

Perween Rahman Fellowship 2014

Community Site Development and Incremental Housing on Water

Palomares St., Barangay Coloong 1, Valenzuela City, Philippines



Aerial photo of the site with its existing structures built on water.

The project is an onsite and incremental housing development for Del Rosario Compound Neighborhood Association Inc. [DRCNAI] in Valenzuela City. It will be constructed on a land with a total area of 4,604 sq. m. benefiting 96 families. This project will demonstrate a community-led sustainable and adaptable site and housing development with the use of alternative technologies, designs and construction methodology which are suitable for an environment on water.

DRCNAI was one of the communities presented during the CAN Workshop in Manila last May 2013. The community came up with site development and housing schemes in their 3-day workshop with the CAN participants. Since then, they had been eager to find ways on how to develop their site and improve their living condition. They have acquired their land on September 2013 through community savings and ACCA loan which prompted them to start working on having a subdivision plan that will be submitted for approval by the Local Government Unit (LGU). Through an engagement with the Geodetic Engineers of the Philippines, the community got assistance on their surveying needs.

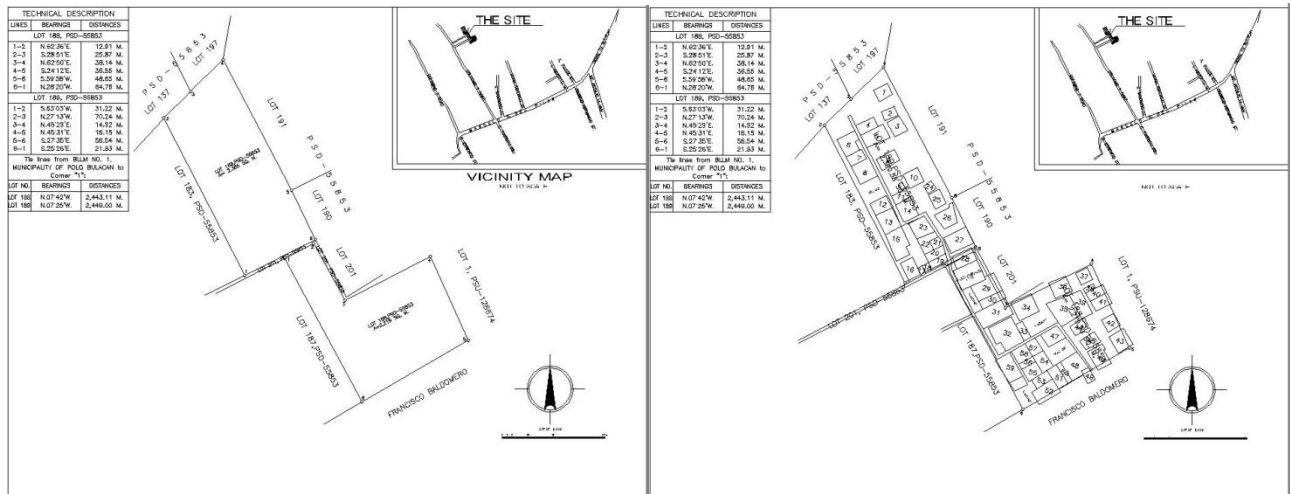
TAMPEI started to work with the community of DRCNAI in the technical aspects since the preparatory phase for CAN Workshop. Several activities such as community mapping, site planning, environmental site assessment, and researches were done with the community. Many groups/organizations and individuals also collaborated with TAMPEI in conducting studies with regards to site and housing development of the community.

Process, challenges and experiences with the community

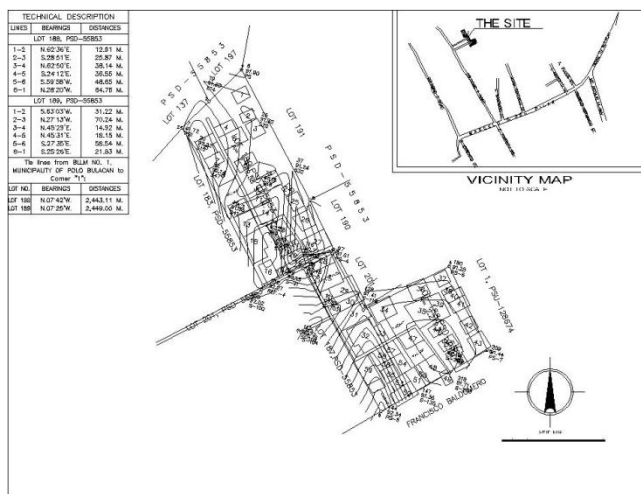
After CAN workshop and the community's land acquisition, activities that would lead in providing a final subdivision plan followed through. These activities cultivated the community's ideas on how they wanted the developments to be done.

Boundary and Structural Surveys. Through the partnership of TAMPEI and the Geodetic Engineers of the Philippines, the organization assigned an engineer to conduct surveys in the community. Because the land was newly acquired, they conducted a boundary survey to locate and validate the actual boundaries of the property base on the land title. Then a structural survey was conducted to locate the existing concrete structures on site.

The structural survey served a big help for us to identify not just the existing concrete houses but as well as the community's existing septic vaults buried underwater. The surveys done by the geodetic engineer provide an ease for the community and for TAMPEI in making plans for the whole site.



Survey plans done by the geodetic engineer: (left) Site Plan; (right) Structural Survey; (below left) Topographic Survey



Site Development Planning Workshop. After the geodetic engineer provided the survey plans, TAMPEI conducted a site development planning workshop with the community. We presented the survey plans, and explained the findings of the geodetic engineer on site.

During this process the community able to understand the site condition. They get to think on possible solutions to factors that will affect the development. We presented some of the pertaining laws that might also affect the design of their site. The challenge we faced

during this process was how to arrange their lots given the existing locations of the concrete structures. In the end, the community came up with an idea for a total reblocking instead, given the fact that only a few has concrete structures and majority of them has light materials for their houses.



Activities done during the site development planning workshop with DRCNAI. (above left) Presentation of the structural map; (above right) Making a layout of their design for the site development; (below left) Listing down the names of their members and the location of their existing houses; (below right) The site layout done by the community at the end of the workshop.



In this workshop, we were assisted by three architecture students from Bulacan State University having their On-the-Job Training with TAMPEI. They were inspired on working with us after having DRCNAI as their case study in their Housing subject.

Finalization of Site Development Plan. After the workshop on site development planning, the design created by the community was analyzed and formalized. A more technical design was provided by TAMPEI with clear road widths and dimensions, organized layout of lots, and identified open spaces as required by law.

In creating the final plans, we allowed each intern student to provide a formalized design base on the scheme created by the community. Three different designs came out which we brought back to the community and presented. The community made their choice among the three designs, wherein, whichever they choose will be submitted to the geodetic engineer for finalization of their subdivision plan. The geodetic engineer was also present during this activity. She provided some

inputs for the community during the process of their selection to make their choices clearer for them.



(above & left) YPs presenting their finalized Site Development Plans to the community.



(below) The community after the presentation with their chosen site development design



Drafting of final subdivision plan and developmental plans for site development. With the community's chosen site development plan, the geodetic engineer proceeds with the finalization of their subdivision plan having their picked design as her reference. The final design of the subdivision plan was submitted to TAMPEI by the geodetic engineer and a copy was also given to the community. It was also submitted to the Local Government Unit (LGU) for approval.

TAMPEI is now on the process of finalizing the developmental plans which will serve as supporting documents to the subdivision plan. We still find some challenges in doing this because of the fact that most of the contents of a developmental plan are more of an engineering-related design. For this part, we just plan then to consult a structural or a civil engineer for advises.

Project Impact

Tangible	Intangible
<ul style="list-style-type: none">▪ 96 families benefited from the technical assistance given by TAMPEI and the Geodetic Engineers of the Philippines.▪ The community now has a final subdivision plan and survey plans needed for submission to government agencies concern.▪ 3 architecture students from Bulacan State University volunteered as YPs to continue their involvement in the project after having it as the case study in their Housing subject.▪ The amount of the community's savings increased.▪ The community has now paid in full with their ACCA loan for the land acquisition, and the land titles are now transferred to the association.	<ul style="list-style-type: none">▪ This project is one that sets openness for the GEP on how important their role in community development particularly in land tenure issues. And it paved way for them to be able to participate in community process.▪ This project sets openness on the part of the academe as the Dean of the College of Architecture and Fine Arts in Bulacan State University wants to continue the process in other communities, and planning to create a program wherein Community Architecture can be integrated in the curriculum.▪ It strengthens our engagement with the academe. It opened a venue for TAMPEI to present to the university about community architecture and participatory process. And it gave the university a chance to explore and be involved in community-related activities.▪ People in the community continued and improved their savings in preparations for their upcoming implementations of their site development and housing.

Partners in this Project

For this year, TAMPEI have worked in this project with:

- Homeless People's Federation Philippines Inc
- Valenzuela People's Organization Network
- Bulacan State University – College of Architecture and Fine Arts
- Foundation for the Development of the Urban Poor
- Geodetic Engineers of the Philippines – NCR Chapter

Next Steps

For next year (2015), TAMPEI's plans for the project will be:

- Finish the developmental plans
- Conduct a housing design workshop for the community and prepare them for the implementation of site development.

- We will conduct an orientation to the Architecture students of Bulacan State University, especially those who are graduating, to gather more student volunteers / interns who can assist during construction.
- Create a process documentation of the project.