



RESEARCH METHODOLOGY

- Majority of the data will be taken from desk research and mapping inventory from pertinent websites.
- Excerpts from the UN Habitat Agenda, the UN Millennium Goals, as well as the World Urban Forum 4 (held in November 2008 at Nanjing, China)
 - as backgrounder and rationale for the intent to "humanize" these housing programs.
- Interviews with key persons directly involved in
 - the resettlement housing issue (from the National Housing Authority and the Pasig River Rehabilitation Commission)
 - focused group discussions with the heads or representatives of the informal settlers groups



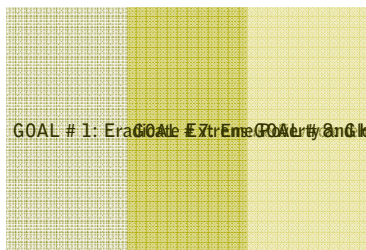
ELUCIDATION OF TERMS

- Philosophical anthropology:** MAN = BODY (matter: corporeality) & SOUL (form: principle of life). *There cannot be holistic development and universal common good unless people's spiritual and moral welfare is taken into account, considered in their totality as body and soul.*
(*Caritas in Veritate*, no. 76, Encyclical Letter of Pope Benedict XVI)
- Humanize** - to respond to the needs of both body & soul (matter & form), preserving both tangible & intangible assets and creating social spaces to enhance interpersonal relations and human development.
- Humane vs. "inhumane"** housing units - based on objective parameters, e.g. livability, minimum of comfort to foster growth & peace within the family, presence of basic facilities & amenities
- House vs. Home** - "having" vs. "belonging". House pertains to the physical residential building or shelter, whereas home is a biological institution where a family is sheltered in privacy, safe from unknown threats and where the indispensable human functions of reproduction, nourishment and rest take place.



UNITED NATIONS MILLENNIUM DECLARATIVE

Three (3) of the 8 Goals in the U.N. Millennium Summit in September 2000 directly & indirectly Related to Housing



GOAL # 1: Eradicate Extreme Poverty and Hunger



DEVELOPMENT PROGRAMMES

- In development programmes, the principle of the centrality of the human person, as the subject primarily responsible for development, must be preserved. The principal concern must be to improve the actual living conditions of the people in a given region, thus enabling them to carry out those duties which their poverty does not presently allow them to fulfil.*

(*Caritas in Veritate*, no. 76, Pope Benedict XVI's Encyclical Letter)



UNITED NATIONS HABITAT AGENDA

Habitat Agenda Goals & Principles, Commitments and the Global Plan of Action for Housing



Produce Shelter Government & Self-Built Housing organizations to

REVIEW OF RELATED LITERATURE



- The essential quality of "authentic" development: it must be "integral, that is, it has to promote the good of every man and of the whole man".*
- Integral human development presupposes the responsible freedom of the individual and of peoples: no structure can guarantee this development over and above human responsibility.*

(*Caritas in Veritate*, no. 17, Encyclical Letter of Pope Benedict XVI)



U.N. WORLD FORUM 4: Harmonious Urbanization

Cities and towns have been engines of growth and incubators of civilization

Protection of the world's cities and towns from disaster
Risks to people and property
Proper management of human settlements

(through their ability to support large number of people while limiting their impact on natural environment)



- ^ Much depends on the way programmes are managed in practice. **"The peoples themselves have the prime responsibility to work for their own development. But they will not bring this about in isolation."**

- *Populorum Progressio*, no. 77, Pope Paul VI's Encyclical Letter



U.N. WORLD FORUM 4: Harmonious Urbanization

Harmonious Urbanization is associated with:

Participation of all people in the development process, including the vulnerable, and the promotion of health, safety and religious participation

HARMONIOUS URBANIZATION



- ^ Social concern must never be an abstract attitude. **Development programmes, if they are to be adapted to individual situations, need to be flexible; and the people who benefit from them ought to be directly involved in their planning and implementation.**
- ^ The criteria to be applied should aspire towards incremental development in a context of **solidarity** — with careful monitoring of results — inasmuch as there are no universally valid solutions.



U.N. WORLD FORUM 4: Harmonious Urbanization


Important features of a successful urban future

Public-private partnership
Participatory planning
Maximizing participation & management



- ^ The development of peoples depends, above all, on a recognition that the **human race is a single family working together in true communion**, not simply a group of subjects who happen to live side by side.

John Paul II, Encyclical Letter [Evangelium Vitae](#), 20



BACKGROUND


HOUSING SITUATION IN MANILA: AN OVERVIEW


THE PHILIPPINES

- Total Land Area of 30,000 sq.kms
- Archipelago of 7,100 Islands
- Population of 76.5 Million (2000)
- GDP of 5.2% (1997), 6.4% (2004), 7% (2007)

Phil. Demand for Housing = 3.76 M up to the year 2010
1.4 M informal settler families

Metro Manila
Population of 10.5M (2004)
14% of national population
51% share of informal settlers
85,000 informal settler families living in Metro Manila






GOVERNMENT AGENCIES INVOLVED IN HOUSING PROGRAMS

KEY SHELTER AGENCIES

SHFC (Social Housing Finance Corporation)	HDMF (Home Development Mutual Fund)	HGC (Home Guaranty Corporation)	NHMFC (National Home Mortgage Finance Corporation)	HUDCC (Housing and Urban Development Coordinating Council)
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GOVERNMENT AGENCIES INVOLVED IN HOUSING PROGRAMS

KEY SHELTER AGENCIES

HUDCC (Housing and Urban Development Coordinating Council)
Highest policy making and coordinative body on housing and urban development mandated to serve as the lead agency to assist the President in formulating the national objectives, policies and strategies for housing and urban development

HLURB (Housing and Land Use Regulatory Board)
Enhances rational land use and housing and real estate delivery through policy development, planning and regulation

NHMFC (National Home Mortgage Finance Corporation)
Develops and provides secondary mortgage market




GOVERNMENT AGENCIES INVOLVED IN HOUSING PROGRAMS

KEY SHELTER AGENCIES (cont'd)

HDMF (Home Development Mutual Fund)
Created primarily to address two of the nation's basic concerns: generation of savings and provision of shelter for the workers

HGC (Home Guaranty Corporation)
Created to operate credit insurance and mortgage guaranty system by assisting private developers undertake low and middle-income mass housing production; operating mortgage insurance program and insuring mortgages and loans

SHFC (Social Housing Finance Corporation)
Administers the Community Mortgage Program



HOUSING AND URBAN DEVELOPMENT COORDINATING COUNCIL

SUPPLYING AGENCIES

HDMF	SSS	GSIS
DQA	NHMFC	HGC
DBM	NEDA	
PMS	DPWH	

GOVERNMENT SECTOR

REPRESENTATIVES FROM:

DEVELOPERS

BANKERS

CONTRACTORS

BROKERS


PROFESSIONALS

LOW-INCOME BENEFICIARIES

PRIVATE SECTOR



ABBREVIATIONS USED:

SSS - SOCIAL SECURITY SYSTEM	NEDA - NATIONAL ECONOMIC & DEVELOPMENT AUTHORITY
HDMF - HOME DEVELOPMENT MUTUAL FUND	DBM - DEPARTMENT OF BUDGET AND MANAGEMENT
GSIS - GOVERNMENT SYSTEM INSURANCE SYSTEM	DPW - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
NHMFC - NATIONAL HOME MORTGAGE AND FINANCE CORPORATION	DPWH - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
HGC - HOME GUARANTY CORPORATION	PMS - PRESIDENTIAL MANAGEMENT STAFF
HLURB - HOUSING AND LAND USE REGULATORY BOARD	LBP - LAND BANK OF THE PHILIPPINES
HDC - HOME INSURANCE & GUARANTY CORPORATION	



NHA'S PROGRAMS

- Resettlement and Slum Upgrading – provides assistance to LGUs & relocatees
- Medium-Rise Housing: in-city housing alternative
- Community-based Housing Program (CBHP) – acts as conduit for land tenure issues
- Core Housing – basic unit with sanitary core

4

LAWS & REGULATIONS ON RESETTLEMENT HOUSING

URBAN LAND REFORM AND HOUSING

The State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas. It shall also promote adequate employment opportunities to such citizens. In the implementation of such program, the State shall respect the rights of small property owners.

"Urban or rural poor dwellers shall not be evicted nor their dwellings demolished, except in accordance with law and in a just and humane manner."

"No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated."

Sections 9 and 10
Article III
The 1986 Constitution

STANDARDS SET BY THE NATIONAL BUILDING CODE

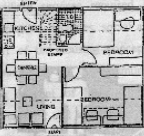
Standards indicated in the National Building Code of the Philippines (NBC)

SPACE/ TYPE	ALLOCATION (Minimum)	REMARKS
Setbacks	3m on front, 2m at rear & 1m on the sides	
Parking Slots	2.4mx 5m- 2.5m x 5m	Ratio is 1:4 (1 parking slot/ 4 condo units or 1/ 100m ² living space)
Condo Unit	12-18 m ²	HLURB allows 12m ² if project/unit is located in highly-urbanized areas
Single Detached Units	20-30m ²	
Room/ Bathroom	3m x 2m or 6m ²	
Ceiling Height	2.4m	Artificially-ventilated rooms
	2.7m	Naturally ventilated rooms
	2.7m (1st floor) 2.4m (succeeding floors)	For more than 1-storey units; minimum height is 2.1m
Veranda Railing Ht.	0.9m	

STANDARDS SET BY THE NATIONAL BUILDING CODE


DECENT SHELTER FOR THE POOR IS POSSIBLE

ALI'S SANTAROSA LOW-COST MODEL HOUSES

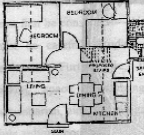


GROUND FLOOR PLAN

CAMPAQUIA SINGLE DETACHED UNIT 1




CAMPAQUIA SINGLE DETACHED UNIT 1



GROUND FLOOR PLAN

BLANG BLANG SINGLE DETACHED UNIT 2



BLANG BLANG SINGLE DETACHED UNIT 2

STANDARDS SET BY THE NATIONAL BUILDING CODE

Space allocation/ dwelling/ individual based on average size family according to the National Building Code



Single-detached units
(20-30 Sq.M. floor area)
e.g. units in collaboration with Gawad Kalinga



Medium-rise socialized housing units
(12-18 Sq.M. floor area)

STANDARDS SET BY THE NATIONAL BUILDING CODE

COMPARATIVE STUDY: SPACE ALLOCATION FOR HOUSING IN SRI LANKA

Housing and environmental conditions in the case study area: shanties and slums

Type	Category	No. of Housing Units
Floor Area of the Unit	Below 100 sq. ft. (9.3m ²)	46
	100 sq. ft. (18.6m ²)-200 sq. ft.(18.6m ²)	36
	200 sq. ft. (23.23m ²)-250 sq. ft.(23.23m ²)	25
	250 sq. ft. (27.9m ²)-300 sq. ft.(27.9m ²)	17
	300 sq. ft. (32.56m ²)-350 sq. ft.(32.56m ²)	12
	350 sq. ft. (37.2m ²)-400 sq. ft.(37.2m ²)	10
	400 sq. ft. (37.2m ²)-450 sq. ft.(41.85m ²)	4
	450 sq. ft. (41.85m ²)-500 sq. ft.(46.5m ²)	1
	Above 500 sq. ft. (46.5m ²)	12

(Source: Enumeration Survey conducted by the Real Estate Exchange Ltd (REEL) of Sri Lanka, 2009)

STANDARDS SET BY THE NATIONAL BUILDING CODE

COMPARATIVE STUDY: SPACE ALLOCATION FOR HOUSING IN SRI LANKA

Housing and environmental conditions in the case study area: shanties and slums

Type	Category	No. of Housing Units
Access to Infrastructure	No. of units access to individual toilets	81
	No. of units access to common toilets	85
	No. of units with access to individual water supply	87
	No. of units without access to common water supply	79
Vehicle Ownership	Motor bicycles	32
	Three-wheel vehicles	19
	Four-wheel vehicles	3

(Source: Enumeration Survey conducted by the Real Estate Exchange Ltd (REEL) of Sri Lanka, 2009)

Floor area of a housing unit

- Average floor area of a shanty is 250sq.ft (23.23sqm). Many of the slums are arranged as back to back rows, built in the colonial era in the average floor area of 300sq.ft. (27.87sqm) each.
- In the case study 76.5% are having below 300sq.ft. (27.87sqm) units. According to the UDA regulations, min. floor area of 500sq.ft. (46.45sqm) per unit is a costly solution. Based on the case study results, it is recommended that the minimum area be reduced to 400sq.ft (37.16sqm)

MINIMUM FLOOR AREA

It is appropriate both the technical and economical terms to accept 400sq.ft. (37.16m2) as the minimum floor area requirement for urban poor as it creates win-win situation

- Comparing UDA regulations of Sri Lanka with our National Building Code, our min. floor area per medium-rise housing unit is 12-18m2 and 20-30sqm for a single detached dwelling unit, whereas the UDA has a minimum of 46.45sqm being recommended to be reduced to 37.16m2. Our code specifies an area even smaller to the equivalent in Sri Lanka for a shanty (ave. of 23.23 sqm) and a slum dwelling (ave. of 27.87sqm).

RESETTLEMENT PROGRAMS

Dilemmas facing the planners of resettlement

It must be realized that no matter how ambitious resettlement schemes are, they must be regarded as only temporary solutions.

For instance, the squatter settlement of 11,000 people was demolished in Intramuros and relocated to Sapang Palay where they were left to build their own shack again due to poorly-organized transition. The area they left was intended to restore the ancient Spanish walls, to repave its streets, and to transform the whole of Intramuros into a cultural centre.

ADDRESSING THE PROBLEM ON INFORMAL DWELLERS

Failure in relocation can be attributed to several factors:

- Social disparity or inequality
- Social disharmony and unrest
- Urban inequality
- Lack of urban, economic, social, environmental, cultural, generational and spatial harmony
- Absence of employment & livelihood opportunities in the relocation site

ADDRESSING THE PROBLEM ON INFORMAL SETTLERS OR DWELLERS

There is an obvious need to listen to and be responsive to the basic needs of the resettlers to achieve success among all the key players in the relocation process.


The solutions proposed by poor people here are more and more the solutions we find in the literature proposed in other countries and by the UN and multi-lateral bodies. The older traditional solutions are now discredited, though our political leaders hold on to them, such as high rise tenements as a major solution to slums

RESETTLEMENT PROGRAMS

It must be realized that no matter how ambitious resettlement schemes are, they must be regarded as only temporary solutions.

While the provision of adequate housing may alleviate some of the grievances, at the most it is only a piecemeal measure which does not solve the more basic problems of unemployment and enlarging the economic base of the land.

The ultimate solution lies, therefore, in total and wholistic planning from all facets.






PASIG RIVER SLUM DWELLERS

PASIG RIVER DWELLERS: A CASE STUDY


.Pasig river stretches for 25 kilometers from Laguna de Bay to Manila Bay
 .Major transport route
 .Source of water
 .Lifeline of Laguna de Bay (one of the biggest freshwater lakes in the world)

Pasig River		19.0 km
Four (4) Major Tributaries		
San Juan River	6.2 km	
Marikina River	19.3 km	
Napindan River	8.4 km	
Pateros-Taguig River	11.5 km	
43 Minor Tributaries		105.8 km
Total		170.2 km








WHAT BROUGHT PASIG RIVER TO ITS PRESENT STATE OF DEGRADATION?





INDUSTRIAL WASTE




DOMESTIC WASTE




DEPLETION OF BIOCHEMICAL OXYGEN NECESSARY FOR MARINE LIFE


...the massive influx of illegal or informal settlers numbering to around 60,000 families along its banks that contributed to the river's critical state...



ADDRESSING THE PROBLEM OF INFORMAL SETTLERS ALONG PASIG RIVER




Parallel efforts to revive & bring back Pasig River its dignity, historico-cultural heritage and address the housing problem can be achieved by relocating these informal dwellers.







RESETTLEMENT PROGRAMS

Actual Demolition of Informal Dwellings



Estero de Paco




RESETTLEMENT SOCIALIZED HOUSING CONDITIONS


STUDY ON RESETTLEMENT SOCIALIZED HOUSING CONDITIONS

Location of Identified Urban Renewal Areas

- .Joriz Abella (Mandaluyong)
 - Total land area of 2200 sq. m.
 - Located in Joriz Abella compound in Mabini, J. Rizal St.
 - Has 57 units housed in 3 buildings of 3-storeys height
- .Total land area of 22,000 sq. m
- .Punta, Sta. Ana (Manila), also known as Cardinal Sin Village
 - Has 728 housing units
 - Procured under a design and build scheme

for housing units and community facilities for the Servian Foundation







STUDY ON RESETTLEMENT SOCIALIZED HOUSING CONDITIONS

Location of Identified URAs (cont'd)

- .San Miguel (Mandaluyong)
 - Total area of 2,150 sq. m. lot
 - Located at San Miguel St., Plainview, Mandaluyong
 - Has 126 housing units (24.5-27 sq. m.) for qualified applicants

RESETTLEMENT PROGRAMS

PAREMAR (Pasig River Environmental Management and Rehabilitation)

BEFORE

AFTER

RESETTLEMENT PROGRAMS

PAREMAR (Pasig River Environmental Management and Rehabilitation) also stands for:

P	Participation of stakeholders
A	Adequate relocation
R	Refocusing of priorities to include the tributaries
E	Reorganizing resettlement areas in terms of livelihood, basic social services, community development, collection and estate management
M	Maintenance and development of cleared areas along the river
A	Allocation and development of cleared areas along the river
R	Relocation and resettlement of remaining informal settler families

RESETTLEMENT PROGRAMS

Integration of Relocated Families into the Receiving Communities

PROPOSED SOLUTIONS

To make the relocation sites their home--those who were relocated had to be integrated into the receiving communities

- Allow them to feel a sense of community and belonging within their new abodes
- Will prevent to a certain extent, the desire to return to their old communities



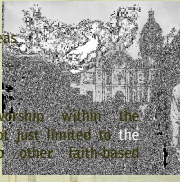



RESETTLEMENT PROGRAMS

Strengthening the Relocation Process


Values Formation


- Articulation on the importance of values formation in the maintenance of order the lives of the relocatees in the relocation site.
- Enforcement of house rules:
 - No hanging of laundry in front of building
 - No gambling
 - Smoking only in restricted areas
 - No use of illegal drugs
- Initiation of activities such as
 - Setting up places of worship within the resettlement communities--not just limited to the Catholic Religion but also other faith-based organizations as well




BAYANIJUAN in CALAUAN

Partnership w/ NHA
Target: 4,000 families to be relocated here from Pasig River






- Habitat for Humanity Philippines under Ayala Foundation (1,000 houses, together with their own construction technology and machines of patented hollow blocks)
- NHA (800 houses, materials by Globe Asiatique)
- Prince of Bahrain LLC, Sultan Al Khalifa (185 houses)
- Presidential Social Fund of former Pres. Gloria Macapagal-Arroyo (108 houses)
- Zonta, Makati (50 houses)




BAYANIJUAN in CALAUAN


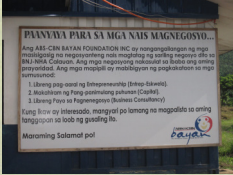


- First Philippine Holdings (Livelihood Center, OML School & Basketball Court)
- DMCI (wet market and 6 concrete bagger mixers)
- Manila Water (water treatment and sanitation system)


Calauan and Pasig LGUs (elementary and high school, in collaboration with NHA, Polytechnic University of the Philippines and Oscar M. Lopez as benefactors)
Couples for Christ Foundation for Family and Life (pledged to give values formation and livelihood)



RESETTLEMENT PROGRAMS

- SM Group – Henry Sy (SM Wellness Center)
- Materials Recovery Facilities located in each site
- Aboitiz Group of Companies (another livelihood center by Nov. 2010)
- Rockwell Foundation (community church by Nov. 2010)
- Department of Social Welfare and Development (day care center)
- Philippine National Police Security Center



RESETTLEMENT PROGRAMS

Encouraging People's Participation

Organizing the people

- Getting affected persons organized at the beginning of the relocation process
 - Allowing them to attend meetings and sit in consultative assemblies
 - Making the relocation plan a lot more sensitive to the needs of the people
 - Making it acceptable to a range of stakeholders
 - Should be done with the aim of coming up with an objective for the common good



RESETTLEMENT PROGRAMS

Creating Responsible Homeowners

A change is felt in the consciousness and the lives of resettlers as a people

- Felt the difference between living precariously along the banks of the river and settling "formally" in resettlement communities
- There's a shift of perspective from an apathetic resident without tenure to a responsible community member and homeowner
- They are now more disciplined than before and more likely to follow rules and regulations set within their community




RESETTLEMENT PROGRAMS

Developing effective communication & good interpersonal skills on the part of those who are on the forefront of relocation activities

Articulation that the use of the Filipino language should have been used in their meetings with government agencies especially wherein they are allowed to attend

- This would encourage them to participate fully in the discussion and decision making process with neither group monopolizing the discussion
- People respond better to someone who is approachable and easy to talk to
- They are now more disciplined than before and more likely to follow rules and regulations set within their community



RESETTLEMENT PROGRAMS


Relocation Sites



Cardinal Sin Village, Punta Sta. Ana, Manila




1,000 Housing Units, Rodriguez, Rizal




EVALUATION OF RELOCATEES

Income and Employment




- Compared to year 2000, there were more employed members of the relocatee families in 2005
- Notable increase in the self-employed category attributed to the participation of relocatees in training programs and livelihood seminars
- Half of the interviewed relocatees indicated they were working in places out of the relocation area
- A decrease in the number of families with a monthly income of less than PhP3000. More are within the PhP7000 to PhP10000 income range



EVALUATION OF RELOCATEES

Health


- Improvement in health condition of relocatees attributed to cleaner surroundings and fresh air
- Incidence of diarrhea decreased due to the improved access to a potable water source
- Decline in asthma cases
- Reduction of water-borne diseases



EVALUATION OF RELOCATEES

Use of amenities and community facilities


- Use of electrical appliances has increased due to continuous power supply
- Study hours of children were extended because of available lighting
- Sports and recreational facilities kept the children away from conflict, strengthened the bonds among youths and tapped their leadership potentials




EVALUATION OF RELOCATEES

Comparison of life conditions before and after relocation

- Happiness and contentment despite limited income opportunities attributed to:
 - Having the opportunity to own a house and lot
 - Better and cleaner surroundings
 - Relatively peaceful environment
- Though a few had mentioned their quality of life worsened after relocation due to very limited income opportunities







EVALUATION OF RELOCATEES

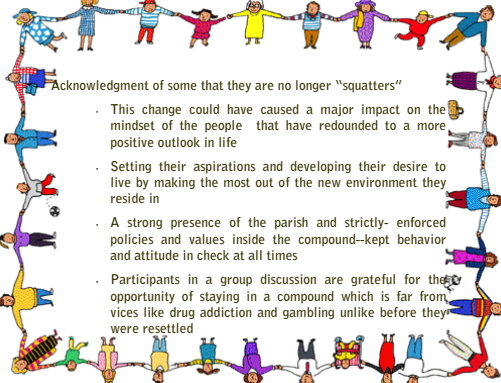
Comparison of life conditions before and after relocation

POSITIVE IMPACT	NEGATIVE IMPACT
Ownership of housing units	Failure to utilize skills acquired from livelihood trainings due to lack of capital and equipment or materials
Security of tenure	Lack of employment opportunities but increase in expenses
More peaceful, cleaner & greener communities	Some facilities are not fully operational
Enjoyment of community facilities	Continuation of illegal activities such as gambling, stealing, drinking alcohol, dropping out of school
Enhanced leadership & entrepreneurial skills	
Improved familial & community relationships	
Job placement for some	






MOST STRIKING POSITIVE IMPACTS



Acknowledgment of some that they are no longer "squatters"


- This change could have caused a major impact on the mindset of the people that have redounded to a more positive outlook in life
- Setting their aspirations and developing their desire to live by making the most out of the new environment they reside in
- A strong presence of the parish and strictly-enforced policies and values inside the compound-kept behavior and attitude in check at all times
- Participants in a group discussion are grateful for the opportunity of staying in a compound which is far from vices like drug addiction and gambling unlike before they were resettled



Main Lessons Learned 10 years on the River

- Distant relocation is never a good solution. It has never worked well.
- We have to work long and hard to be successful. Nothing good is freely given.
- While we work for land and housing we should also take care of food, health and the education of the children. These can be forgotten though they are the great problems of the very poor. They are often forgotten because leaders tend to be better off than ordinary members.
- There is no one way to organize. We must suit the organizing style and temperature to the concrete situation and community.

Urban Poor Associates: 25A Mabuhay Street, Brgy Central Diliman, Quezon City 2





PROPOSED SOLUTION IN THE LIGHT OF HUMANIZED HOUSING

Improving the lives of slum dwellers is socially and economically beneficial.

Through harmonious urbanization—a synchronization and integration of all of the Earth's assets, whether physical, environmental, cultural, historical, social or human



Jaime Cardinal Sin Village
Sta. Ana, Manila



"Shelter is a basic and indispensable need for society to be productive and stable.

The provision of adequate shelter will enhance and support national economic and social development.

Housing serves as a catalyst for overall economic activity."

Hon. Corazon C. Aquino
(former President of the Philippines)



Recommendations for Smoother Resettlement Activities in the Future

- In-city relocation should be prioritized as it is more effective both in terms of cost and adjustment process of the relocatees.
- Procedures before and during relocation have to be strictly enforced for smooth flow of activities.
- Employment as part of the entitlements of relocated households outside of Metro Manila should be given closer attention.



RECOMMENDATIONS



Recommendations for Smoother Resettlement Activities in the Future

- The receiving LGU can be given more incentives since they bear the burden of accommodating the relocated households.
- Proper training and capacity building should be provided for the residents and homeowners associations in relocation sites so these are better equipped to handle the needs and challenges of adjusting to a new community.



CHALLENGES TOWARDS HUMANIZING HOUSING

It is a challenge to architects, planners and builders to HUMANIZE THE SOCIALIZED HOUSING PROGRAMS, respecting the rights of each family as the basic structure of society, considering the socio-economic, psychological and technological factors which go into the lifestyle of each family.

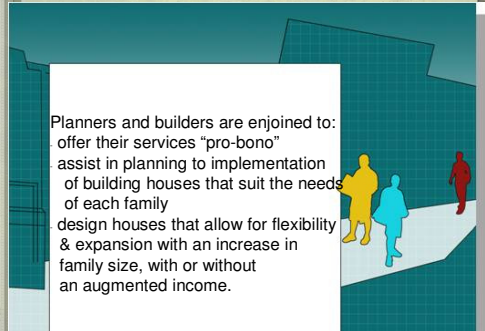


CHALLENGES FOR THE FUTURE



CHALLENGES TOWARDS HUMANIZING HOUSING

Planners and builders are enjoined to: offer their services "pro-bono" assist in planning to implementation of building houses that suit the needs of each family design houses that allow for flexibility & expansion with an increase in family size, with or without an augmented income.



**END
OF
PRESENTATION

THANK YOU**



**HUMANIZING
SOCIALIZED
RESETTLEMENT
HOUSING:**

**A Challenge Towards
Sustainability Practices in Urban &
Rural Communities**

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