renovate the dilapidated houses (loan with minimal interest)	5.1.1 Drafting and approval of the availment of Loan Assistance	MCURHB/ MSWD				
	5.2 Strict enforcement of National Building Code of the Philippines (PD 1096) other relevant codes and pertinent laws	5.2.1 Regular inspection and monitoring of all houses (new and existing with on-going renovation and alteration) & in business permit application	OBO BPO				
		5.2.2 Capacitate the barangays to monitor and report illegal construction in their respective jurisdiction to the Office of the Building Official	OBO DILG				
		5.2.3 Monitor and Report illegal structure	Liga ng mga Barangay				
	5.3 Give incentive thru tax relief/rebate to owners who will voluntarily retrofit or renovate their structures to comply with the NBCP PD 1096 national standards	5.3.1 Drafting of Ordinance and conduct IEC	MCURHB ICRD				2019
		5.3.2 Tap and forge partnership with Local or private companies specialized in retrofitting projects	MCURHB				

	5.4 Land Consolidation	5.4.1 Development of multi-level mixed-use housing in partnership with private sector	MCURHB				
<b>6. Ensure that no ISF returnees in cleared areas</b>	6.1 Strict enforcement of R.A. 7279 (UDHA Law), LCASSPS and relevant memorandum circulars;	6.1.1 Impose sanctions to barangays with returnees	LIGA NG MGA BARANGAY LAW DEPT.				2018-2020
		6.1.2 File case against Barangay Officials for abetting/tolerating ISF returnees in their area of responsibility					
	6.2. Provision of Transient Homes for the gainfully employed head of the family of relocated families		6.2.1 Identification of possible area	DEPW			
6.2.2 Construction for 4-storey transient homes (Rental)			DEPW				2020
6.2.3 Inclusion in the approved AIP of DEPW and fund allocation			BUDGET DEPARTMENT				2019

6.3. Immediate development of cleared areas	6.3.1 Plan	DEPW MCURHB Liga ng mga Barangay				2019
	6.3.2 Construction	DEPW MCURHB Liga ng mga Barangay				2019
6.4. Ensure sustainability of basic services in the relocation areas	6.4.1 Ocular inspection and assessment	NHAMSWDDILGMCURHB				2018-2026
	6.4.2 Sustain basic infrastructure necessities	DEPW NHA MSWD MCURHB				2018-2026
	6.4.3 Sustain livelihood assistance to relocatees in the resettlement	DEPW NHA MSWD MCURHB				2018-2024
6.5. Establishment of a Monitoring and Evaluation mechanism	6.5.1 Pre-departure orientation seminar for Removal	DEPW MCURHB				2018-2024
	6.5.2 Social preparation of identified relocatees	DEPW MCURHB				2018-2024



		6.5.3 Institutionalize Post-Activity Evaluation	DEPW NHA PCUP DILG MHD Dep-Ed CHR MCURHB- Secretariat				2018-2024
<b>7. Provide 1000 housing units to qualified Makati City Government Employees by 2019-2021</b>	7.1 Screening of qualified employees	7.1.1 Formulation of Policies and guidelines	HRDO MCURHB				2020
		7.1.2 Preparation and validation of Masterlist of Beneficiaries	HRDO MCURHB				2020
		7.1.3 Deliberation of census claims	HRDO MCURHB				2020
		7.1.4 Pre-qualification of employees	HRDO MCURHB				2020
	7.2 Development of resettlement area for city employees	7.2.1 Identify possible partnership with private developer and identification of possible location	MCURHB MSWDDEPW				2020
		A. Pre-Implementation 1. Preparation of Plans and Estimate 2. Lobby for the approval of the allocation of funds for the provision of 1000 housing units to qualified city government employees 3. Government Procurement Process 4. Securing of Government Permits, Clearances, and Licenses	DEPW				2020

		<p>B. Implementation</p> <ol style="list-style-type: none"> <li>1. Land Development</li> <li>2. Construction of Housing Units</li> <li>3. Construction of Basic Facilities and Services</li> </ol> <p>C. Post-Implementation</p> <ol style="list-style-type: none"> <li>1. Securing of Government Permits, Clearances, and Licenses</li> <li>2. Acceptance of the Government</li> <li>3. Acceptance of Beneficiary</li> </ol> <p>D. Monitoring and Evaluation</p> <ol style="list-style-type: none"> <li>1. Conduct of regular inspection and reporting</li> </ol>					
--	--	--	--	--	--	--	--

## CHAPTER VII- LGU COMMITMENT

### Sangguniang Panlungsod Approval and Adaption



Republika ng Pilipinas  
**LUNGSOD NG MAKATI**

Republic of the Philippines  
**SANGGUNANG PANLUNGSOD**  
CITY OF MAKATI

**PRESENT:**

Vice Mayor	MONIQUE YAZMIN MARIA Q. LAGDAMEO - Presiding Officer
Councilor	SHIRLEY C. ASPILLAGA
Councilor	MARIE ALETHEA SJ. CASAL-UY
Councilor	GRAZIELLE JONY N. DE LARA-BES
Councilor	FERDINAND T. EUSEBIO
Councilor	VIRGILIO V. HILARIO JR.
Councilor	DIVINA A. JACOME
Councilor	LUIS S. JAVIER JR.
Councilor	LEONARDO M. MAGPANTAY
Councilor	ROMEO C. MEDINA
Councilor	MA. ARLENE M. ORTEGA
Councilor	NELSON S. PASIA
Councilor	MARY RUTH C. TOLENTINO
Councilor	EVELYN DELFINA E. VILLAMOR
Councilor	MARIA CONCEPCION M. YABUT
Councilor	NEMESIO S. YABUT JR.
LaB President	ARMANDO P. PADILLA
SK President	RODOLFO C. SAN PEDRO, JR.

**ABSENT:**

Councilor ENRICO J. PUNO

On motion presented by Hon. M.C.M. Yabut, which was duly seconded by all Members present, the Sangguniang Panlungsod of Makati approved City Ordinance No. 2018-076 on third and final reading.

**CITY ORDINANCE NO. 2018-076**

Authors: Hon. M.C.M. Yabut, Hon. M.A.S.J. Casal-Uy, Hon. D.A. Jacome, Hon. G.L.N. de Lara-Bes, Hon. N.S. Yabut Jr., Hon. N.S. Pasia, Hon. A.P. Padilla and Hon. L.S. Javier, Jr.

Co-Authors: Hon. S.C. Aspillaga, Hon. F.T. Eusebio, Hon. V.V. Hilario, Jr., Hon. R.C. Medina, Hon. M.A.M. Ortega, Hon. L.M. Magpantay, Hon. M.R.C. Tolentino, Hon. E.D.E. Villamor and Hon. R.C. San Pedro, Jr.

**AN ORDINANCE ADOPTING THE MAKATI SHELTER PLAN FOR THE PERIOD 2018-2026, WHICH WAS APPROVED BY THE MAKATI CITY URBAN REDEVELOPMENT AND HOUSING BOARD (MURHB) ON 31 JULY 2018, SUBJECT TO APPLICABLE LAWS, RULES AND REGULATIONS.**

Page 1 of 4  
**CITY ORDINANCE NO. 2018-076**

*"Ang Makati ay nasa sa kamay ng mga Makati"*



**RESOLUTION NO. 2018-004**

**A RESOLUTION APPROVING THE MAKATI SHELTER PLAN 2018-2026**

**WHEREAS**, RA 7160, otherwise known as the Local Government Code of 1991 mandates the local government units to implement programs and projects on low cost housing and other socialized dwellings especially for the underprivileged and homeless.

**WHEREAS**, the 2017-2022 Philippine Development Plan (PDP) emphasized the importance for the improvement of the LGUs capacity in urban and shelter planning, implementation of local housing program.

**WHEREAS**, Climate Change Act of 2009 (RA 9279) and the Disaster Risk Reduction Act of 2010 (RA 10121). RA 9279 centers on climate change adaptation and mitigation. On the other hand, RA 10121 upholds to address the root causes of vulnerabilities to disasters, strengthening the city's constitutional capacity for disaster risk reduction management and building the resilience of local communities to disasters including climate change impacts.

**WHEREAS**, RA 10121 upholds to address the root causes of vulnerabilities to disasters, strengthening the city's constitutional capacity for disaster risk reduction management and building the resilience of local communities to disasters including climate change impacts.

**WHEREAS**, the Makati Shelter Plan refers to the general framework that effectively provides a step-by step procedures by which cities and municipalities could formulate solutions to their housing problems. It shall include measures to enable municipalities to plan and implement their specific mandates based on the UDHA, and to facilitate a linkage with comprehensive land use plans as defined under the Local Housing Act of 2015;

**WHEREAS**, the Makati Shelter Plan is considered the roadmap to address the City's shelter needs of both the formal and informal sector. Likewise, it is a plan of action which defines the objectives for the development of shelter conditions and provides information on the analysis of the present local housing situation including the identification of housing problems, best practices and future housing needs. It is worthwhile to note that LSP determines the affordability of targeted beneficiaries and identifies the availability of resources.

**WHEREAS**, having Shelter Plan would help Makati to focus efforts of different agencies concerned in the delivery of shelter to achieve better coordination and ensures realistic target setting. It would entail efficient matching of the supply and demand for shelter and available resources.



## **CHAPTER VII- MONITORING AND EVALUATION**

Plan monitoring and evaluation is a vital phase in the planning cycle. Monitoring is an important directing element for policymaking and it plays an important role in the development, implementation and execution of policies. Moreover, monitoring creates possibilities to call attention to changes and challenges of the environment, and can give an indication of the environmental quality which can also be used for policy evaluation.

To keep track of the progress of the plan and program/project implementation, a Standard Monitoring and Evaluation (M&E) System shall be continuously used and implemented by the city government. This is regularly being done to monitor the attainment of each department/office performance in terms of outputs and outcomes, budget variance, and the schedule slippage. This M&E system has been put in place to facilitate the gaps and problems that impede program/project implementation by undertaking remedial actions at the earliest possible time.

It is imperative for the City Government of Makati to continuously monitor and evaluate the plans being crafted and adopted. At present, the City have its Quarterly and Annual Outcome Evaluation Report of all departments/offices to measure and monitor their performance vis-à-vis the implementation of their plans embodied in the Annual Investment Program, (AIP), Comprehensive Land Use Plan (CLUP), Makati 21, Disaster Risk Reduction management Plan and all other plans formulated by the City.

Likewise, a mid-term assessment and/or an annual program review and planning shall be conducted to assess the achievements/accomplishments of the different aspects of the plan. Likewise, updating of the plan shall be done to address new and emerging problems of the City. Impact Evaluation of selected programs and projects shall be done in order to determine the extent to which they are achieving stated objectives. This will involve a more rigorous in their procedures, design and methodology, and more extensive analysis.

Flexibility and adaptability to changing and dynamic environment also need to be addressed by the M&E system. Globally accepted indicators and indices i.e. millennium development goals (MDG), human development index (HDI), smart city indicators, global city indicators, and the likes have to be integrated and considered as well as part of evaluation or assessment process of the City in order to achieve development results as basis for program fine tuning, and future planning.

Planning is a cyclic process. One needs to understand that no matter how well one drafts plans, they are basically futile unless they are actually used to steer the Government in the right direction. Hence, it implies the crucial need of updating the plans to keep abreast on the fast pace of urban development, technology and global challenges such as disaster risk reduction – climate change adaptation challenges.

Meetings between the Mayor, barangay officials, and constituents are regularly conducted thru barangay assemblies to solicit feedback and suggestions on barangay issues and concerns.

## **ANNEXES**

### **Relocation and Resettlement Action Plan**

**Agency Roles, Programs and Services**

<p><b>Makati Social Welfare Department - Informal Settlers' Welfare Section</b></p>		<ol style="list-style-type: none"> <li>1. <b>Republic Act 7160</b>, otherwise known as the Local Government Code of 1991, provides that the social welfare and development programs shall be devolved to the Local Government Units (LGUs).</li> <li>2. The Makati Social Welfare Department (MSWD) is the arm of the City Government of Makati in providing social welfare and development services for its constituents. It is mandated “to care, protect and rehabilitate that segment of [our] society which has the least in life in terms of physical, mental, and social well-being.” In carrying out this mandate, the City Social Welfare and Development Officer is tasked by law to be in the front line in the delivery of social services.</li> <li>3. <b>(REPUBLIC ACT No. 7279)</b> An act to provide to provide for a comprehensive and continuing urban  Development and housing program, establish the mechanism for its  Implementation, and for other purposes</li> </ol>	<ol style="list-style-type: none"> <li>I. Informal Settlements Reduction and Management Program             <ol style="list-style-type: none"> <li>1. IS Mapping and Tagging</li> <li>2. Social Preparation and Clearing Activity                 <ol style="list-style-type: none"> <li>a. Psycho-social intervention</li> <li>b. Assessment and processing of necessary documents including the 18k financial assistance extended by the DSWD National</li> <li>c. Presence of social worker during clearing activity</li> <li>d. Facilitation during tripping activity</li> <li>e. Attendance to meetings related to ISFs</li> </ol> </li> <li>3. Social Services for Displaced Informal Settler Families                 <ol style="list-style-type: none"> <li>a. Relocation Assistance</li> <li>b. Financial Assistance (Php 5,000 relocation option- 10,000 fa option )</li> <li>c. Food Assistance (for five days –relocation option)</li> <li>d. Trucking Services</li> <li>e. Balik Probinsya (see guidelines for details)</li> </ol> </li> </ol> </li> <li>II. Resettlement Community Development Program (on-going for all relocates and utilizing networks of service providers) Requires organized community             <ol style="list-style-type: none"> <li>1. Family Life Encounter Sessions</li> <li>2. Leadership and Values Formation Seminar</li> <li>3. Organic Farming</li> <li>4. Monitoring and Evaluation</li> <li>5. Sportsfest</li> <li>6. Facilitate networking/partnership for possible sponsors (e.g. solar street lights in Calauan-Malayan Colleges)</li> </ol> </li> </ol>
---	--	---	--

DIVISION/UNIT	FOCAL PERSON	LEGAL BASIS AND MANDATES	ROLES, PROGRAMS AND SERVICES FOR THE I SETTLER FAMILIES PROGRAM
<p><b>Department of Engineering and Public Works</b></p>		<p><b>1. As provided in RA No. 7854 and similarly provided in RA 7160 (the Local Government Code of 1991)</b>  <b>2. (REPUBLIC ACT No. 7279)</b>  An act to provide to provide for a comprehensive and continuing urban    Development and housing program, establish the mechanism for its    Implementation, and for other purposes  <b>3. City Ordinance 2012-025</b>  (Creation of the Makati City Urban Redevelopment and Housing Board)</p>	<ol style="list-style-type: none"> <li>1. Project Proponent of Demolition and Eviction of ISF on Waterways and other Government Properties</li> <li>2. Conducts Survey and Structural Mapping of ISF Structures</li> <li>3. Initiates Consultation with affected ISFs and Government Agencies (LIAC)</li> <li>4. Conduct Relocation Site Tripping</li> <li>5. Applies Certificate of Compliance (COC)</li> <li>6. Conduct Demolition and Eviction</li> <li>7. Provide Trucking Assistance to ISFs Relocation Site</li> <li>8. Implements Infrastructure Projects on Cleared Waterways and other Government Properties</li> </ol>
<p><b>URBAN DEVELOPMENT DEPARTMENT</b></p>		<p>Local Government Code of 1991 (RA 7160)  - Preparation of Comprehensive Land Use Plan  enacted through a zoning ordinance (Section 20(c))    - Preparation of comprehensive multi-sectoral development plan (Section 106)    - Formulation of long term, medium term-, annual investment programs and policies (Sec 109(a) 1 and 2)    - Appraisal and prioritization of socio economic</p>	<ol style="list-style-type: none"> <li>1. Local Shelter Plan and RRAP should be included in the Local Development Plan</li> <li>2. Housing for All should be included in the Comprehensive Development Plan Strategies</li> <li>3. Membership in the Makati City Urban Redevelopment and Housing Board (MCURHB) as board member, technical working group and secretariat</li> <li>4. Formulation of MCURHB Annual Investment Program</li> <li>5. Monitoring and evaluation of Project/Programs/Activities of MCURHB through Quarterly and Annual Accomplishment Report</li> </ol>

		development programs and projects by the LDC (Sec 109 (a) – 3)  City Ordinance No. 2012-225 Creating the <b>Makati City Urban Redevelopment and Housing Board</b>	
--	--	---	--



## Agency Roles, Programs and Services

DIVISION/UNIT	FOCAL PERSON	LEGAL BASIS AND MANDATES	ROLES, PROGRAMS AND SERVICES FOR THE INFORMAL SETTLER FAMILIES PROGRAM
Makati GAD Council/ GFPS		<p><b>Executive Order 2004-003</b>                      “An Order Creating the Gender and Development (GAD) Focal Point of the City of Makati, Metro Manila”</p>	<ol style="list-style-type: none"> <li>1. Ensures the gad/gender mainstreaming strategies will be adopted/implemented in the city and barangay level</li> <li>2. Continuous information and education campaign (iec) on gad and other related issues</li> <li>3. Seminars</li> <li>4. GAD sensitive schedule being implemented by LGU advocacy during post resettlement</li> </ol>
Liga ng mga Barangay		<ol style="list-style-type: none"> <li>1. <b>DILG MC 98-202</b>                      Enjoining all Punong Barangays to Adopt Measures Relative to the Proliferation of Squatters in their Respective Jurisdiction</li> <li>2. <b>DILG MC 2011-17</b> - Prevention of the Proliferation of Informal Settlers"</li> <li>3. <b>Section 30 UDHA Law</b></li> <li>4. <b>Section 3 to 5, Makati City Ordinance 2012-025</b> - Creation of the Makati City Urban Redevelopment and Housing Board</li> </ol>	<ol style="list-style-type: none"> <li>1. Adopt measures to effectively curtail the proliferation and further increase in the number of informal settlers and mendicants in their locality</li> <li>2. Coordinate/report/request assistance from DEPW for dismantling of illegal structures particularly those in areas cleared</li> <li>3. Maintenance of Registry of Barangay Inhabitants (Listing of ISF)</li> <li>4. Find ways to relocate existing informal settlers to a site(s) with due regard to general welfare and well-being</li> <li>5. Prohibition Against New Illegal Structures - shall prevent the construction of any kind or illegal dwelling within their respective AOR</li> <li>6. Coordinate/report/request assistance from DEPW for dismantling of illegal structures</li> <li>7. A member of the Makati City Urban Redevelopment and Housing Board and member, TWG</li> <li>8. Perform functions as indicated in Section 5, of CO 2012-025</li> </ol>

### Agency Roles, Programs and Service

DIVISION/UNIT	FOCAL PERSON	LEGAL BASIS AND MANDATES	ROLES, PROGRAMS AND SERVICES FOR THE INFORMAL SETTLER FAMILIES PROGRAM
Department of Education-Makati			<ul style="list-style-type: none"> <li>• Assistance in transfer of forms (school card)</li> <li>• Assistance in transfer of records (form 137)</li> <li>• Feeding program</li> <li>• Free uniforms</li> <li>• Monitor the transferred students if they are attending classes (zero drop out policy)</li> <li>• Facilitates the continuity of schooling for returning relocatees (policy issue?)</li> <li>• Burden of sending or receiving lgu?</li> <li>• Maintenance of scholastic awards for transfer students               <ul style="list-style-type: none"> <li>❖ Waiver of residency to facilitate transfer of academic merit (depends upon school division or dep ed policy)</li> </ul> </li> </ul>
Office of the City Administrator		Function Statement (RA 7160 and RA 7854)	<ul style="list-style-type: none"> <li>• Assists in the coordination of the work of all the offices and officials, under the supervision, direction and control of the City Mayor, and for this purpose, she may convene the chiefs of offices and other officials of the City;</li> <li>• Assists in the development of plans and strategies for the Project;</li> <li>• Conducts a continuing organizational, structural, and system review and evaluation with the end view of instituting effective administrative supervision and monitoring;</li> <li>• Advises the City Mayor and recommends to the Sangguniang Panlungsod, as the case may be, on matters relative to the Project as well as the management and administration of the relocatees.</li> </ul>

DIVISION/UNIT	FOCAL PERSON	LEGAL BASIS AND MANDATES	ROLES, PROGRAMS AND SERVICES FOR THE INFORMAL SETTLER FAMILIES PROGRAM
<b>DILG-Makati</b>		<ul style="list-style-type: none"> <li>• Administrative Order No. 267</li> <li>• Urban Development and Housing Act of 1992 (RA7279)</li> <li>• GR No. 17194-48 Supreme Court of Mandamus</li> <li>• Guidelines on requesting police assistance in demolition or eviction activities under the UDHA</li> <li>• DILG-MC 98-202 (Enjoining all Punong Barangays to adopt measures relative to the Proliferation of squatters in their respective jurisdiction)</li> <li>• City Ordinance No. 2012-025 entitled “On Ordinance creating the Makati City Urban Redevelopment and Housing Board, defining its powers and functions, and for other purposes”.</li> </ul>	<ul style="list-style-type: none"> <li>• The President delegates to the DILG the power to exercise general supervision directly to Highly Urbanized Cities.</li> <li>• Recommends, formulates and issues policy directions to LGUs in relation to the curtailment of proliferation of ISF.</li> <li>• Documents the proceeding during Pre-Demolition Conference.</li> <li>• Acts of Council and TWG member of the Makati City Urban Redevelopment and Housing Board.</li> <li>• Performs functions as deemed necessary.</li> </ul>
<b>Department of Environmental Services</b>		<ul style="list-style-type: none"> <li>• R.A. 9003 - Ecological Solid Waste Management Act of 2000 <ul style="list-style-type: none"> <li>❖ C.O 2003-095- Makati City Solid Waste Management Code</li> </ul> </li> <li>• R.A. 8749 – Philippine Clean Air Act of 1999</li> <li>• R.A. 6969 – Toxic Substance and Hazardous and Nuclear Wastes Control Act</li> <li>• R.A. 9729 – Climate Change Act of 2009</li> <li>• R.A. 9275 – The Philippine Clean water Act of 2004 <ul style="list-style-type: none"> <li>❖ Water ways clean-up (Supreme Court Enbanc Decision 171947-48)</li> <li>❖ E.O. 2012-009 “Task Force Makati Waterways”</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Assist in cleaning and clearing demolition debris</li> <li>• Provide information and education on proper waste management</li> <li>• Collection of Garbage</li> <li>• Street Sweeping</li> <li>• Beautification</li> <li>• Water ways clean-up</li> </ul>

		<ul style="list-style-type: none"><li>• PD 825 – Prohibits the Improper Disposal of Garbage</li><li>• PD 856 – Sanitation Code</li><li>• E.O. 26 – National Greening Program</li></ul>	
--	--	--	--

## Agency Roles, Programs and Service

DIVISION/UNIT	LEGAL BASIS AND MANDATES	ROLES, PROGRAMS AND SERVICES FOR THE INFORMAL SETTLER FAMILIES PROGRAM
<p><b>PNP-Makati</b></p>	<ul style="list-style-type: none"> <li>• Republic Act No. 7279 Sec. 27 Urban Development and Housing Act (UDHA)</li> <li>• Sec. 28</li> <li>• Executive Order No. 129</li> <li>• Executive Order No. 178</li> <li>• Executive Order No. 153 Sec. 4</li> </ul>	<ul style="list-style-type: none"> <li>• Mandates all local government units, in cooperation with the PNP, the Presidential Commission for the Urban Poor (PCUP) and the PCUP-accredited urban poor organization in the area to adopt measures to identify and effective staff the nefarious and illegal of professional squatters and squatting syndicates.               <ul style="list-style-type: none"> <li>• Eviction or demolition as a practice shall be the first line of enforcement</li> <li>• As member of National Committee against Squatting Syndicates and Professional</li> <li>• Creation of the National Police Task Force on Professional squatters and squatting syndicate.</li> <li>• National Police Task Force (NPTF) of the PNP to apprehend squatting syndicates and professional squatters; to serve as the operational arm of HUDCC in the drive against squatting syndicates and professional squatters.</li> </ul> </li> </ul>
<p><b>Economic Enterprise Management Office</b></p>	<ul style="list-style-type: none"> <li>• Republic Act 7160 - SEC.17 Basic Services and Facilities.</li> <li>• RA 7279 - Sec. 8. Identification of Sites for Socialized Housing.</li> <li>• Sec. 17. Registration of Socialized Housing Beneficiaries.</li> <li>• As per Economic Enterprise Management Office Functional Statements and Objectives.</li> </ul>	<ul style="list-style-type: none"> <li>• (viii) Programs and projects for low-cost housing and other mass dwellings, except those funded by the Social Security System (SSS), Government Service Insurance System (GSIS), and the Home Development Mutual Fund (HDMF): Provided, That national funds for these programs and projects shall be equitably allocated among the regions in proportion to the ratio of the homeless to the population;</li> <li>• Identify lands for socialized housing and resettlement</li> </ul>

		<p>areas for the immediate and future needs of the underprivileged and homeless in the urban areas, taking into consideration and degree of availability of basic services and facilities, their accessibility and proximity of jobs sites and other economic opportunities, and the actual number of registered beneficiaries.</p> <ul style="list-style-type: none"> <li>• Identify and register all beneficiaries within their respective localities.</li> <li>• Housing Division: <ul style="list-style-type: none"> <li>❖ To maintain City-housing projects in a tenantable/habitable condition and to formulate/plan collection strategies to lessen by 50% the number of delinquent tenants;</li> <li>❖ To see to it that Makati Homes' House rules and regulations and ordinances passed by the Sangguniang Panlungsod are strictly observed to foster harmonious relationship among the beneficiaries;</li> <li>❖ To inform and update the City Mayor through his representative of the day to day operations and management of the city-owned housing projects.</li> </ul> </li> </ul>
<p><b>Legal Department</b></p>	<p><b><u>Article 2 Section 481 (B)(3)(vii) of the 1987 Philippine Constitution</u></b>-The legal Officer, the chief legal counsel of the local government unit, shall take charge of the office for legal services and shall; (vii) Review and submit recommendations on ordinances approved and execute orders issued by component units.</p> <p><b><u>Article 2 Section 481 (B)(3)(Vii)(5)</u></b>- Exercise such powers</p>	<ul style="list-style-type: none"> <li>• Facilitate in the formulation of policies and guidelines for the Urban Redevelopment and Housing Board of Makati.</li> <li>• Review and submit recommendations on ordinances approved and execute orders issued by component units.</li> <li>• Assists the members of the Board, as well as the city personnel assigned to the implementation of the projects and the programs of the Board, in the preparation of their pleadings in court and other legal</li> </ul>

	<p>and perform such other duties and functions as may be prescribed by law or ordinance.</p> <p><b><u>Executive Order No. 004 Series of 2013- Section 10. Legal Assistance-</u></b> The Law Department shall assist the members of the Board, as well as the city personnel assigned to the implementation of the projects and the programs of the Board , in the preparation of their pleadings in court and other legal forms, correspondence and provide legal representation should a legal action be filed against any of them as consequence of their actions in connection with the implementation of the projects and programs of the Board</p> <p><b><u>Section 3 and 5(b) (c) (k) Makati City Ordinance 2012-025</u></b></p> <p><b>Section 3.</b> – Composition. The Legal Officer is included on the Makati City Urban Redevelopment and Housing Board.</p> <p><b>Section 5(b).</b> – In coordination with concerned local and national government agencies, formulate and recommend policies for the improvement, rehabilitation</p>	<p>forms, correspondence and provide legal representation should a legal action be filed against any of them as consequences of their actions in connection with the implementation of the projects and programs of the Board.</p>
--	--	--

	<p>and redevelopment of blighted areas in Makati City.</p> <p><b>Section 5(c).</b> – Prepare and recommend to the Sangginiang Panlungsod of Makati City a redevelopment and housing code that will serve as the enabling ordinance for the preparation and implementation of redevelopment housing policies of Makati.</p> <p><b>Section 5(k).</b> – Perform such other related functions as assigned by the City Mayor or as established by law or by ordinance concerning the implementation of the mandate of local government units under the Urban Development and Housing Act.</p>	
--	--	--



## Agency Roles, Programs and Service

DIVISION/UNIT	LEGAL BASIS AND MANDATES	ROLES, PROGRAMS AND SERVICES FOR THE INFORMAL SETTLER FAMILIES PROGRAM
<p><b>National Housing Authority</b></p>	<p>Presidential Decree # 757</p> <p>dated 31 July 1975 tasked NHA to develop and implement a comprehensive and integrated housing program which shall embrace housing development and resettlement, sources and schemes of financing and delineation of government and private sector participation.</p> <p>Executive Order # 90</p> <p>Mandated NHA as the sole government agency engaged in direct shelter production focusing on the pro-provision of housing assistance to the lowest 30% of urban income earners. The NHA was tasked to be the production arm of the National Shelter Program.</p> <p>Republic Act # 7279</p> <p>Urban and development Housing Act (UDHA) 1992 signed into law on 24 March 1992 further defined NHA's mandate. Under RA 7279, NHA assumed the role as provider of technical and other forms of assistance to local government units in implementing</p>	<ul style="list-style-type: none"> <li>• Housing Program for ISF's living along Danger Areas in Metro Manila (50 Billion 2012-2016) <ul style="list-style-type: none"> <li>❖ Involves in relocation and resettlement of families living in or along danger areas in Metro Manila particularly those along waterways such as creeks river and esteros</li> <li>❖ Undertaken mainly through in-city low-rise housing development utilizing government-owned land</li> <li>❖ Also covers implementation of alternative in-city projects schemes proposed by program stake-holders and off-city resettlement where in-city project plans are not feasible.</li> </ul> </li> <li>• Resettlement Program for ISF's affected by Infrastructure Program in Metro Manila and those living along Danger Areas. <ul style="list-style-type: none"> <li>❖ Addresses the resettlement requirements of families affected by infrastructure projects in Metro Manila and those living along danger areas nearby provinces</li> <li>❖ Entails the provision of housing units, community facilities, socio economic and other community support programs.</li> </ul> </li> <li>• Regional Resettlement Program <ul style="list-style-type: none"> <li>❖ Involves the implementation of local and /or regional</li> </ul> </li> </ul>

	<p>their urban development and social housing programs.</p> <p>RA-7835 or the Comprehensive and Integrated Shelter Financing Act (CISFA)</p> <p>Issued on 8 December 1994 infused fresh funds amounting to Php 38.5 billion to support the housing sector NHA was tasked to implement various components the National Shelter Program, namely Resettlement Program, Medium-Rise Public and Private Housing Cost Recoverable Programs and Local Housing.</p> <p>MC 1472</p> <p>National Housing Authority shall have the power to summarily eject without the necessity of judicial order on NHA owned property/ projects</p>	<p>resettlement projects as joint National Government and local Government undertakings</p> <ul style="list-style-type: none"> <li>❖ Addresses the resettlement requirements of Local Government Units (LGU's) outside of Metro Manila involving families in danger areas, those affected by infrastructure projects and calamities and indigenous peoples.</li> <li>• Housing Assistance Programs for Calamity Victims <ul style="list-style-type: none"> <li>❖ Intended to respond to the housing needs of low and marginal-income and or informal settler families for permanent shelter affected by calamities for relocation to safe areas</li> <li>❖ Also involves the provision of Housing Materials Assistance (HOMA) to families whose homes are partially damaged by calamities in the " build zone" but who do not require relocation and resettlement</li> </ul> </li> <li>• Settlement Upgrading Program <ul style="list-style-type: none"> <li>❖ Intended to address the security of tenure and Infrastructure requirements of informal settlements on government land proclaimed or designed as socialized housing sites.</li> <li>❖ Covers survey and titling of individual lots for disposition to qualified occupants, infrastructure development, housing construction and rehabilitation of existing project sites.</li> </ul> </li> <li>• AFP-PNP Housing Program <ul style="list-style-type: none"> <li>❖ The flagship housing project of President Benigno S. Aquino III. It is a 5-year program intended to provide</li> </ul> </li> </ul>
--	--	--

		permanent housing facilities for Armed Forces of the Philippines (AFP), Philippine National Police (PNP), Bureau of Jail Management and Penology (BJMP), Bureau of Fire Protection(BFP) and Bureau of Corrections (BuCor) personnel.
--	--	--

## Tables and Figures

**Table 1. Properties Transected by the West Valley Fault (WVF)**

Barangay	Number of Households
Comembo	6
Rizal	196
East Rembo	216
Pembo	180
<b>Total</b>	<b>598</b>

**Table 2. Collapsed Damaged Building**

### Density per Barangay

Low (10,000 – 30,000 sq. m.)	Medium (40,000 – 60,000 sq. m.)
Carmona	Bangkal
Cembo	Bel-Air
Dasmaringas	Comembo
East Rembo	Kasilawan
Forbes Park	La Paz
Guadalupe Nuevo	Olympia
Guadalupe Viejo	Palanan
Magallanes	Pembo
Pinagkaisahan	Pio del Pilar
Pitogo	Poblacion
PP Northside	Rizal
PP Southside	San Antonio
South Cembo	San Isidro
Sta. Cruz	San Lorenzo
Urdaneta	Singkamas
West Rembo	Tejeros

**Table 3. Completely Collapsed**

### Damaged Building Density per

Low (10,000-30,000 sq. m. of floor area)	Medium (40,000-60,000 sq. m. of floor area)
Carmona	Bangkal
Cembo	Bel-Air
Dasmaringas	Comembo
East Rembo	Kasilawan
Forbes Park	La Paz
Guadalupe Nuevo	Olympia
Guadalupe Viejo	Palanan
Magallanes	Pembo
Pinagkaisahan	Pio del Pilar
Pitogo	Poblacion
Post Proper Northside	Rizal
Post Proper Southside	San Antonio
South Cembo	San Isidro
Sta. Cruz	San Lorenzo
Urdaneta	Singkamas
West Rembo	Tejeros
-	Valenzuela

**Table 4. Number of People and Households with Inundated Homes per Barangay**

Barangay	Number of People with Inundated Homes	Households with Inundated Homes <sup>11</sup>
Bangkal	6,804	1,791
Bel-Air	162	43
Carmona	977	257
Dasmaringas	2	1
Forbes Park	0	0
Kasilawan	2,914	767
La Paz	1,650	434
Magallanes	1,325	349
Olympia	7,101	1,869
Palanan	11,429	3,008
Pio Del Pilar	7,027	1,849
Poblacion	913	240

<sup>11</sup> In assumption that household size is 3.8 (Based on the Philippine Statistics Authority (PSA), 2015)

Barangay	Number of People with Inundated Homes	Households with Inundated Homes <sup>11</sup>
San Antonio	2,933	772
San Isidro	2,972	782
San Lorenzo	408	107
Santa Cruz	106	28
Singkamas	166	44
Tejeros	2,720	716
Urdaneta	48	13
Valenzuela	1,782	469
Cembo	0	0
Comembo	9,924	2,612
East Rembo	1,700	447
Guadalupe Nuevo	0	0
Guadalupe Viejo	608	160
Pembo	11,755	3,093
Pinagkaisahan	0	0
Pitogo	0	0
South Cembo	0	0
West Rembo	231	61
Rizal	13,448	3,539
Taguig - Fort Bonifacio	1,095	288
<b>TOTAL</b>	<b>90,200</b>	<b>23,739</b>

**Table 5: Population Distribution and Gross Population Density by Barangay, 2015**

Barangay	Population	% Share	Land Area in (sq. m.)	% Share	Population Density per 1,000 sq. m.
<b>District I</b>					
Bangkal	21,650	3.72%	875,900	3.2%	25
Bel-Air	23,685	4.07%	1,712,100	6.3%	14
Carmona	3,109	0.53%	352,900	1.3%	9
Dasmariñas	5,589	0.96%	1,903,300	7.0%	3
Forbes Park	2,335	0.40%	2,500,000	9.1%	1
Kasilawan	5,881	1.01%	94,600	0.3%	62
La Paz	7,356	1.26%	247,800	0.9%	30
Magallanes	5,672	0.97%	1,199,500	4.4%	5
Olympia	20,251	3.48%	456,500	1.7%	44
Palanan	14,110	2.42%	649,900	2.4%	22
Pio Del Pilar	30,732	5.27%	880,900	3.2%	35
Poblacion	25,393	4.36%	1,034,200	3.8%	25
San Antonio	16,840	2.89%	895,800	3.3%	19
San Isidro	8,045	1.38%	482,900	1.8%	17
San Lorenzo	12,995	2.23%	1,734,100	6.3%	7
Sta. Cruz	7,207	1.24%	473,000	1.7%	15
Singkamas	7,370	1.27%	129,300	0.5%	57
Tejeros	13,696	2.35%	283,200	1.0%	48
Urdaneta	4,429	0.76%	739,900	2.7%	6
Valenzuela	6,310	1.08%	251,400	0.9%	25
<b>SUB-TOTAL</b>	<b>242,655</b>	<b>41.65%</b>	<b>16,897,200</b>	<b>61.8%</b>	<b>14</b>
<b>District II</b>					

Cembo	26,213	4.50%	426,700	1.6%	61
Comembo	16,818	2.89%	309,000	1.1%	54
East Rembo	28,114	4.83%	481,100	1.8%	58
Guadalupe Nuevo	18,341	3.15%	570,400	2.1%	32
Guadalupe Viejo	13,415	2.30%	540,400	2.0%	25
Pembo	48,275	8.29%	639,800	2.3%	75
Post Proper Northside	28,572	4.90%	2,376,000	8.4%	12
Post Proper Southside	52,428	9.00%	3,412,000	12.7%	15
South Cembo	15,103	2.59%	200,000	0.7%	76
West Rembo	29,899	5.13%	552,500	2.0%	54
Rizal	42,635	7.32%	594,700	2.2%	72
Pitogo	14,395	2.47%	195,500	0.7%	74
Pinagkaisahan	5,739	0.99%	160,300	0.6%	36
<b>SUB-TOTAL</b>	<b>339,947</b>	<b>58.35%</b>	<b>10,458,500</b>	<b>38.2%</b>	<b>33</b>
<b>GRAND TOTAL</b>	<b>582,602</b>	<b>100.00%</b>	<b>27,355,700</b>	<b>100.00%</b>	<b>21</b>

Source: NSO, 2010 Census of Population and Housing ([www.census.gov.ph](http://www.census.gov.ph)); UDD,

City Gov't. of Makati

\* Disputed Barangays with Taguig.

\*\* Including the Military Reservation (4,402,700 square meters)

**Table 6. Age and Sex Structure**

Age Group	Male	%	Female	%	Both Sexes	%	Sex Ratio
All ages	276,286	47.4%	306,316	52.6%	582,602	100.0%	90.2%
Under 1	5,188	1.9%	4,970	1.6%	10,158	3.5%	104.4%
1 – 4	18,524	6.7%	17,604	5.7%	9,949	12.5%	105.2%
5 – 9	22,082	8.0%	21,043	6.9%	8,486	14.9%	104.9%
10 – 14	22,184	8.0%	21,287	6.9%	8,963	15.0%	104.2%
15 – 19	22,640	8.2%	25,516	8.3%	8,730	16.5%	88.7%
<b>20 – 24</b>	<b>27,435</b>	<b>9.9%</b>	<b>32,317</b>	<b>10.6%</b>	<b>8,727</b>	<b>20.5%</b>	84.9%
<b>25 – 29</b>	<b>29,713</b>	<b>10.8%</b>	<b>33,957</b>	<b>11.1%</b>	<b>8,606</b>	<b>21.8%</b>	87.5%
30 – 34	26,406	9.6%	28,147	9.2%	9,056	18.7%	93.8%
35 – 39	22,256	8.1%	24,807	8.1%	8,587	16.2%	89.7%
40 – 44	18,395	6.7%	20,764	6.8%	8,149	13.4%	88.6%
45 – 49	16,571	6.0%	19,176	6.3%	8,559	12.3%	86.4%
50 – 54	13,965	5.1%	16,255	5.3%	8,353	10.4%	85.9%
55 – 59	11,219	4.1%	13,243	4.3%	8,623	8.4%	84.7%
60 – 64	8,172	3.0%	10,048	3.3%	8,742	6.2%	81.3%
65 – 69	5,201	1.9%	6,386	2.1%	9,194	4.0%	81.4%
70 – 74	2,636	1.0%	3,853	1.3%	8,789	2.2%	68.4%
75 – 79	1,693	0.6%	3,151	1.0%	8,638	1.6%	53.7%
80 and over	2,006	0.7%	3,792	1.2%	9,706	2.0%	52.9%

Source: Philippine Statistics Authority

**Table 7: Estimates of Daytime-Population Ratio, 2010**

<b>Particulars</b>	<b>Population Count</b>
Annual Average Daily Traffic (AADT) (2011)	2,700,000
Annual Growth of traffic in Makati City for the last 15 years	3.10%
Factor to convert 2011 AADT to 2010	96.9%
AADT 2010 = (2,700,000 x 0.969)	2,616,300
Vehicles which stayed in Makati City	22%
Passing Through Traffic	78%
Year 2010 AADT, vehicle /day (those who stayed at Makati)	575,586
Year 2010 AADT, vehicle/day (those who passed thru Makati)	2,040,714
Vehicle composition: (55% cars; 25% jeepneys; 6% buses; 14% truck goods/ vehicles) Estimated number of daytime population based on average occupancy rate	3,054,635
Net Population via Rail who will not transfer to jeepneys or buses	21,139
Net Population via Rail who will not take any form of motorized transport	82,324
<b>Total Minimum Daytime Population (2010)</b>	<b>3,158,098</b>
Passing Thru Passengers (10% of passing thru passengers)	1,083,007
<b>Total Maximum Daytime Population (2010)</b>	<b>4,241,105</b>

Source: Comprehensive Land Use Plan (CLUP), 2013-2023

**Table 8. Projected Total Mid-Year Population by Barangay (At Constant Trend of 1.85%)  
Annual PGR)**

Barangay	Year										
	2015*	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>City of Makati</b>	<b>582,602</b>	<b>593,380</b>	<b>604,358</b>	<b>615,538</b>	<b>626,926</b>	<b>638,524</b>	<b>650,337</b>	<b>662,368</b>	<b>674,622</b>	<b>687,102</b>	<b>699,813</b>
<b>District I</b>											
Bangkal	21,650	22,051	22,458	22,874	23,297	23,728	24,167	24,614	25,070	25,533	26,006
Bel-Air	23,685	24,123	24,569	25,024	25,487	25,958	26,439	26,928	27,426	27,933	28,450
Carmona	3,109	3,167	3,225	3,285	3,346	3,407	3,470	3,535	3,600	3,667	3,734
Dasmariñas	5,589	5,692	5,798	5,905	6,014	6,125	6,239	6,354	6,472	6,591	6,713
Forbes Park	2,335	2,378	2,422	2,467	2,513	2,559	2,606	2,655	2,704	2,754	2,805
Kasilawan	5,881	5,990	6,101	6,213	6,328	6,445	6,565	6,686	6,810	6,936	7,064
La Paz	7,356	7,492	7,631	7,772	7,916	8,062	8,211	8,363	8,518	8,675	8,836
Magallanes	5,672	5,777	5,884	5,993	6,104	6,216	6,331	6,449	6,568	6,689	6,813
Olympia	20,251	20,626	21,007	21,396	21,792	22,195	22,605	23,024	23,450	23,883	24,325
Palanan	14,110	14,371	14,637	14,908	15,183	15,464	15,750	16,042	16,339	16,641	16,949
Pio Del Pilar	30,732	31,301	31,880	32,469	33,070	33,682	34,305	34,940	35,586	36,244	36,915
Poblacion	25,393	25,863	26,341	26,829	27,325	27,830	28,345	28,870	29,404	29,948	30,502
San Antonio	16,840	17,152	17,469	17,792	18,121	18,456	18,798	19,146	19,500	19,861	20,228
San Isidro	8,045	8,194	8,345	8,500	8,657	8,817	8,980	9,146	9,316	9,488	9,664
San Lorenzo	12,995	13,235	13,480	13,730	13,984	14,242	14,506	14,774	15,048	15,326	15,609
Sta. Cruz	7,207	7,340	7,476	7,614	7,755	7,899	8,045	8,194	8,345	8,500	8,657
Singkamas	7,370	7,506	7,645	7,787	7,931	8,077	8,227	8,379	8,534	8,692	8,853
Tejeros	13,696	13,949	14,207	14,470	14,738	15,011	15,288	15,571	15,859	16,153	16,451
Urdaneta	4,429	4,511	4,594	4,679	4,766	4,854	4,944	5,035	5,129	5,223	5,320
Valenzuela	6,310	6,427	6,546	6,667	6,790	6,916	7,044	7,174	7,307	7,442	7,579
<b>Sub-Total</b>	<b>242,655</b>	<b>247,144</b>	<b>251,716</b>	<b>256,373</b>	<b>261,116</b>	<b>265,947</b>	<b>270,867</b>	<b>275,878</b>	<b>280,981</b>	<b>286,180</b>	<b>291,474</b>



**Table 9. Projected Total Mid-Year Population by Barangay (At Constant Trend of 1.85% Annual PGR) (Cont...)**

Barangay	Year										
	2015*	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>District II</b>											
Cembo	26,213	26,698	27,192	27,695	28,207	28,729	29,261	29,802	30,353	30,915	31,487
Comembo	16,818	17,129	17,446	17,769	18,097	18,432	18,773	19,121	19,474	19,835	20,202
East Rembo	28,114	28,634	29,164	29,703	30,253	30,813	31,383	31,963	32,554	33,157	33,770
Guadalupe Nuevo	18,341	18,680	19,026	19,378	19,736	20,101	20,473	20,852	21,238	21,631	22,031
Guadalupe Viejo	13,415	13,663	13,916	14,173	14,436	14,703	14,975	15,252	15,534	15,821	16,114
Pembo	48,275	49,168	50,078	51,004	51,948	52,909	53,888	54,884	55,900	56,934	57,987
Pinagkaisahan	5,739	5,845	5,953	6,063	6,176	6,290	6,406	6,525	6,645	6,768	6,894
Pitogo	14,395	14,661	14,933	15,209	15,490	15,777	16,069	16,366	16,669	16,977	17,291
Post Proper Northside	28,572	29,101	29,639	30,187	30,746	31,315	31,894	32,484	33,085	33,697	34,320
Post Proper Southside	52,428	53,398	54,386	55,392	56,417	57,460	58,523	59,606	60,709	61,832	62,976
South Cembo	15,103	15,382	15,667	15,957	16,252	16,553	16,859	17,171	17,488	17,812	18,142
Rizal	42,635	43,424	44,227	45,045	45,879	46,727	47,592	48,472	49,369	50,282	51,213
West Rembo	29,899	30,452	31,015	31,589	32,174	32,769	33,375	33,993	34,621	35,262	35,914
<b>Sub-Total</b>	<b>339,947</b>	<b>346,236</b>	<b>352,641</b>	<b>359,165</b>	<b>365,810</b>	<b>372,577</b>	<b>379,470</b>	<b>386,490</b>	<b>393,640</b>	<b>400,923</b>	<b>408,340</b>

Source: NSO (2000 and 2010 Census) Notes: Projected Mid-Year Population refers to estimated population during the middle part of the year (July1) and assumed to be the average level during a particular year. Figures may not add up to totals due to rounding.

\* Disputed Barangays with Taguig

**Table 10: Barangay Clustering**

Central	Westside	Northwest	North Central	Eastside	Northeast
Bel-Air	Bangkal	Carmona	Guadalupe Nuevo	Comembo	Cembo
Dasmariñas	La Paz	Kasilawan	Pinagkaisahan	East Rembo	Guadalupe Viejo
Forbes Park	Palanan	Olympia	Pitogo	Pembo	P.P. Northside
Magallanes	Pio Del Pilar	Poblacion	P.P Southside	Rizal	West Rembo
San Lorenzo	San Antonio	Sta. Cruz	South Cembo		
Urdaneta	San Isidro	Tejeros			
	Singkamas	Valenzuela			

Sources: Urban Development Department, City Government of Makati and Liga ng mga Barangay

**Table 11. Number of Establishments by Type**

Nature of Business	2015	2016	2017
<b>Wholesale/Retail (general merchandise)</b>	22,496	22,532	22,435
<b>Services</b>	28,991	29,165	28,978
<b>Real Estate</b>	12,609	12,559	12,549
<b>Convenient Stores, Restaurants &amp; Amusement - Places</b>	6,578	6,630	8,537
<b>Banks and Finance</b>	4,952	4,916	4,926
<b>Export and Import</b>	3,873	3,900	3,939
<b>Manufacturing</b>	1,534	1,531	1,530
<b>Special Business Permits</b>	472	440	459
<b>Grand Total</b>	<b>81,505</b>	<b>81,673</b>	<b>83,353</b>

Source: Business Permits Office

**Table 12. Households By Tenure Status of the Housing Unit, 2015**

Tenure Status of the Housing Unit and Lot and City/Municipality	Number of Households*	Type of Building						
		Single house	Duplex	Multi-unit residential	Commercial/ industrial/ agricultural	Institutional living quarter	Others	Not Reported
Own or owner like possession of house and lot	66,920	27,813	7,455	31,441	164	3	6	38
Rent house/room including lot	72,440	17,322	5,912	48,889	286	4	5	22
Own house rent lot	995	290	90	608	6	-	-	1
Own house rent-free lot with consent of owner	4,006	1,504	445	2,000	33	-	6	18
Own house rent-free lot without consent of owner	944	286	90	497	3	-	25	43
Rent-free house and lot with consent of owner	8,307	2,937	952	4,145	246	7	10	10
Rent-free house and lot without consent of owner	414	118	30	232	4	-	10	20
Not Applicable	3	-	-	-	-	-	3	-
Not Reported	66	25	2	39	-	-	-	-

\* Excludes households in relocation area.

Source: Philippine Statistics Authority, 2015 Census of Population

**Table 13. Number of Households in Occupied Housing Units by Main**

**Source of Drinking Water, Makati City, 2016**

Main Source of Drinking Water	Household Served	Percent
Own Use, Faucet Community Water System (Level III)	112,863	99.70
Shared Faucet, Community Water System Own (Level II)	1,472	1.30
Own Use, Tube/Piped Deep Well (Level I)	339	0.30
Bottled Water	3,283	2.90
Others		

Source: Makati Health Department

**Table 14. Number of Households in Occupied Housing Units, By Type of Toilet**

**Facility, 2016**

Type of Toilet Facility	Number	Percent
Water-sealed, Sewer/Septic Tank, Used Exclusively by Households	108,686	96.01
Water-sealed, Sewer/Septic Tank, Shared with Other Households	1,093	0.97

Source: Makati Health Department

**Table 15: Occupied Housing Units by Type of Building, 2015**

Type of Building and City/Municipality	Occupied Housing Units	Number of Households*	Household Population*	Average Household Size	Ratio of Households to Occupied Housing Units	Ratio of Household Population to Occupied Housing Units
<b>Total</b>	<b>48,430</b>	<b>54,095</b>	<b>79,433</b>	<b>3.76</b>	<b>1.04</b>	<b>3.90</b>
Single house	48,866	50,295	236,875	4.71	1.03	4.85
Duplex	14,444	14,976	57,019	3.81	1.04	3.95
Multi-unit residential	84,171	87,851	282,274	3.21	1.04	3.35
Commercial/ industrial/ agricultural	721	742	2,367	3.19	1.03	3.28
Institutional living quarter	14	14	56	4.00	1.00	4.00
Others	62	65	239	3.68	1.05	3.86
Not Reported	152	152	603	3.97	1.00	3.97

Source: 2015 Census of Population and Housing

\* Excludes households in relocation area.

**Table 16: Occupied Housing Units by Construction Material of the Outer Walls and Roof, 2015**

Construction Materials of the Outer Walls and City/Municipality	Total Occupied Housing Units	Construction Materials of the Roof								
		Galvanized iron/ aluminum	Tile/ concrete/ clay tile	Half galvanized iron and half concrete	Bamboo/ cogon/ nipa/ anahaw	Asbestos	Makeshift/ salvaged/ improvised materials	Trapal	Others	Not Reported
Total	148,430	113,539	24,048	10,219	76	154	145	160	86	3

Concrete/brick/stone	114,232	89,704	22,716	1,665	-	130	1	2	14	-
Wood	9,183	7,784	323	925	31	13	24	18	65	-
Half concrete/brick/stone and half wood	24,279	15,694	984	7,578	4	-	12	7	-	-
Galvanized iron/aluminum	329	276	9	41	1	-	-	2	-	-
Bamboo/sawali/cogon/nipa	27	3	-	-	20	-	3	1	-	-
Asbestos	5	2	-	-	-	3	-	-	-	-
Glass	28	7	13	-	-	8	-	-	-	-
Makeshift/unvalved/unapproved materials	124	16	-	-	-	-	93	15	-	-
Trapal	136	2	-	-	20	-	11	103	-	-
Others	14	4	2	3	-	-	-	1	4	-
No walls	19	4	-	-	-	-	1	11	3	-
Not Reported	54	43	1	7	-	-	-	-	-	3

Source: Philippine Statistics Authority, 2015 Census of Population

**Table 17: Basic Data and Assumptions**

Population (2015)	582,602
Annual Population Growth	1.85
Household Size	3.8
Household	154,095
Displaced Unit	4,527
Homeless	132
Household per dwelling unit	1.1530
Housing Stock	148,430

**Table 18: Population Projection by Planning Periods**

	Census Year	I Planning Period				II P.P.	III P.P.
		2015	2018	2019	2020	2023	2026
<b>Population</b>	582,602	615,538	626,926	638,524	674,622	712,760	
<b>Households</b>	153,316	161,984	164,980	168,033	177,532	187,568	

**Table 19: New Housing Units Needed (New units needed due to population growth)**

	Total	Annual	Program Period	
I. Planning Period 2018-2020	6,049	3,024	2	2019-2020
II. Planning Period 2021-2023	9,499	3,166	3	2021-2023
III. Planning Period 2024-2026	10,036	3,345	3	2024-2026
<b>TOTAL</b>	<b>25,585</b>	<b>9,536</b>	<b>8 YEARS</b>	

**Table 20: New Housing Units Needed (New units needed due to backlog)**

	Total	Annual	Program Period	
Doubled-up (5% of housing stock 4,887)	5,533	692	8	
Displaced	4,527	566	8	
Homeless	132	132	1	
<b>TOTAL</b>	<b>10,192</b>			

**Table 21: Summary of New Units due to backlog and population growth were computed as follows:**

Year	Doubled Up	Displaced	Household Growth	Annual Total	TOTAL	Homeless	
2018	692	566		1,258	9,955		
2019	692	566	3,024	4,414		132	
2020	692	566	3,024	4,282			
2021	692	566	3,166	4,424	13,273	132	
2022	692	566	3,166	4,424			
2023	692	566	3,166	4,424			
2024	692	566	3,345	4,603	13,810		
2025	692	566	3,345	4,603			
2026	692	566	3,345	4,603			
<b>TOTAL</b>	6,228	5,094	25,585	36,907	<b>37,039</b>		132

**Table 22: Summary due to backlog and household growth**

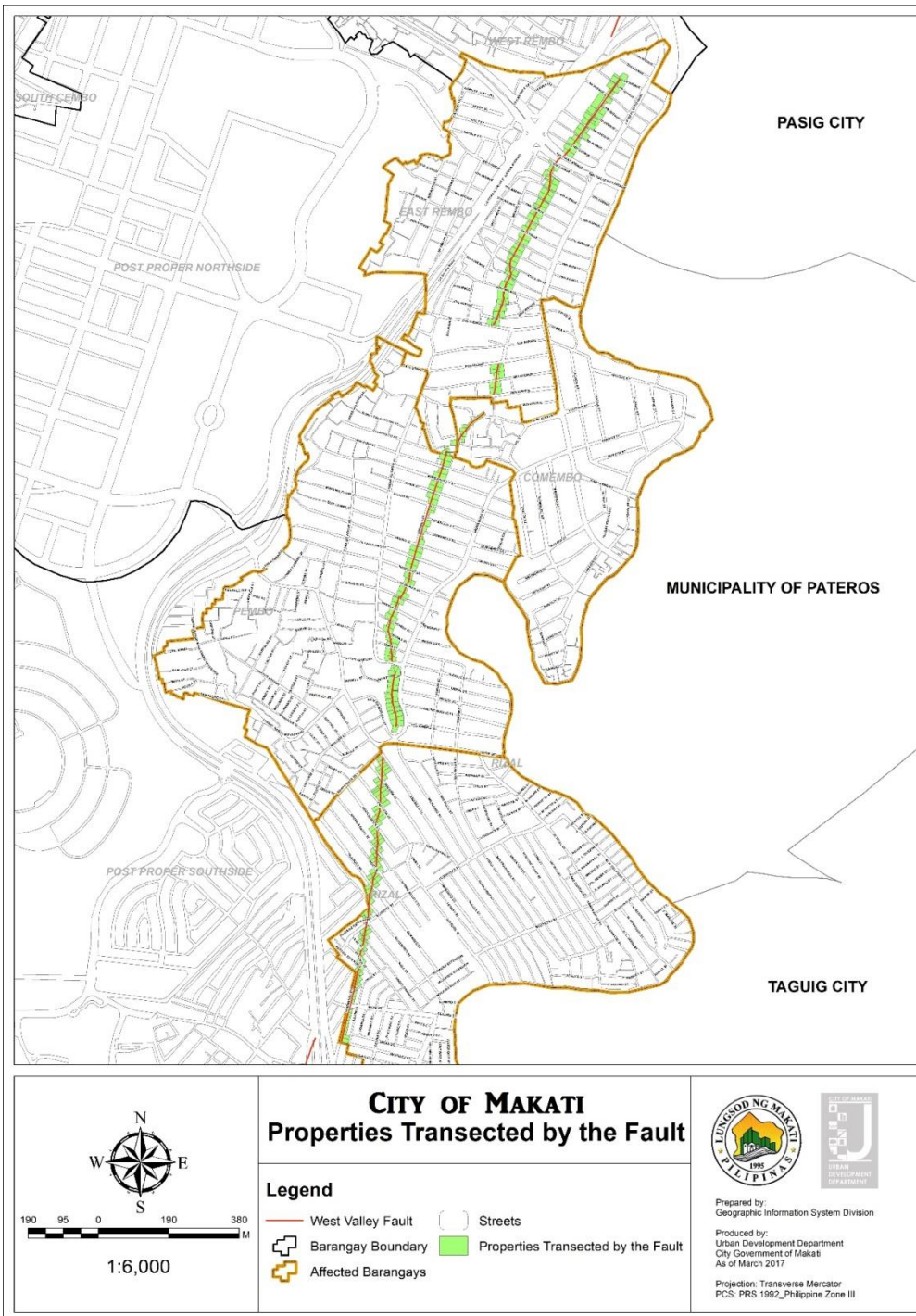
	Backlog	Household Growth	
I. Planning Period	9,079	9,675	18,755
II. Planning Period	0	10,222	10,222
III. Planning Period	0	10,800	10,800
	9,079	30,697	<b>39,777</b>

**Table 23: Projected Number of Household Renters and Owners, 2010 and 2015**

Year	No. of Household Renters	Owned	Total Number of Households
2010	68,807	55,033	126,457
2015	81,611	72,865	154,095

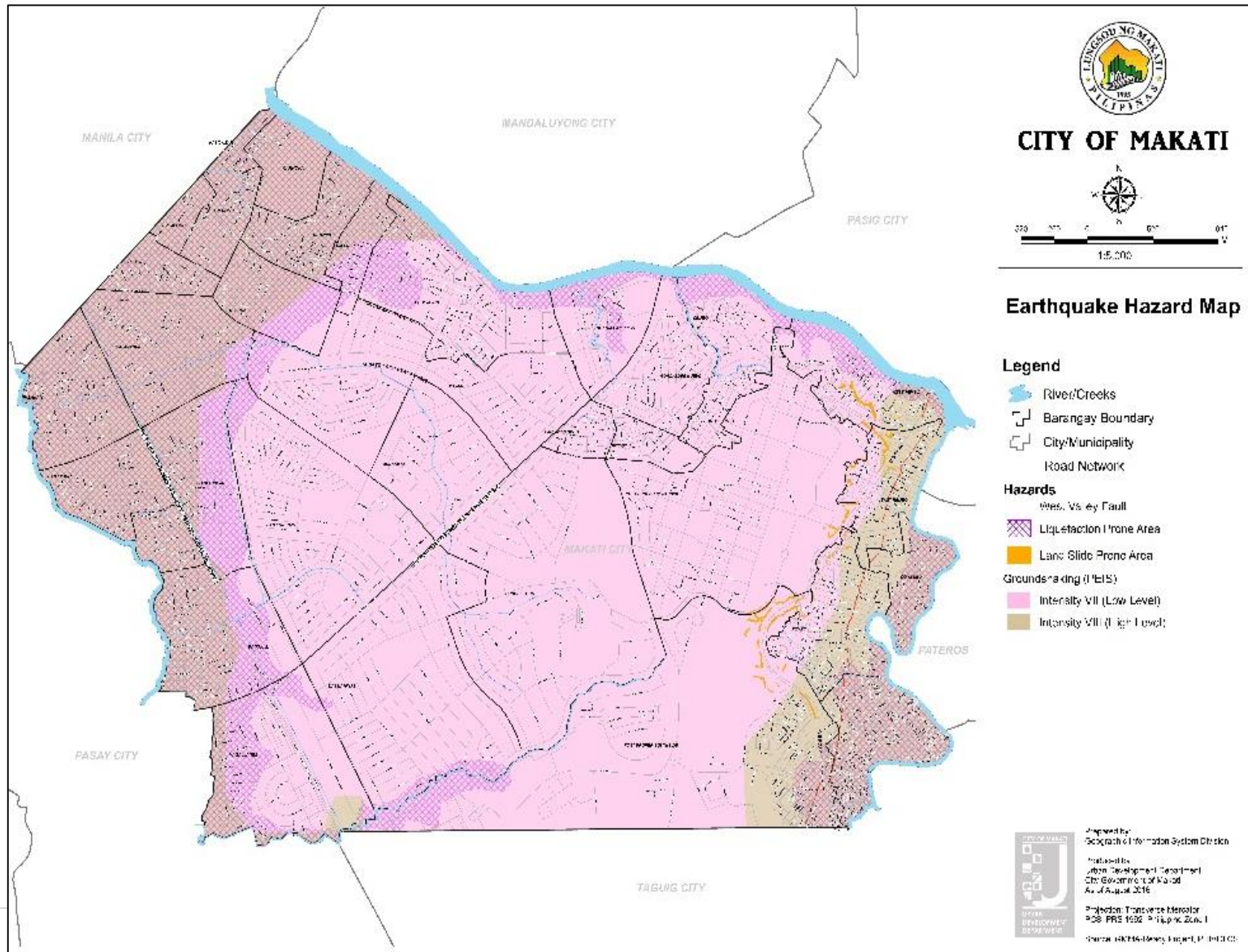
Source: PSA

**Figure 1. Map of Properties Transected by the West Valley Fault**

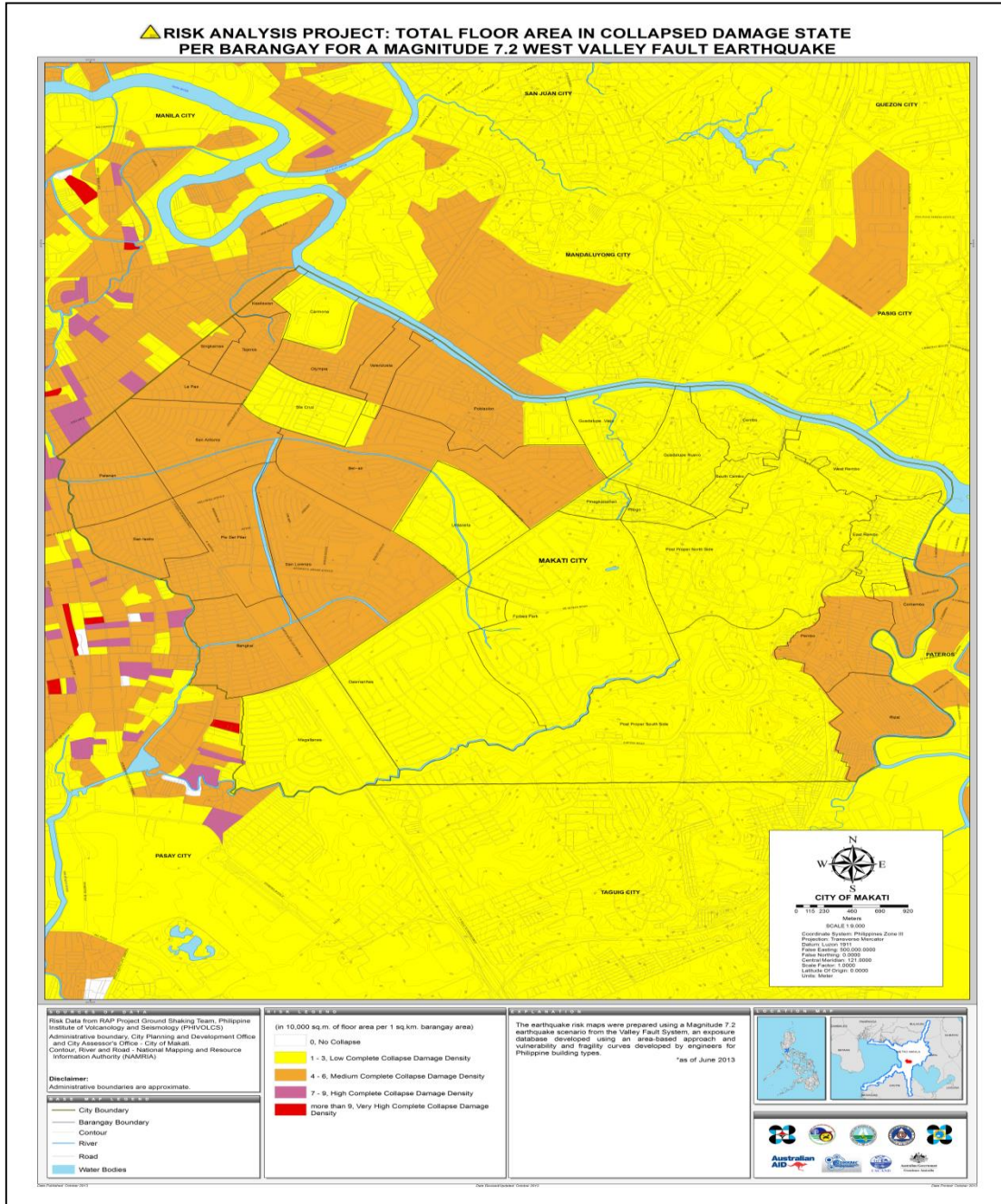




**Figure 2. Earthquake Hazard Map**

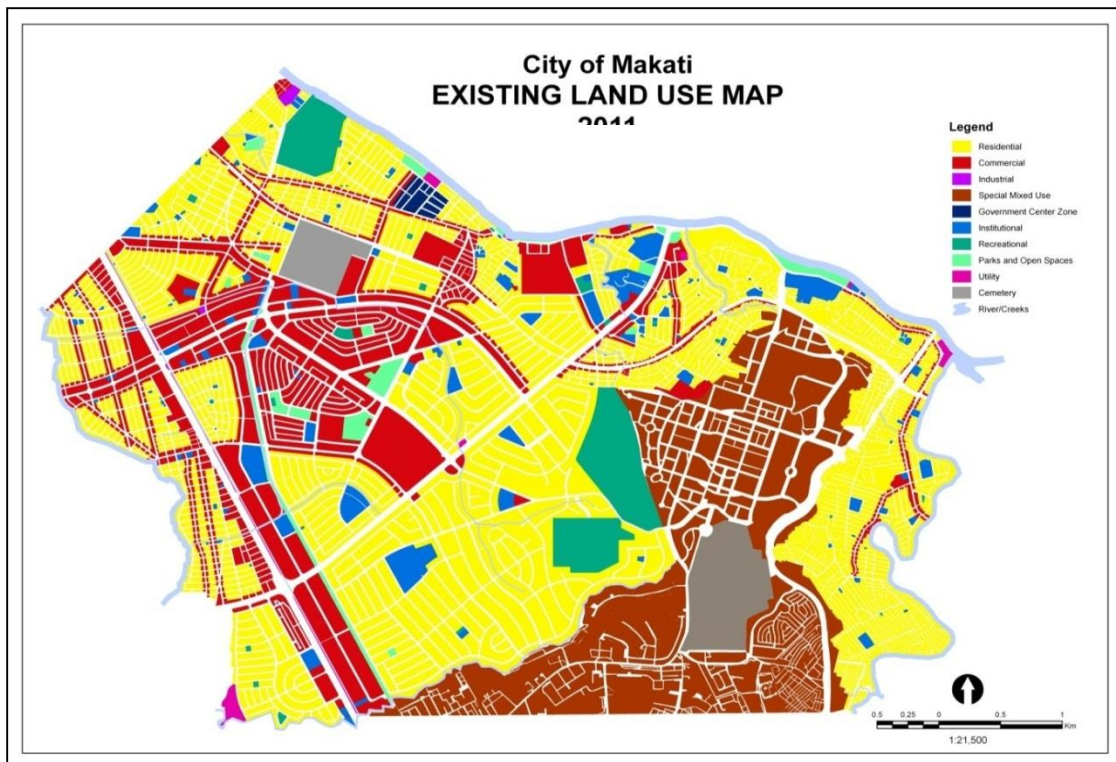


**Figure 3. Total Floor Area in Collapsed Damage State per Barangay**

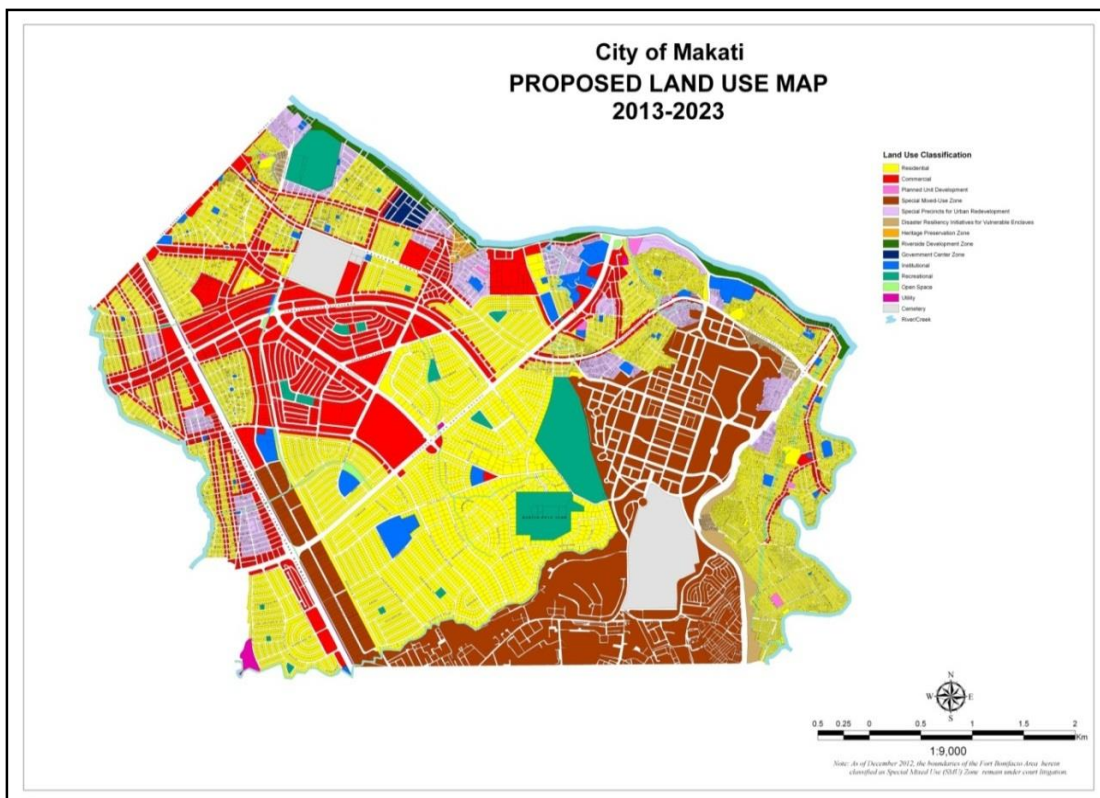




**FIGURE 4.Existing Land Use Map, 2012**



**Figure 5. Proposed Land Use Map, 2023**



## References:

Collective Strengthening of Community Awareness for Natural Disasters (CSCAND) Greater Metro Manila Area Risk Analysis Project (GMMA RAP), 2014.

Makati Disaster Risk Reduction and Management Council (DRRMC). Makati Contingency Plan for Hydro-Meteorological Hazards. 2018.

<sup>1</sup> Intensive Cleanup of Waterways, Manila Bulletin website, [mb.com.ph/node/330490/inten](http://mb.com.ph/node/330490/inten)

<sup>1</sup> Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA). February 2011. Climate Change in the Philippines.

See Colliers International. Philippine Real Estate Market Report, 2011.

<sup>1</sup> <https://www.scribd.com/document/303024115/Unik-Output>

<sup>1</sup> [s3.amazonaws.com/zanran\\_storage/www.makati.gov.ph/.../46548853.pdf](https://s3.amazonaws.com/zanran_storage/www.makati.gov.ph/.../46548853.pdf)

In assumption that household size is 3.8 (Based on the Philippine Statistics Authority (PSA), 2015)

*Philippine Statistics Authority, 2015 Census of Population*