

CONCEPTUAL DEVELOPMENT PLAN for Self-Reliance Association, Inc. (SRAI)

West Rembo, Makati City, Metro Manila

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PROJECT PARTNERS

Self-Reliance Association, Inc.

Community Organizers Multiversity

ABSTRACT

The conceptual development plan for SRAI covers a strip of land along the south bank of Pasig River in Makati with an area of approximately 2000 square meters. The site is covered by the 10m wide Environmental Protection Area (EPA) defined under the Pasig River Rehabilitation Master Plan as a strip needed

for flood control, salvage zone and equipment access to and maintenance of riverbank. The EPA is planned to be a strip park and scheduled for completion by 2004. A portion of the easement about 100m long by 3m wide a minimum river easement required by the Philippine Water Code has been cleared and already landscaped.

The site was formerly part of the Fort Bonifacio Military Base proclaimed under the Marcos, Ramos and Aquino Administrations for distribution to military servicemen occupying the area. About 67 families live within the area, some with legal rights (title) to the land.

The Pasig River Rehabilitation Master Plan requires that the site be cleared and families will be resettled to Kasiglahan Vilages in Montalban or Cavite. Affected families refuse to leave the area

because they have been living there for a long time and are dependent to the nearby areas for livelihood and education of their children. The conceptual development plan was formulated to present an alternative plan to distant relocation and show that it is possible for the people to stay in the site and comply with the law (Water Code). The people also contends that the basis of the 10-m easement was just an Ordinance passed by the Metro Manila mayors (Metro Manila Development Authority or MMDA) and it can be repealed. The plan shows two options respecting existing the layout of houses with minimum dislocation mostly affecting only houses occupying part of the 3m easement. Minimum lot area required under the Batas Pambansa 220 (Minimum Standards for Socialized and Economic Housing) was given consideration. The area distribution vary greatly between lots and shows the difference between the old original occupants and recent occupants who served to fill remaining spaces.

The plan was used to negotiated with the government and was presented several times to the Pasig River Rehabilitation Commission (PRRC). But up to now, PRRC with MMDA has maintained its position to clear the site and move the people elsewhere. Up to now, the people remained in the site though a longer portion of the 3m easement has already been landscaped. A few opted for a legal battle as they have titles to the piece of land they occupy.

