

## Consultant for People's Planning

### (AUSAID Technical Assistance to the DILG on GOP Program for Securing Safety of Informal Settler Families in Metro Manila)

*People's Planning | Consultancy / Professional services*

**Location** : Metro Manila

**Date** : May 2014 to July 2014

#### Project partners

- University of the Philippines Planning and Development Research Foundation, Inc. (UP PLANADES)
- Promiseland Community
- Gulayan-Pilapil Neighborhood Association Inc. (GPNAI)

#### Funding support

- Department of the Interior and Local Government (DILG)

#### Contract / agreement value

- PHP 562,500



*Perspective drawing of proposed housing for Promiseland community*

#### Project brief

In 2014, UP PLANADES led the Australian Aid Technical Assistance (TA) to Department of the Interior and Local Government (DILG) on GOP Program for Securing Safety of Informal Settler Families (ISF) in Metro Manila Sub-Component 1: Architecture and Engineering for People's Planning. The TA targets to assist three to five communities who are able to prepare the necessary requirements to proceed with people's planning. UP PLANADES requested TAO-Pilipinas to join the project team as the Consultant for People's Planning. The objectives were to assist qualified organized communities in the formulation of their People's Plan to access the Alternative Housing Program and People's Proposal Fund (AHPPPF); assist in the consultations with communities and local government units for the finalization of People's Plan; and generate the site development plan and architectural schemes needed for the preparation of Contract Documents.

Out of the five target groups, TAO prepared the site development plans and architectural plans for two qualified communities: Promiseland in Valenzuela City and Gulayan-Pilapil Neighborhood Association, Inc. (GPNAI) in Malabon City. The other three communities failed to meet the requirements to access the needed support within the timeframe of the project. TAO conducted consultation workshops with the two organizations to develop their people's plan and prepared schemes for the site development plan and architectural schemes for the buildings. Presentations with the offices of the City Planning and Development Office and Building Official of Malabon and Valenzuela were also conducted to get initial comments before finalizing the schemes.

The GPNAI site, located in Barangay Panghulo, Malabon, has a land area of 12,766 sqm. After the workshop, TAO developed four schemes for the site and five architectural schemes for the building. The final scheme was composed of eleven 2-storey buildings with 20 units per floor. A total of 440 units were generated, with each unit having an area of 20 sqm with option for mezzanine, afforded by a floor-to-ceiling height of 3.7 meters. Space for 55 parking slots, a community center and basketball court are accommodated within the site.

Promiseland is located in Dulong Tangke, Malinta, Valenzuela City. The site is 17,652.8 sqm, just next to where the existing community is located. After the consultation workshop, three schemes for both the site and the buildings were generated. The final scheme had nine 4-storey buildings, eight of which had 16 units per floor or a total of 64 units per building, and one building had 28 units per floor or a total of 112 units. A total of 624 units were generated with the final scheme. Each unit has an area of 24 sqm and a floor-to-ceiling height of 3.65 meters, sufficient enough to allow for a mezzanine. The site is traversed by an existing canal and requires a vehicular bridge for circulation to reach the southeast portion of the site. The site plan accommodated 74 parking slots, spaces for a basketball court, playground, small parks and urban gardens.

Complete architectural plans including site development plan, floor plans, elevations, sections, reflected ceiling plan, doors and windows schedule, and stair details were prepared by TAO-Pilipinas.

#### Project outputs

- Site Development Plan and Architectural Plans for Promiseland
- Site Development Plan and Architectural Plans for GPNAI

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