

PLATINUMVILLE (former SAMARIMA) SUBDIVISION AND SITE DEVELOPMENT PLANNING

Loma de Gato, Marilao, Bulacan
June 2002 up to May 2003

PROJECT PARTNERS

Municipality of Marilao
AMH Engineers
GCJimenez and Associates
Foundation for the Development of the Urban Poor

ABSTRACT

The rehabilitation of the Philippine railway system, Northrail, linking Metro Manila to the Clark Special Economic Zone in Pampanga will dislocate thousands of informal settlers who occupied the dead railway lines for years. A resettlement site has been identified and was being developed in Doña Remedios Trinidad (DRT), Norzagaray, Bulacan.

In Marilao, Bulacan some 1500 families living along the railway formed its organization SAMARIMA (Samahang Maralita sa Riles ng Marilao Neighborhood Association). The SAMARIMA refused to move to DRT and initiated its own resettlement project with the support of the Municipality of Marilao through the Office of the Mayor.

Under the PHETTRAS (Pagkain, Health, Edukasyon, Tirahan, Trabaho at Solid Waste Management) project of the Office of the Mayor, TAO-Pilipinas was engaged to make the subdivision and site development plans for the identified in-city resettlement site in Loma de Gato. The plan was to purchase the land through the community mortgage program (CMP) and the Office of the Mayor shall act as the originator.

A planning consultation workshop was conducted with the leaders of SAMARIMA to draw out their ideas and aspirations for their resettlement site. Several schemes were developed to optimize the use of the land. A maximum of 126 rowhouse lots were generated in an area of 8,076 square meters.

Difficulties were experienced by the SAMARIMA in securing the approval of the plan from the Sangguniang Bayan (SB). The Municipal Mayor who supports SAMARIMA was from a minority party and his project was not supported by the SB including the proposal that the LGU acts as originator to the project. Support was later sought from Foundation for the Development of the Urban Poor originator, to facilitate implementation of the project. But problems in securing documents for the release of Preliminary Approval and Locational Clearance (PALC) occurred when some homeowners in an adjacent subdivision in the Barangay objected to the presence of an urban poor community alleging their land value will decrease. This lagged on and eventually, the community decided on a direct purchase scheme and negotiated with the owner for a new price and payment schedule. They also decided to change their name and registered as Platinumville Homeowners Association.



SAMARIMA Subdivision Plan (June 2003)