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Protecting
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New Frontiers

Tenure Security Innovations in Informal Settlements in the Philippines

The Case of 'Good Enough Land Governance' in Muntinlupa City

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Key Issues in Urban Areas in the Philippines

- Rapid urbanization
- Displacement due to disasters
- Increasing land value
- Inefficient land use
- Poor urban planning



Rise of informal settlements in urban areas

Quick statistics (Muntinlupa City):

Total population: 543,445 (2020)

Total land area: 3,975 ha.
Income class: 1st city income class

Poverty incidence: 1.15% (2018)



MUNTINLUPA CITY

- Informal settlers make up **51%** of the city population
- **33%** are at risk of flood disaster-risk areas
- **23%** of land in the city remains vacant
- Lack of awareness on the part of (informal) communities
- Bureaucratic processes on the part of the government



1 (PDF) COMMUNITY-LED, CITYWIDE SETTLEMENT PROFILING AND UPGRADING AS EVIDENCE-BASED APPROACH TO LAND GOVERNANCE: THE CASE OF MUNTINLUPA CITY, PHILIPPINES ([researchgate.net](https://www.researchgate.net))
2 Muntinlupa Matters: Addressing Informality in Metro Manila Part 1 by MIT DUSP – Issuu

Integrated Assessment of the Community Mapping Projects in Muntinlupa

Key Interventions

Participatory community mapping

Capacity building and organizational development

Partnerships and advocacy

Knowledge management

- Community mapping interventions to improve housing and land tenure security, inclusive planning and informal settlement upgrading
- In 2021, a study on the assessment of these projects aims to:
 1. Establish the **social and spatial changes** that have occurred over time to learn what difference the intervention is making to the informal settlement families, participating stakeholders including CSOs, academe, government (local and national)
 2. Generate evidence of impact to advocate for continued support and/or funding from relevant stakeholders

Project Objectives and Timelines

Phase 1 2014-2016

- 1.Secondary data collection and preliminary analysis
- 2.Training
- 3.Community mapping (District 2)
- 4.Encoding, analysis and validation
- 5.Savings orientation and network formation
- 6.Citywide shelter planning
- 7.Housing and development projects

Phase 2 2015-2017

- 1.Completion of community mapping (District 1)**
- 2.Encoding, analysis and validation through STDM**
- 3.Savings orientation and network formation
- 4.Citywide shelter planning
- 5.Housing and development projects

Phase 3-4 2017-2019

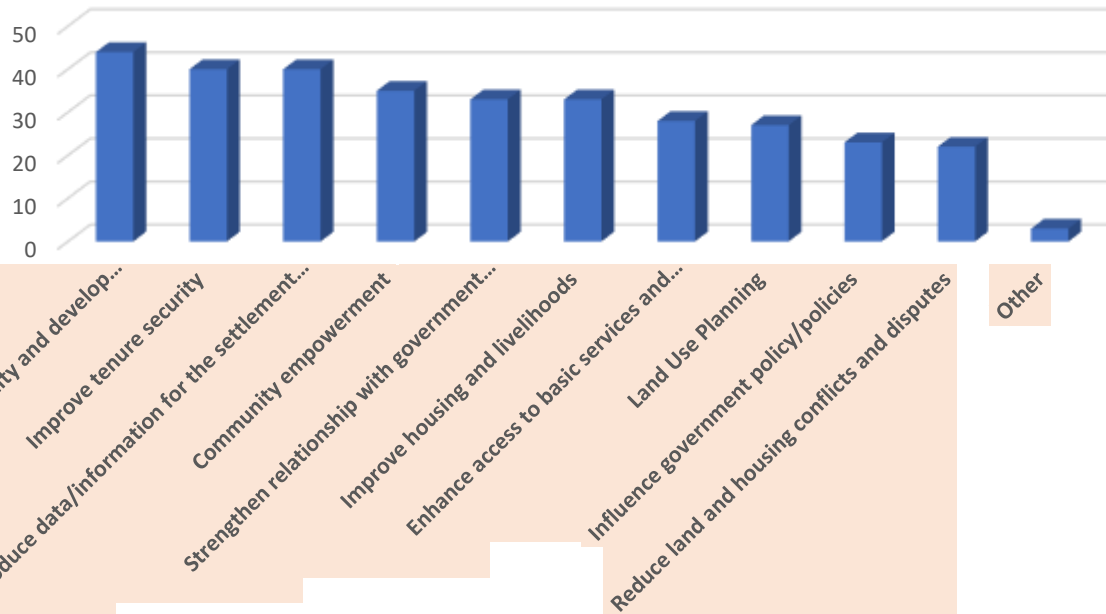
- 1.Documentation (iSyudad)**
- 2.National advocacy (Tahanan Summit)**
- 3.Regional and global learning exchanges**
- 4.Capacity-building and organizational development

Phase 5 2020-2023

- 1.Capacity-building
- 2.Knowledge management (including impacts assessment)
- 3.Linkages and policy advocacy
- 4.Community data updating

Community Mapping Project: Results

Objectives of the Community Mapping Project



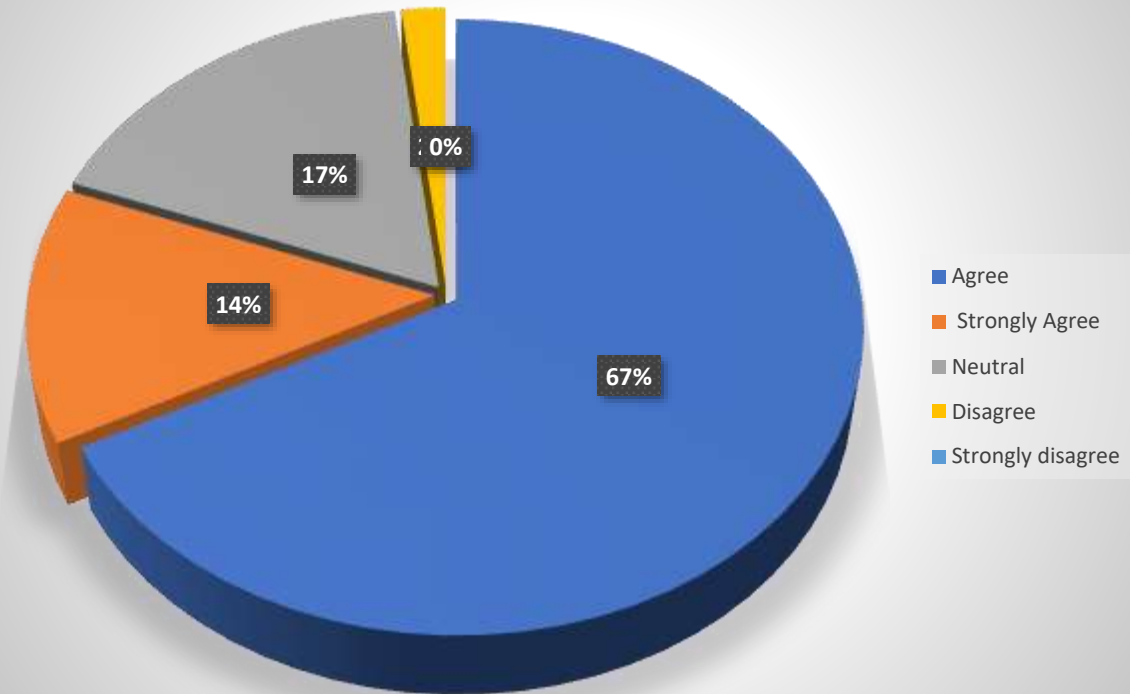
- Community empowerment was the main objective of the community mapping project
- Production of information for the settlement and/or household was useful in the improvement on tenure security
- Community mobilizing and organizing, including the development of settlement maps and plans, have been vital in applying for **Community Mortgage Program**

Mapping Projects impact in the lives of ISFs living in Muntinlupa city

Community perceptions:

- Learnt new skills (mapping, encoding, communicating with others)
- Greater awareness of their situation
- Received trainings on urban gardening and relief aid during the covid-19 pandemic
- Acquired a piece of land where they plan to relocate after paying the amortization fees
- Increased membership of the HPFPI
- Learned what to do to improve our settlements / empowered

Has the CMP facilitated improved tenure security in Muntinlupa's IS?



Interventions

Empowerment



- Increased awareness of the self and of the immediate environment (physical and socio-political)
- Enhanced relationship within the community (internal) and with other entities (external)
- Increased recognition and participation of the urban poor sector in public planning processes

Action



- Evidence-based data (maps and statistics) for public financing and development planning
- Government-assisted land acquisition, slum upgrading, and relocation
- Negotiations with landowner
- Disaster and pandemic relief operations (e.g. fire, flood)
- Integration of food security and climate adaptation in small scale projects

The project resulted to improved tenure security and the factors attributed to this including:

- increased access to settlement and household data and maps
- community empowerment
- increased interaction between the community and the local government
- enhanced acceptance of community data by local authorities
- more organized and cohesive communities; and increase in the overall confidence and perception of tenure security.

Influence on Urban Policy and Practice in Muntinlupa City

- Government (barangay and city level) interventions (i) during the covid-19 pandemic relief efforts (ii) elevation of high voltage power lines in the settlements (iii) approval of subdivision plans
- Marked improvement in the relationship between the community and local government for example (i) regular interaction between the government and homeowners' associations, (ii) signing of Memoranda of Agreement (MoA) between the government (at both city and barangay level) and the Philippines Alliance
- Increased number of land-related multi-stakeholder meetings, conferences and workshops considering the experience on community mapping projects
- Negotiation with local government units guided by the provisions of existing gov't legislation, and other accompanying components such as the Community Mortgage Programme (CMP)

Conclusion

- Government authorities play a pivotal role in the success of community projects. Their support means the **achievement of project objectives** and as such the other broader national objectives, programs, policies in land and housing tenure security, basic services, health, etc. **and vice versa**.
- The project provided a **platform of engagement between community, government authorities and other stakeholders**, including civil society organizations.
- Change in elected leadership (transfer of gov't officials) affects responsiveness and requires **the community to constantly build relationships with new government leadership**. Institutionalization of approaches is the key to achieving sustainability of processes.
- Although not attributable to the community mapping project, this assessment interrogated community views on land tenure changes that have occurred in their settlements overtime since the start of the project to date. Responses included evictions, relocations, some caused by gov't infrastructural projects



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SUSTAINABLE DEVELOPMENT GOALS



LEAVE NO ONE BEHIND

THANK YOU!

