

BASECO Conceptual Development Plan

People's planning process | Planning and architectural design services

Location : BASECO Compound, South Harbor, Manila City

Date : March 2001 – September 2002

Client : Kabalikat para sa Kaunlaran ng Baseco

Project partners

- Urban Poor Associates (UPA)

Funding support

- Urban Poor Associates (UPA)
- Asian Development Bank (ADB)

Contract / agreement value

- PHP 28,000



The people's planning process in Baseco generated a total of 37 schemes and were consolidated into three schemes

Project brief

The Pasig River Rehabilitation Program was launched in the 1990s in an ambitious effort to clean the waters of Pasig River. This required the demolition and relocation of illegal settlements occupying the riverbanks to establish a 10-meter easement or Environmental Preservation Area (EPA). Land beyond the 10-meter easement were designated Urban Renewal Areas (URA) for socialized housing.

In 2001, eviction and relocation became major concerns of about 6,200 urban poor families living in Baseco compound (the former Bataan Shipyard Engineering Company) in Manila South Harbor when the area was identified by the Pasig River Rehabilitation Commission as both an urban renewal area and an environmental preservation area. Baseco was proclaimed by then President Arroyo as a site for socialized housing in 2002. Urban Poor Associates (UPA), an NGO advocating housing rights, supported the people's organization Kabalikat sa Pagpapaunlad ng Baseco (Kabalikat) in its campaign for security of land tenure. Through UPA, TAO-Pilipinas helped draft the community's conceptual development plan (CDP) or "People's Plan" in line with the proclamation.

TAO conducted a series of participatory planning workshops in all 18 area blocks of Baseco to formulate the plan. The workshop outputs were consolidated and generated three CDP schemes covering the 54 hectare site, which were presented to the people for validation. To finalize the plan, a general assembly was convened in Baseco and the people chose the duplex/rowhouse scheme that would displace the least number of families and with centrally located community facilities (daycare center, multipurpose hall, day market, health center, chapel, tricycle terminals at the entrance and in middle of the community, and fire station).

The people's plan was used as an advocacy tool to lobby assistance from the city government. Kabalikat presented the selected plan to then Manila Mayor Lito Atienza and the Urban Settlements Office, sending a clear message about the housing typology preferred by the people of Baseco. But before negotiations could be finalized, fire burned down a large part of Baseco and the LGU took over the rehabilitation of the burned areas and the development of the rest of Baseco.

Project outputs

- Conceptual Development Plans (schemes 1 to 3)