

# MANGGAHAN FLOODWAY

## In-City Resettlement for Informal Settler Families

Presented by:

Mylene A. Rivera  
Director, Housing and Urban Development Coordinating Council

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# Outline of the Presentation

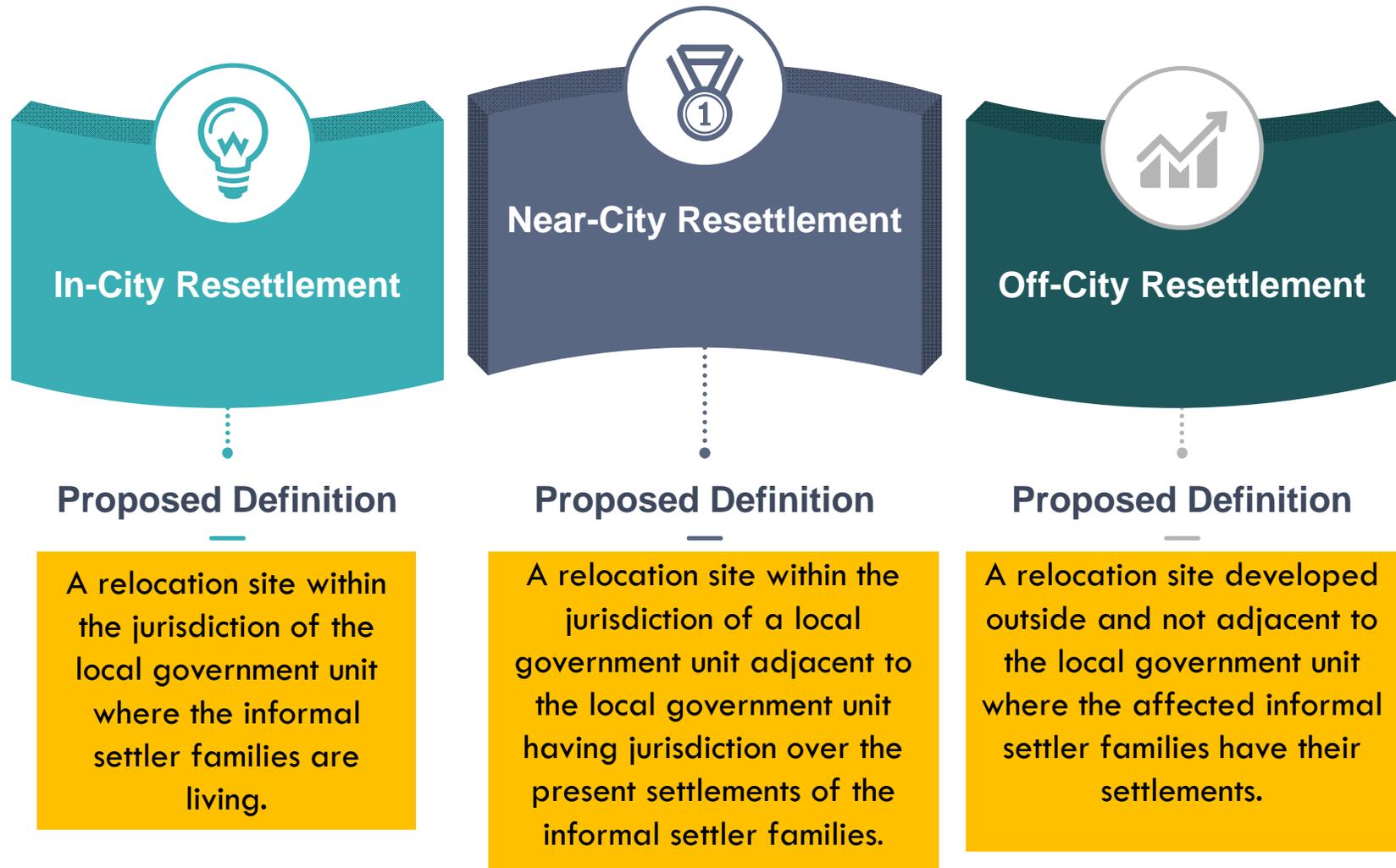
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| Section 4. | People's Plan                          |
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Housing and Urban Development  
Coordinating Council

Note: Photos and data from NHA and APO-AMF

# 3 Types of Resettlement



# In-City Resettlement



**Advantage:** Ensures minimum dislocation of families affected by the relocation

# Manggahan Floodway Profile

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# Manggahan Floodway



It is a **10 km** artificially constructed waterway built in **1986** to ease flooding in Metro Manila



Stretches from **Pasig City** and **Cainta** and **Taytay, Rizal** (see map on next slide)



Over the years some **6,700 ISFs** (based on 2009 estimates) occupied the east and west embankments of the floodway



There was a clamor for the development of medium rise buildings on the floodway's embankments, which prompted then President Arroyo to issue Presidential Proclamation 1160 declaring said areas for development of medium rise socialized housing

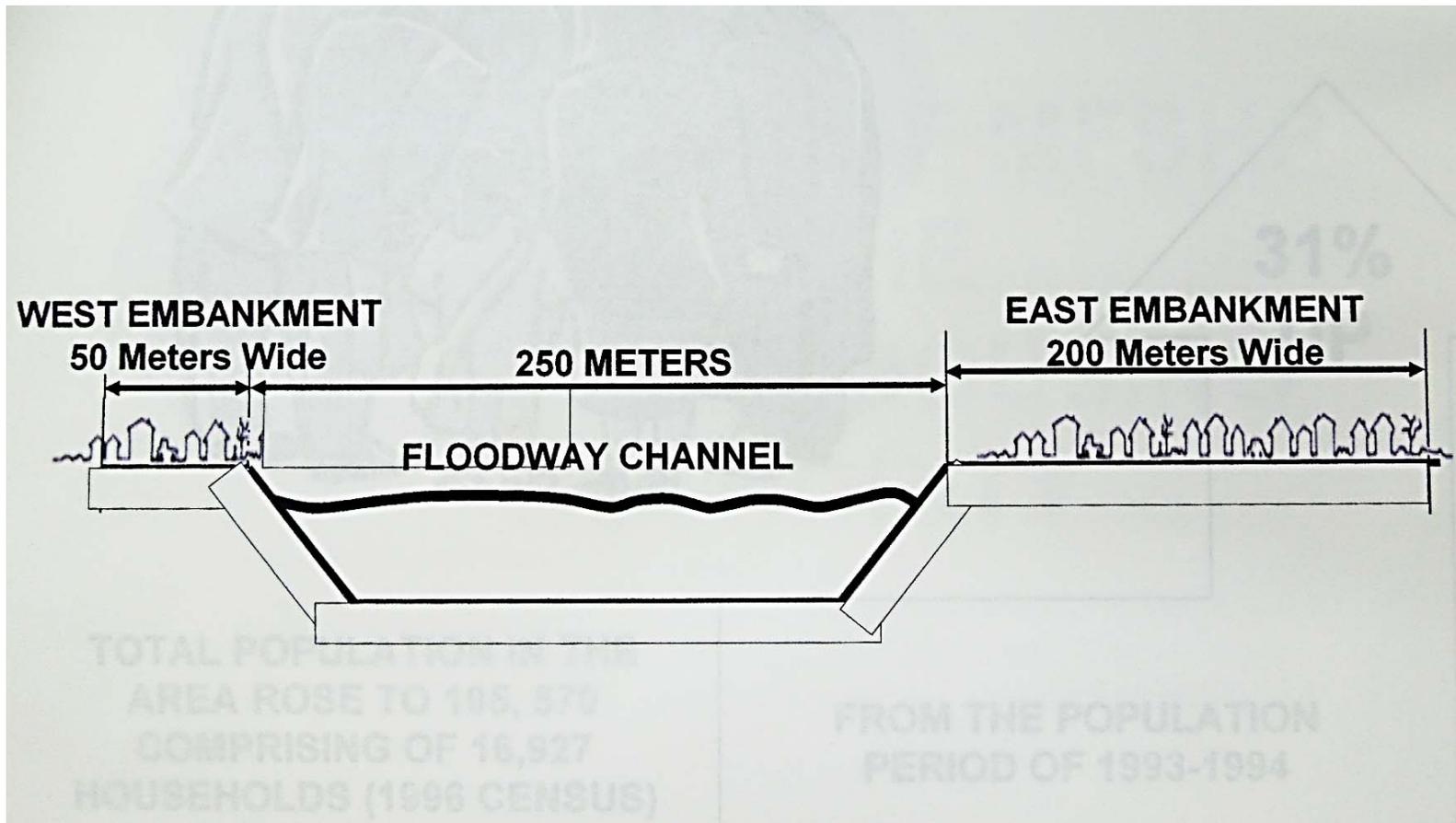
# MANGGAHAN FLOODWAY



# Manggahan Floodway



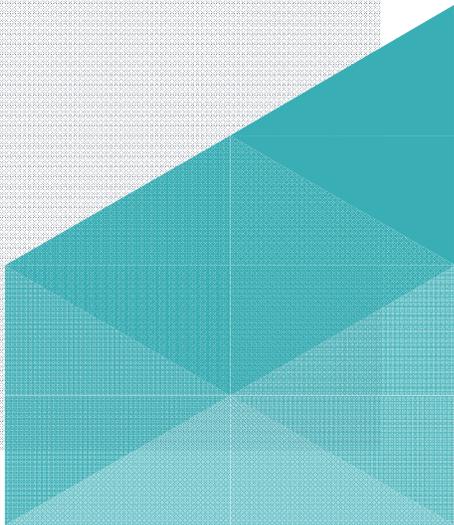
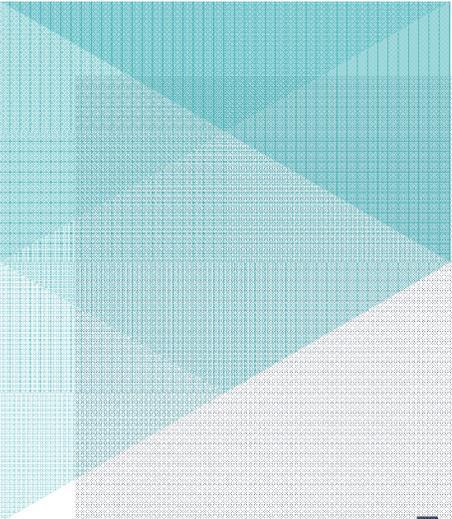
# MANGGAHAN FLOODWAY CROSS SECTION



# MANGGAHAN FLOODWAY

- ❑ When Typhoon Ondoy (Ketsana) struck Manila in 2009, most of the houses along Manggahan Floodway were washed out.
- ❑ PP 1160 (PP854) revoked in 2009 due to flooding caused by the constriction of the waterway and the danger posed to the ISFs residing along the waterway. But people refused to leave and instead rebuilt their houses. The number of ISFs increased to more than **8,000**.
- ❑ In 2009, Supreme Court Mandamus to clean up Manila Bay. Government allocated **P50B** fund allocated to resettle ISFs along waterways and danger areas in Metro Manila.



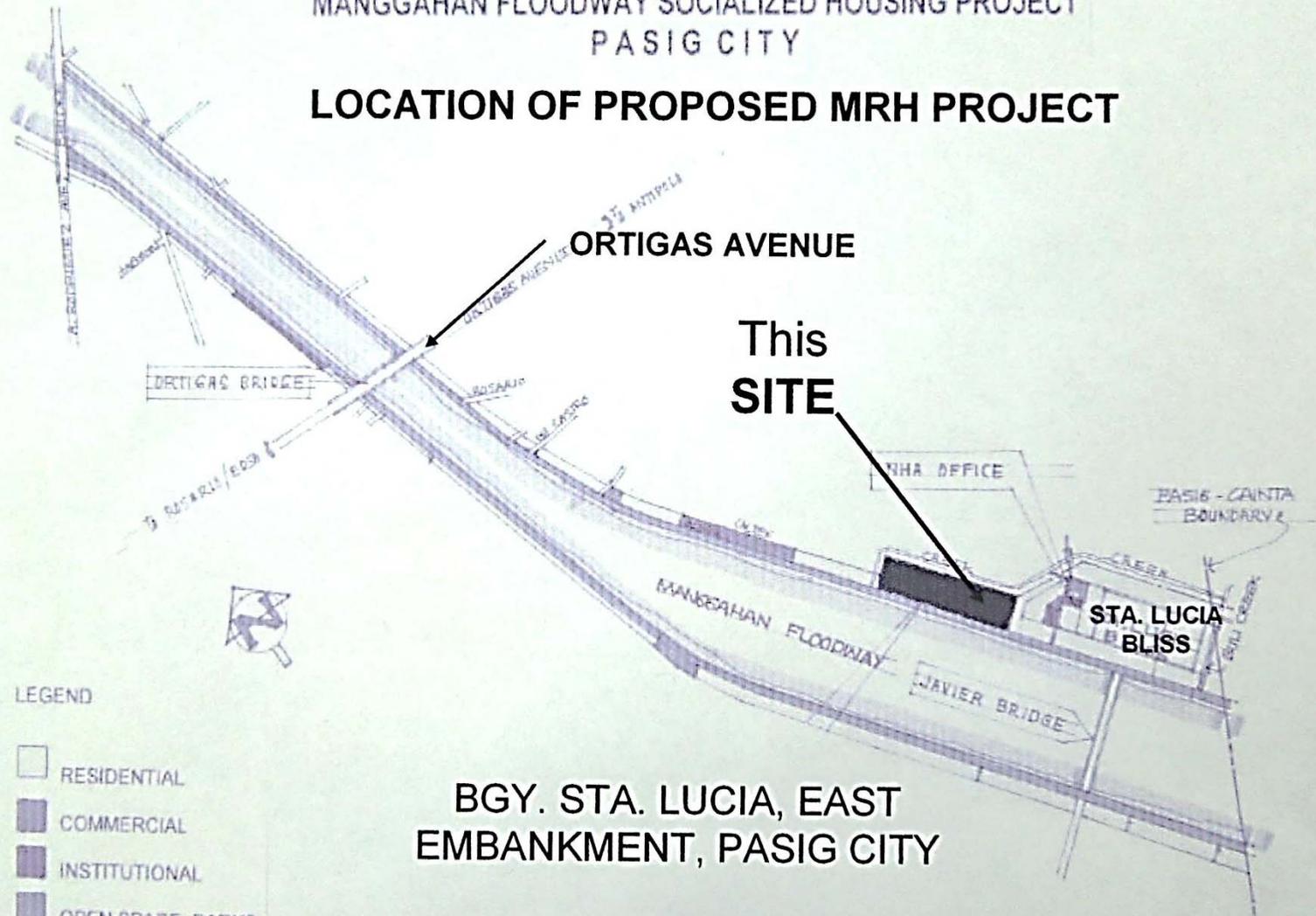


# **Manggahan Residences Phases 1, 2 &3**

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MANGGAHAN FLOODWAY SOCIALIZED HOUSING PROJECT  
PASIG CITY

**LOCATION OF PROPOSED MRH PROJECT**



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  OPEN SPACE, PARKS & PLAYGROUND

**BGY. STA. LUCIA, EAST  
EMBANKMENT, PASIG CITY**

**LAND USE PLAN**

# LOCATION MAP:

Project: **MANGGAHAN 5-STOREY LOW RISE HOUSING PROJECT (MMDA DEPOT)**

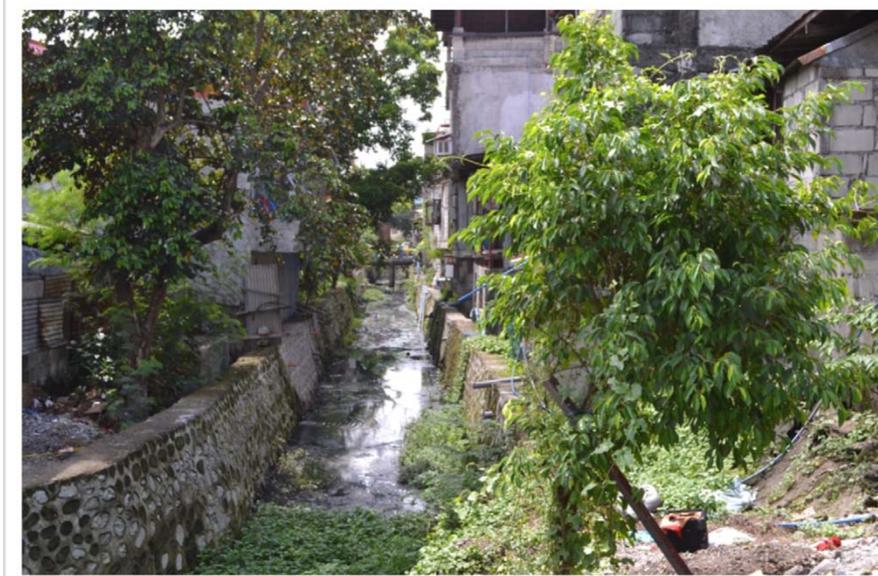
Location: East Bank Rd., Manggahan Floodway, Pasig City



# PHOTOS OF PROJECT SITE PRIOR TO CONSTRUCTION











No. of Bldgs. :  
**2**  
No. of Units :  
**120**



# NHA LRB PROTOTYPE



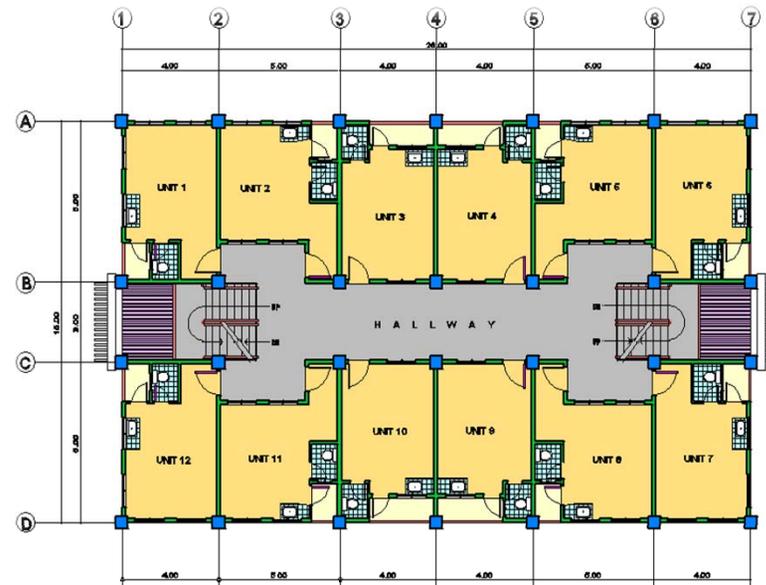
**PERSPECTIVE**

## TECHNICAL DATA

NO. OF STOREYS	FIVE (5)
TOTAL NO. OF UNITS PER BLDG.	60
TOTAL FLOOR AREA PER BLDG.	1,884 sq.m.
NO. OF UNITS PER FLOOR	12
UNIT AREA	24.00 sq.m.



**GROUND FLOOR PLAN**



**TYPICAL SECOND TO FIFTH FLOOR PLAN**

# Project Design

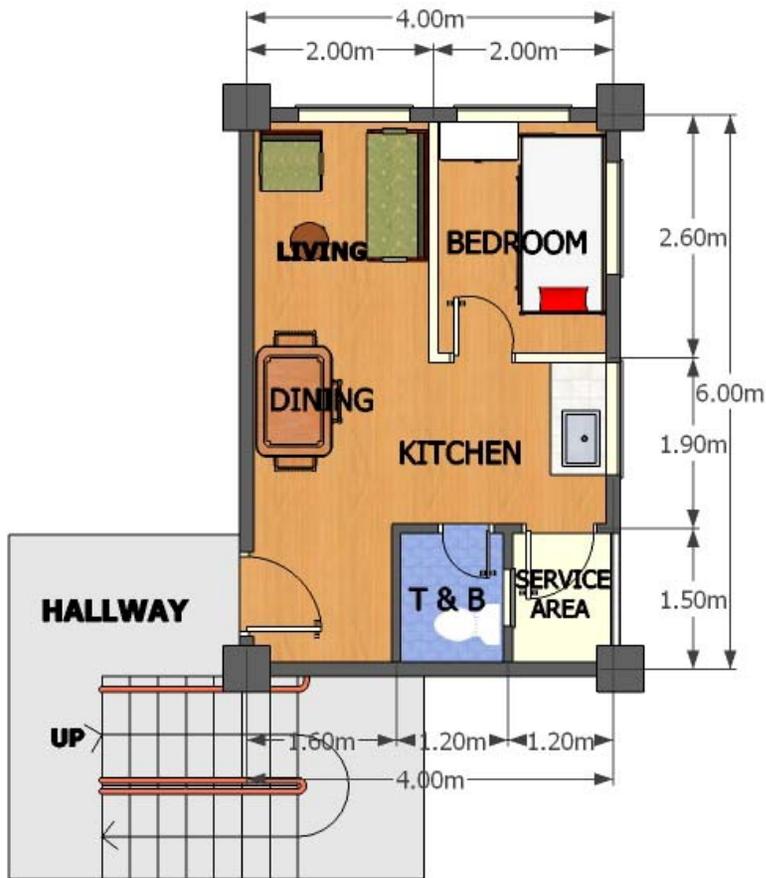


Specifications	
No. of storeys	5
Units per floor	12
Units per bldg.	60
Total area per bldg	1,884 m <sup>2</sup>

	No. of Bldgs	No of units
Phase 1	2	120
Phase 2	6	360
Phase 3	7	420
<b>Total</b>	<b>15</b>	<b>900</b>

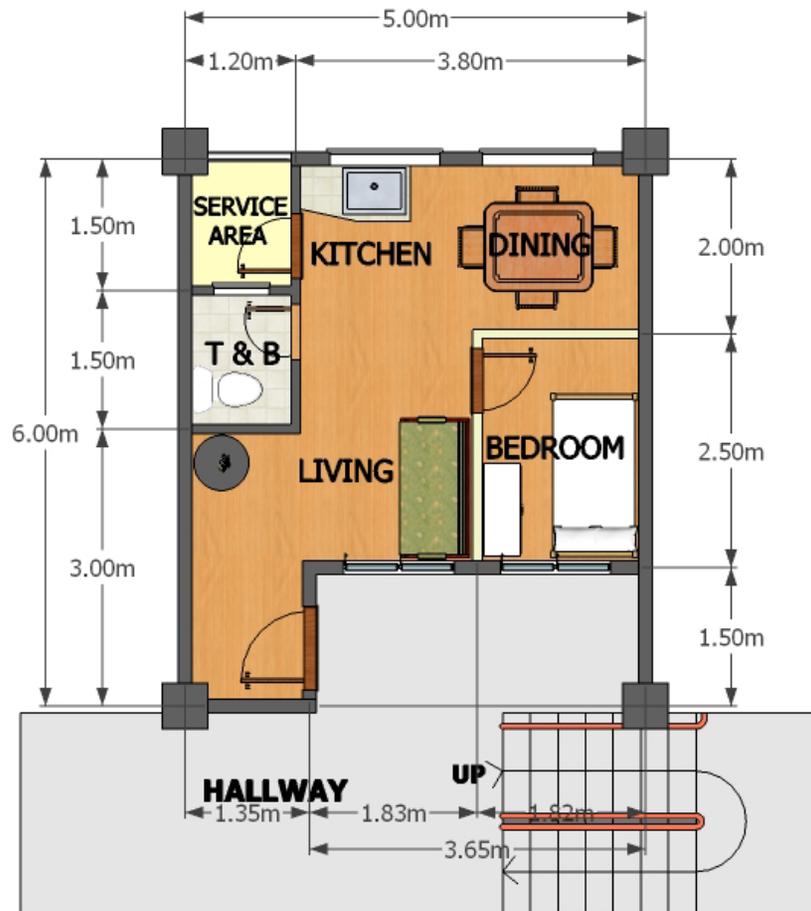
Floor	Amortization
1st	P 1,000.00
2nd	P 900.00
3rd	P 800.00
4th	P 700.00
5th	P 600.00
<b>Payable up to 30 years</b>	

# SUGGESTED MODEL UNIT1 (24 sq.m.)



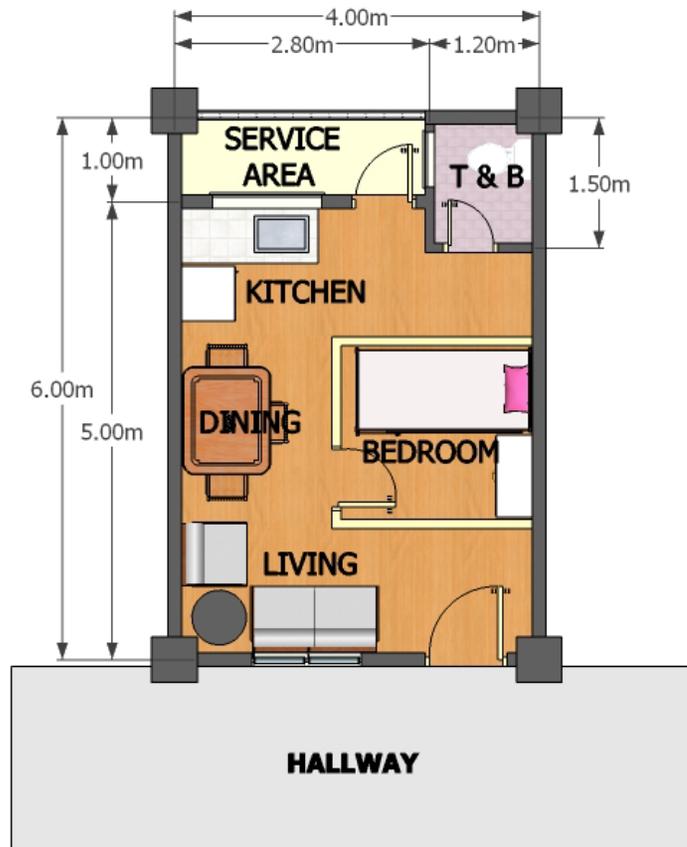
**INTERIOR  
PERSPECTIVE**

# SUGGESTED MODEL UNIT 2 (24 sq.m.)



**INTERIOR  
PERSPECTIVE**

# SUGGESTED MODEL UNIT 3 (24 sq.m.)



**INTERIOR  
PERSPECTIVE**

# People's Plan

Built thru “people’s plan”- a participatory planning approach



Community participation in :

- Site Identification
- Project Design
- Procurement
- Beneficiary selection and validation
- Relocation/Transfer
- Estate Management
- Protection of vacated sites from new ISFs

# 1. Federation of Homeowners' Association



The various homeowners associations (3 in westbank and 8 in eastbank) organized themselves into a federation in 2010 called Association of People's Organization living along the Manggahan Floodway(APO-AMF) with 2,867 members

## 2. Advocacy for In-city Resettlement



Entered into a covenant with then Presidential and VP Aspirants Aquino and Roxas for in-city resettlement

### 3. Participatory project design and implementation

APO-AMF presented housing design to NHA, underwent process of negotiation between parties, conducted joint site visit of NHA projects

Prioritized transfer to phase 1 of members nearest the waterline, whose houses are more prone to flooding

APO AMF is a member of the Local Inter-agency Council (LIAC) and Beneficiary Selection, Awards and Arbitration Sub-Committee (BSAAC)



# 4. Community Empowerment

Conduct of capacity building/  
trainings for target relocatees



## Manggahan Residences: People's Plan

Pasig River berm areas were declared unsuitable for housing

2009



P50B program was implemented; start of land research

2012



APOAMF participation in beneficiary selection (900 ISFs) and in bidding of contractor; building construction started

2014



2010

Consultations started with APOAMF



2013

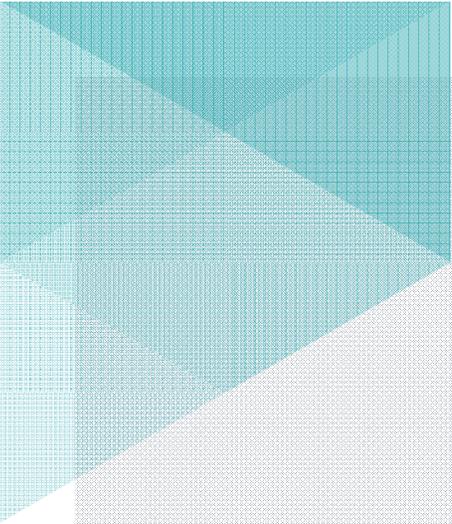
Start of negotiations between APOAMF and NHA on site identification and building design



2015 - 2016

Capacity/skills building; relocation of 120 families





# Lessons Learned

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# INSIGHTS

✓ In-city resettlement increases **project acceptability** and **sustainability of resettlement sites**

LGUs should allocate and set aside land for resettlement and socialized housing development

LGUs should have a census master list of informal settler families and socialized housing beneficiaries

LGUs should have a dedicated office to handle housing (create local housing board and local housing office) and establish local inter-agency committee



# INSIGHTS



✓ Housing and resettlement projects based on “People’s Plan” promotes project ownership and empowerment

✓ People as project partners not just project beneficiaries

# INSIGHTS

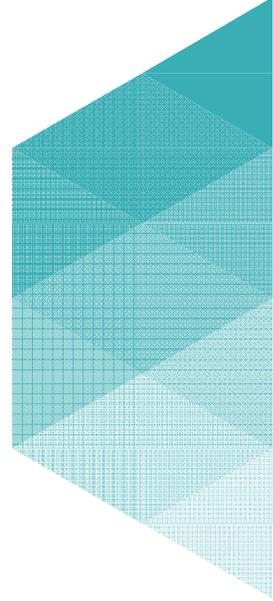
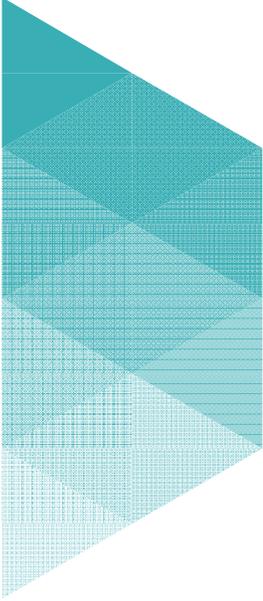
✓ Social Preparation, Community Organization and Capacity Building should be started prior to relocation and should be continuous

✓ Best to engage local NGOs as government partners in social preparation and community organizing especially for big-ticket resettlement projects



# Site Visit Groups

<b>2016 DFI Social Experts Meeting</b>				
22 September 2016, 8:30am-12:00pm				
Manggahan Floodway On-site Housing Project for Informal Settler Families				
Eastbank of Brgy. Manggahan, Sta. Lucia, Pasig				
<b>Group 1</b>			<b>Group 2</b>	
Mr.	David Leyle	Agence Française de Développement	Mr.	Hassan Pierre Sanon African Development Bank
Ms.	Annah Rutebuka Muja	African Development Bank	Mr.	Yukihiro Shibuya Asian Development Bank
Mr.	Tulsi Charan Bisht	Asian Development Bank	Ms.	Michaela Bergman European Bank for Reconstruction and Development
Ms.	Marinela Pascua	International Finance Corporation	Mr.	Danilo Lapid World Bank
<b>Group 3</b>			<b>Group 4</b>	
Ms.	Debbie Cousins	European Bank for Reconstruction and Development	Ms.	Rachel Aron African Development Bank
Mr.	Ian Bryson	Asian Development Bank	Mr.	Peter Leonard World Bank
Ms.	Shaza Zeinelabdin	International Finance Corporation	Ms.	Michiko Suga Asian Development Bank
Mr.	Vergel Medina	Asian Development Bank	Ms.	Laureen Laurito Asian Development Bank
<b>Group 5</b>			<b>Group 6</b>	
Dr.	Roman Novozhilov	International Finance Corporation	Ms.	Sharon Zhao Asian Development Bank
Ms.	Indira Simbolon	Asian Development Bank	Ms.	Mariana Ruiz-Alvarado European Investment Bank
Dr.	Somnath Basu	Asian Infrastructure Investment Bank	Dr.	Matthias Kraatz KfW Development Bank
Ms.	Mylene Rivera	Housing and Urban Development Coordinating Council	Ms.	Metis Ilagan Asian Development Bank



# THANK YOU

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