

Technical Assistance to DAMPA (Subdivision Survey)

Consultancy / Professional services

Location : Payatas, Quezon City;
Parola, Manila

Date : 2005 - 2007

Client : Damayan ng Maralitang
Pilipinong Api (DAMPA)

Community associations

- DAMPA-KLP (Kapatiran sa Lupang Pangako)
- DAMPA-DVNA (Dumpsite View Neighborhood Association)
- DAMPA-ALMA LUPA (Alyansa ng Maralita sa Lupang Pangako)
- DAMPA-PACOMNA (Parola Compound Neighborhood Association)

Consulting partners

- Engr. Gildo Jimenez
- Engr. Benjie Orpilla

Funding support

- DAMPA

Contract / agreement value

- KLP: PHP 79,000
- DVNA: PHP 18,600



Surveying activity by geodetic engineer with UP geodetic engineering students in Payatas (March 2005)



TAO-Pilipinas discuss survey of structures in PACOMNA during a general assembly meeting (February 2006)

Project brief

Damayan ng Maralitang Pilipinong Api (DAMPA) is a confederation of people's organizations (POs) that organizes urban poor communities to address basic poverty problems such as housing tenure and access to basic social services. Since 2005, TAO-Pilipinas has provided technical support to DAMPA in their efforts to acquire land security for its various member POs. The engagement of TAO-Pilipinas involved providing subdivision planning services, land research assistance, and facilitating links to socially-oriented engineers (who offer their professional service at pro bono or socialized rates to families in need). Technical assistance to DAMPA included the following projects.

- (1) DAMPA-KLP (Kapatiran sa Lupang Pangako) project. TAO made a subdivision scheme for a 750 square meter lot occupied by 15 families in Payatas, Quezon City. The subdivision plan, based on the outcome of workshops and consultation with target families, was completed in December 2005. The plan was needed in order to comply with requirements to access a short-term loan from PUSH (Philippine Undertaking for Social Housing).
- (2) DAMPA-DVNA (Dumpsite View Neighborhood Association) project. In April and May of 2006, TAO assisted in the preparation of survey documents for the titling of two properties in Payatas, Quezon City occupied by DVNA members. The technical documents were required to access financial assistance for land acquisition and titling for socialized housing from PCUP (Presidential Commission for the Urban Poor). TAO coordinated with a licensed geodetic engineer to provide surveying services and facilitated the meetings between the engineer and the concerned families. The preliminary relocation survey was done by Engineer Gildo Jimenez and the preliminary subdivision scheme was then submitted to DAMPA. Issues on right-of-way and minimum lot size for subdivision came up; one occupant sold part of his lot making it less than the minimum area

required per Batas Pambansa 220 standard and without right-of-way. Hence, this survey was not completed due to the difficulty to resolve the issue.

- (3) DAMPA-ALMA LUPA (Alyansa ng Maralita sa Lupang Pangako) project. TAO also provided land survey assistance and facilitated the preparation of survey documents for titling of one property in Payatas, Quezon City occupied by 4 families. This was likewise in compliance with PCUP requirements for financial assistance to land acquisition for socialized housing. A licensed geodetic engineer and a geodetic engineering student (YP intern) were mobilized for the conduct of the survey and research on the requirements of the Land Registration Authority (LRA) for titling. The relocation survey validation was done by Engineer Benjie Orpilla and DAMPA applied for approval of title with the LRA.
- (4) DAMPA-PACOMNA (Parola Compound Neighborhood Association) project. In December 2005, TAO initially assisted PACOMNA in land research to determine whether or not the site (Parola-DPWH Compound) they occupy in Tondo, Manila is part of presidential proclamation. When it was verified that they were not covered by the proclamation, TAO worked with PACOMNA to formulate a socio-economic survey design to help them gather data needed for the relocation, health, and savings project of DAMPA for the community.

The output of services rendered by TAO-Pilipinas enabled DAMPA to negotiate for the acquisition of land by informal settler families by direct purchase or facilitate their access to loan facilities for housing.

Project outputs

- KLP subdivision plan and deeds of restrictions
- DVNA subdivision survey (by Engr. Jimenez) and preliminary subdivision plan
- PACOMNA socio-economic survey tool

{ End of Project **0708** Profile }