

Centre for Shelter Design and Development –

The Role of the Central Colleges of the Philippines in Information and Education of Housers in Metro Manila

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Gregoria M. Mercado is a graduate of the University of the Philippines College of Architecture and pursued M Arch at the same university. As a faculty member of the Central Colleges of the Philippines College of Architecture located in Quezon City, Metro Manila, privileged to work with cooperative students and supported by a loving family, she has done several researches on relevant housing issues within the metropolis. She is also a member of the United Architects of the Philippines Elliptical Chapter which is largely composed of architects working with the National Housing Authority and the Quezon City local government.

Measures have been adopted to address the enormous housing need in the Philippines for several decades including the creation of the National Shelter Program comprised of a lead agency and five government agencies under it. Aside from these agencies, several actors have been challenged and are involved in housing delivery. These are the local government, the private developers, NGOs, the project beneficiaries themselves, research institutions, and educational institutions. However, a lack of coordination and cooperation is observed among these actors, This is evident in the overlapping of functions, competition for beneficiaries, complexity of government procedures, misunderstanding of rules by beneficiaries, and the delivery of inadequate shelters. As an actor, the educational institution, in this case, the Central Colleges of the Philippines College of Architecture, can take an active part in the solution of the problem through a Center for Shelter Design and Development which aims to promote understanding among key actors and to cooperate with them in research, exchange, and dissemination of information. It is hoped that in the process, the college, especially its students, will be benefited.

Shelter Situation Analysis

Basic General Data

Geography and Administration

The Republic of the Philippines is an archipelago of 7,100 islands found in the East Asia and Pacific Region. The country is made up of 17 administrative regions comprised by provinces, cities and towns. Metro Manila or the National Capital Region, comprised of 14 cities and 3 towns, is the seat of the capital of the Philippines and the hub of national government agencies and prime industrial and commercial establishments. It has an area of only 632 square kilometres but it is the most urbanized region with the highest population density at 15,617 persons per square kilometer while the population density of the whole country is registered at 255 persons per square kilometer.



Figure 1. Map of Metro Manila and the Pacific region at right.

Metro Manila's current population is about 10 million, roughly 12% of the Philippine population of 87.9 million. Life expectancy is 70 years and is projected to increase. Women still have a higher population than men although more male babies are born every year as shown in Table 1.

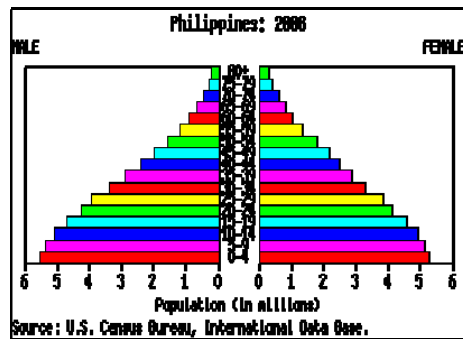


Table 1. Sex-Age structure of the Philippines

Urban population has a higher growth rate in Metro Manila at 3.6 % because of continuing rural to urban migration seen as a response to better employment opportunities. The migration of more than 7 million Filipinos abroad ranks the Philippines as the third-largest migrant-sending country in the world. ¹ The level of urbanization as of 2005 is 62.4 per cent. ²

The World Bank has classified the Philippines as a developing country with a lower-middle income economy and moderately indebted.³ Government spends more for debt service (10.9 % GDP), than for education (4.25 %), health (1.6 %), housing and community amenities (1.3 %) and military expenditure (1.0 %) combined.

Although the annual per capita income has increased by 5.7 per cent, the annual expenditure of an average family of five is P123, 690 (\$2,406) leaving the family an annual average family saving of P24, 190 (\$471) ⁴ which is minimal.

The Total Labor Force in 2006 reached 35.2 M but the unemployed is 2 M or 8.1% of this number. Females account for 38 % of the total labor force. Half of this total labor force works in an informal economy and 49 % of informal workers are female.⁵

The poor in the Philippines control less than 2 % of the country's total income; the middle income has 58 %, while the rich controls 40 %. The GINI index is 46.2 %. ⁶ The annual per capita poverty threshold reached PhP12, 267 (US\$ 220.64) in

¹ **International Organization for Migration** as of June 1991.

² **Human Settlements Statistical Database.** (http://www.unchs.org/programmes/guo/guo_hsd4.asp)

³ **World Bank Data and Statistics**
(<http://web.worldbank.org/WBSITE/EXTERNAL/DATASTATISTICS>)

⁴ **Quikstat, Family Income and Expenditures Survey** (FIES)

⁵ Yu, 2001.

⁶ **KALAH! Convergence: Working Together for Poverty Reduction.** Copyright 2005. National Anti-Poverty Commission (NAPC), p. 18.

2003.⁷ Two-thirds of the poor are found in rural areas thus accounting for a high rural to urban migration. A poor family of five needs \$92 a month to be able to sustain their minimum basic needs. More than half of this is used to buy food and the other major expenses are clothing, education, and health.⁸

Shelter Related Fact and Figures

There are currently about 15.3 million households in the Philippines. Seven types of tenure have also been identified in government surveys with owner or ownerlike possession as majority (66.5 %) and forms of rental and rent-free occupation comprising the minority (33.5 %).

The estimated national housing need is almost 3.7 million.⁹ This is composed of 1.8 million housing backlog, 1.6 million units for new households and 214,155 units for upgrading.¹⁰ The government sets an annual target of 1.2 million units through the National Shelter Program, but is only able to provide 882,823 shelter security units.¹¹ Out of the total number of constructed units, 89 % are occupied and 11 % are unoccupied because they do not meet users' requirements.

Government tries to regulate housing standards through the National Building Code, Presidential Decrees as PD 957 and *Batas Pambansa* 220 which prescribes minimum designs and standards for socialized and economic housing but these are not strictly followed. For example, BP 220 prescribes a minimum house area of 18 sq.m. but some houses have areas below 10 sq.m.¹² Recent studies conducted in a government housing project, revealed that the favourable ratio of house price to income was less than the 20 % used as a basis for calculations (11-14 %).¹³

⁷ NSO Data.

⁸ **The 200-Village Project** is a Food Security Initiative to contribute to effective community response to globalization. This was initiated by the Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC).

⁹ **Facts on Philippine Housing and Urbanization**

¹⁰ **The Strong Republic Housing (SRH) One-Stop Shop Operations Manual**. Published by the Office of the President's Priority Programs and ODA Projects, in cooperation with the Department of Public Works and Highways, August 2004. p. 5.

¹¹ **Housing and Urban Development Coordinating Council (HUDCC)* Figures** as of June 2004.

¹² **National Statistics Office Data**. The other data following which will be discussed on Housing has also been taken from the NSO 2002 Annual Indicators Survey.

¹³ **Poverty Impact Assessment of the Residents of the Teacher's Village, Balon-bato, Quezon City**,. Gregoria M. Mercado. Unpublished.

In 2002, there were 200,000 hectares of land available for housing and urban development and 22,600 hectares of disposable public lands seen as potential sites for socialized housing.¹⁴ However, the escalating prices of land hamper government ability to be able to subsidize the purchase of land. Private efforts of buying land are also hampered by the fact that commercial banks are more conservative in lending amounts for land purchase since these loans are balanced with an individual's capacity to pay based on income.

In Metro Manila, building materials used in private housing developments are usually strong and expensive. Informal dwellers use salvaged, makeshift materials which are predominantly light. The predominant materials used for roofing and walls are GI sheets (recycled and salvaged from construction sites), and soil, cement or wood flooring depending on slope of site.¹⁵

Many Metro Manilans have access to basic services and infrastructure. Both formal and informal settlements are serviced by private companies as well as by the government as shown in Table 2. 16



Figure 2 Building materials in an informal house show the use of galvanized iron sheets for both roofing and walls.

Basic Services/ Infrastructure	Total with Access in Urban areas	Provider	Costs
<i>Water</i>	92%	Manila Water Co. and Maynilad – private initiatives	\$0.60 – first 10 cu.m. And \$0.25-0.26 per cu.m.
<i>Sanitation</i>	92%	Own household depending on the type of housing	
<i>Drainage</i>	No specific figures	Local governments in Metro Manila	P29 M – maintenance of drainage systems and waterways

¹⁴ **PGMA's Speech during the Real Estate and Housing Industry Pledging Session** Organized by CREBA-SHDA, Heroes Hall, Malacanang, Nov. 20, 2002. .

¹⁵ **Building Practices of Informal Settlers.** Gregoria M. Mercado, Romeo B. Santos.. Unpublished.

¹⁶ **Department of Trade and Industry Figures.**

			P69 M annually for pumping stations P7-P12 M for flood control ¹⁷
<i>Household Waste Disposal</i>	No specific figures	Local government Private Initiatives by composting and recycling	P295 per person spent by government ¹⁸
<i>Energy</i>	Most	Meralco – private initiatives	\$0.035/kwh for first 10 kwh and \$.068 for next 40 kwh
<i>Land Transportation</i>	All	Private Individuals and companies	MRT =P11= \$.20min. PUV=P7.50= \$.14min
<i>Communication</i>	No. Of telephones per 100 inhabitants = 1.3	Private companies – PLDT, Globe, Bayantel Internet Cafes Cell Phones	Local telephone bills can vary from less than P500-P900 monthly (\$10-\$18) P20/hr. Or \$.40 P1= \$.02

Table 2. Summary of Basic Services and Infrastructure provided in Metro Manila.

Health care is still mainly financed through individual out-of-pocket payments. While wealthier families enjoy high quality, up-to-date health facilities, poor families usually forego health care or go into debt or sell their assets.¹⁹

Migrations of a lot of doctors turned into nurses have also affected health care because there is only one doctor for every 8,333 Filipinos. There are 1,077 private hospitals with 39,771 beds compared to 638 government hospitals with 35,276 beds.²⁰ Under the law, emergency cases can be treated in all hospitals but the poor usually depend on government resources.

Two-thirds of the estimated 36 million population from 6 to 24 years old attended during school year 2003-2004.²¹ A dwindling number of students reflected in Table

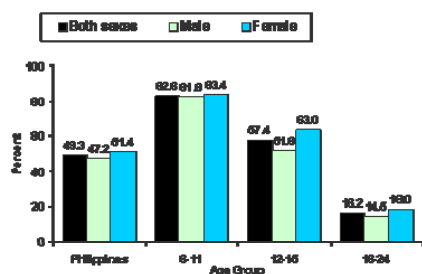


Table 3. Net enrolment ratios in any age group and sex

3 is due to the fact that the government provides free elementary and high school education, but college education is the citizen’s private endeavor.

Existing Housing Policy

The government has prioritized the provision of housing with 68% ratio in favour of socialized housing to only 32% for formal housing for the coming years. Of the total output, 60% has been for socialized housing and only 40%

¹⁷ **Trash Clogs MMDA’s P100 M Yearly Budget for Flood Control.** Jefferson Antiporda. The Manila Times Internet. July 12, 2005

¹⁸ **Uncollected Garbage Mounts; Many Pay So Little for Collection** . Luzi Ann Javier. Manila Standard Today.

¹⁹ **KALAHI Convergence: Working Together for Poverty Reduction.** Copyright 2005. National Anti-Poverty Commission (NAPC), p. 16.

²⁰ **Western Pacific Region Database 2005.** World Health Organization, Revision

²¹ **2003 Functional Literacy, Education and Mass Media Survey** (FLEMMS)

has been for formal housing. Socialized housing refers to projects intended for the underprivileged and homeless wherein the housing package selling price is within the lowest interest rate. It can be under a program of the government, the private sector or an NGO. Formal housing refers to projects intended for those who have a better capacity to pay like salaried employees of the government (i.e., members of HDMF, GSIS and SSS)

Actors in Shelter Delivery and their Roles

Currently, the Housing and Urban Development Coordinating Council (HUDCC) is the coordinating body of the National Shelter Program under which are five other shelter agencies. A plan to elevate it to a Department of Housing and Urban Development (DHUD) will strengthen and empower it with direct control and supervision over all housing agencies and corporations.²²

Local Housing Boards in every city and municipality are responsible for the preparation of local shelter plans, land use programs, approval of subdivision and development plans, issuance of permits, and enforcement of compliance with the Urban Development and Housing Act which stipulates that 20% of a housing project will be for socialized housing.

Private developers' organizations like the Subdivision and Housing Developers Association (SHDA) are seen as effective government partners for identification of land for housing, joint venture developments, and financing for housing projects including socialized housing.

NGOs like the Couples for Christ Gawad Kalinga 777 (GK 777) Project and the Habitat for Humanity effectively provide housing for the poor. Community organizations help lobby for government action on land ownership and housing provision through the Community Mortgage Program (CMP).²³

Government –based research institutions like the Philippine Institute for Development Studies (PIDS) gives information on the current issues of housing. At educational institutions like the University of the Philippines and the Central

²² **Medium Term Philippine Development Plan, 2004-2010.**

²³ The **CMP** is a mortgage financing program of the NHMFC which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership

Colleges of the Philippines, students in the college and masteral level are involved as data gatherers for housing research. However, the need for housing research and organization is still great as evidenced by the lack of compiled data on the subject.

Design Requirements for Housing

Decency of shelters is measured in terms of good physical design and its ability to meet the needs of the users and its adaptation to the tropical environment of the country. Shelter clustering encourages social interaction of the residents with each other while meeting requirements for private space. Core housing may be considered to balance economy but should have the possibility of expansion or improvement (plan, height, or physical appearance).

Physical design may be made “woman-friendly” (adjacency of spaces and availability of proper working spaces) as women still assume traditional roles as homemakers and mothers. Spaces for livelihood opportunities should be added as well for households to earn additional income which can augment their amortizations for shelter.

Land is also a very important asset to the Filipino. In studies done on government housing, the users’ needs for land ownership and security of tenure seemed to be overlooked. Medium Rise Buildings are seen as transitory dwelling places and those that included land were seen as permanent places of residence. Therefore, they were further developed and improved by the residents.²⁴

Lack of Coordination among Actors

The shelter problem cannot be solved overnight as evidenced by the number of years that the housing problem has occurred and has never been solved. With the growing population of the Philippines, and with the constant changes that comes with each change in administration, there is a need to consolidate the efforts of all the actors in the housing delivery process. There is a lack of a clear understanding of the housing situation and processes in the Philippines because there is a lack of coordination and cooperation among actors involved in the process of housing. Furthermore, with housing as an urgent issue in the country, there is a need to promote awareness and

²⁴ *Ibid*, Gregoria M. Mercado.

stimulate interest in this field, among students and professionals. Education and information are vital in the process of transformation from concepts of housing processes to realities of integrated housing.

Problems Reflecting Lack of Coordination

To spur economic growth and alleviate poverty in the Philippines, it is important that the housing construction sector should be vastly improved and this would include collaboration of major actors in housing delivery. However, a lack of cooperation and coordination among actors involved in housing delivery is perceived in the Philippines.

The government's strategy to address the housing problem is the National Shelter Program (NSP) which rests on three basic principles: (1) the government as enabler, facilitator and catalyst in the housing market, while focusing assistance to families within the poverty line (2) the private sector as the principal player in providing decent and affordable housing; and (3) reliance on the initiative and capability of beneficiaries to solve their housing problem with minimum assistance from the government. ²⁵

There are six government housing agencies which are intended to have separate functions: the Housing and Urban Development Coordinating Council (HUDCC) to serve as coordinating body, the National Housing Authority (NHA) to implement the urban development and social housing programs, the National Home Mortgage Finance Corporation (NHMFC) to administer the Community Mortgage Program, the Housing and Land Use Regulatory Board (HLURB) to regulate land use and housing and real estate delivery, the Home Development Mutual Fund (HDMF) to administer the Pag-Ibig Fund²⁶ and the Home Guarantee Corporation (HGC) to finance housing developments. Although the HUDCC should be the umbrella organization, it failed to act as a one-stop-shop such that people who inquire or process documents still have to go from one agency to another. Considering that these housing agencies have different locations in two cities, the task becomes

²⁵ **The State of Philippine Housing Programs: A Critical Look at How Philippine Housing Subsidies Work.** Gilbert Llanto and Orbeta, Jr.

²⁶ The **Pag-IBIG fund** is generated from the mandatory savings of all employees, private and government.

difficult and expensive. 27 Although the six agencies should be performing delineated roles, an overlapping of functions is seen especially in the repetition by applicants of processes that they had already done in the other agencies. This is also evident in the projects that they pursue, e.g., NHA is supposed to implement housing projects but other agencies and even the local government units have their own housing projects independent of NHA. According to Llanto, et al, “Public housing agencies have produced competing and overlapping programs for the same beneficiaries in their earnest desire to meet NSP (National Shelter Program) targets. Thus, there has been little attention given to the overall budgetary feasibility of the whole exercise and the inefficiency brought about by uncoordinated housing programs.”²⁸

Because of the enormous housing problem in the country, the government cannot do the job of providing housing to almost 4 million Filipinos alone. The recent government thrust in housing is to expand private sector participation in socialized housing financing and construction. Joint venture schemes with the private sector are considered for formal housing in government properties proclaimed for housing purposes. These approaches will redefine the role of government in housing finance to ensure a better distribution of responsibilities and risks with the private sector.

However, private developers are also affected by these problems of complex government procedures. As a test of his credit worthiness and the viability of the proposed project, a developer has to deal with the 6 government agencies plus the local government unit, undergo 45 major activities and submit 70 types of documents and the entire process entails more than 200 days to complete.²⁹ Repeating the process in more than one government housing agency is truly a big challenge.

Similarly, NGOs have to coordinate with local government agencies also since they also undertake housing projects. Although at times they are regarded as competitors by private developers since they have more concessions and incentives or by the government since they have a similar market, they should instead be seen as partners in the effective provision of housing since this problem in its enormity cannot be handled by one actor alone.

²⁷ **The Urban Development and Housing Act (UDHA) of 1992.** Grace C. Ramos.

²⁸ **A Study of Housing Subsidies in the Philippines.** Gilbert M. Llanto, et al. Philippine Institute for Development Studies. Discussion Paper Series No. 98-42.

²⁹ *Ibid*, Grace C. Ramos.

Then, the project beneficiaries need to be informed. For example, due to inadequate information dissemination from the agencies women still transact business with shelter agencies through a Special Power of Attorney from their husbands despite the existence of laws that allow either spouse to apply. Project beneficiaries also need to be informed about good design, alternative technologies, and their responsibilities which include dwelling maintenance and payment of dues.

Aside from being at the receiving end of the line, project beneficiaries also need to be involved in the process of providing information. Aside from consultations during the planning process or as facilitators for land provision, community organizations can also be tapped to provide feedbacks regarding their respective housing projects so that better settlements, matching incomes and needs of future beneficiaries can be planned for.

Government research institutions and educational institutions need to be more involved in the collection and dissemination of information especially to current and future architects who would be instrumental in changing the bleak picture of housing in the country. Processes need to be simplified, agreed upon, and acted upon with more efficiency and less time. The collaborative process between actors in housing delivery needs to be strengthened. Channels of information exchange need to be set up among the actors of housing delivery and this is where these two actors can effectively be of help.

A Centre for Shelter, Design and Development

Given this problem, there is a need for interaction, documentation, and a continual process of education with the intention of learning from this process, ie. what is done right or what is done wrong, and trying to move ahead. This can be done with the help of a **Centre for Shelter Design and Development**, which can be created at the **Central Colleges of the Philippines (CCP) College of Architecture**. The aims of the center will be: a) to promote understanding among key actors in the housing delivery system by creating a venue open to all groups and b) to research, exchange and disseminate information about housing issues in cooperation with government and other educational institutions. This can enhance the CCP College of Architecture whose vision is to be a good value institution of learning that will

provide the training and education of students aspiring to be professionals in the field of Architecture with housing as their specialization.

The writer as a faculty member of the Central Colleges of the Philippines and as a masters student at the University of the Philippines College of Architecture, major in Housing, observed that the involvement of students in researching actual housing situations like informal settlements and government projects made them aware of the country's enormous housing need and stimulated their minds to contribute solutions. Likewise, if the students are involved in preparation of fora among housing agencies and participate in these discussions, their knowledge and commitment can be further enhanced. Government agencies like the NHA have also expressed the need for training younger blood so setting up an internship program for these students in these shelter agencies could be mutually beneficial as well. .

The Proposed Centre in CCP

Central Colleges of the Philippines (CCP), previously the Polytechnic Colleges of the Philippines, was established on January 18, 1954 with the vision of contributing to the progress and development of the nation through producing competent engineers, architects and technologists honed in the most modern and advanced methods and techniques.³⁰ Thus, it has so far supported the creation of new units like the College of Nursing (Fig. 3) equipped with modern facilities and a Language Enhancement Centre in order to fulfill its mission of providing quality and relevant education to all as well as the vision to develop students who will help in the attainment of the country's goals for rapid modernization and global competitiveness.

The CCP is aptly named for its central location at 52 Aurora Boulevard, Quezon City, very near to the city's boundaries with the City of Manila and the municipality of San Juan. (Fig. 4) The College is centrally located and highly accessible to public transportation.



Figure 3. Façade of Central Colleges of the Philippines (CCP) from Araneta Avenue.

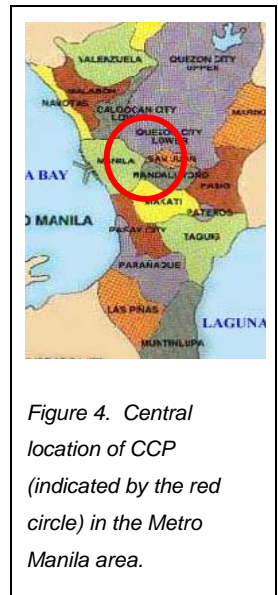


Figure 4. Central location of CCP (indicated by the red circle) in the Metro Manila area.

³⁰ Central Colleges of the Philippines Faculty Manual, 1999, p. 2.

The College of Architecture, in line with the philosophy of CCP, is committed to provide the venue by which the students as well as the faculty can pursue truth in knowledge and excellence.³¹ It has a dean who is very active in both academe and industry. Dean Abelardo Firmeza, a graduate of the University of the Philippines, is an architect and urban planner, a fellow of the United Architects of the Philippines and a member of the Commission on Higher Education panel for planning the BS Architecture curriculum.



Figure 5. Informal settlement along banks of San Juan River at the back of CCP.

³¹ **Central Colleges of the Philippines Website**, <http://www.ccp.edu.ph>

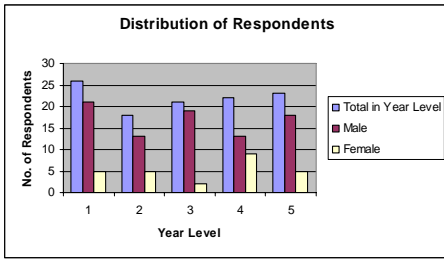


Table 4. Distribution of Population of Survey Respondents

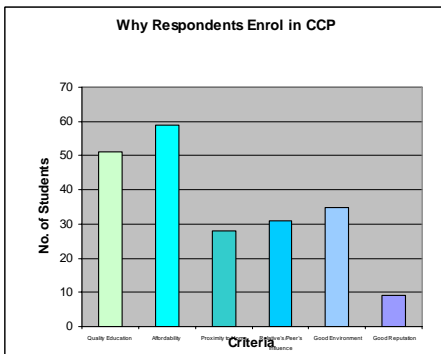


Table 5. Criteria for Choosing CCP

Strengths

What are the advantages of CCP?

The central location of CCP makes it accessible to the various shelter agencies like the National Housing Authority and Housing and Land Use Regulatory Board in Quezon City, and the Housing and Urban Development Coordinating Council in Makati. The National Statistics Office Library which is a good source of information on housing statistics is also nearby.

A lot of housing developments which students can observe are in the immediate environs of CCP. These range from informal

settlements along river banks (Fig. 5), socialized housing and medium rise buildings built by the government and middle income projects and high end condominium units built by private developers. Some of these are even historical buildings built before World War II and the first government housing project in Kamuning district.

Architectural students in CCP are generally peaceful and manageable. A survey was made among 110 students of the college (48 % of current student population), 84 male students and 26 female students, within the first week of August. (Table 4) to determine their attitudes towards the College of Architecture and their subjects, particularly Housing. The respondents were also asked why they chose to enrol at the CCP considering that there are about 18 schools of Architecture to choose from in the Metro Manila area. Table 5 shows the respondents' answers. Affordability is the first reason, quality education is second, and good environment is third.

What does CCP do best?

The members of the faculty cited that CCP has managed to produce competitive students and responsible professionals with good valued education and design skills as manifested in results of Board Exams. Among the achievements of this year's crop is being named The Best UAPSA (United Architects of the Philippines Student Auxiliary) Chapter, garnering the third place in the Arkwiz annual competition, and

participation in the basketball tournaments. Old students are motivated to finish because there is no maximum residency rule.

What resources does CCP have that other schools don't have?

Although CCP does not have anything outstanding compared to other schools, the resources are considered adequate. The school has hosted successfully the Fifth Annual Conference on Architectural Research and Education, which is a gathering of architectural researchers and educators from all over the Philippines for paper presentations on November 25-26, 2005. For similar endeavors like this, which will be one of the aims of the centre, the school can be a venue for a series of fora for information dissemination and training in the field of housing since it has a studio theatre, audio-visual rooms and a canteen for these purposes.

The 11 faculty members are competent, experienced and qualified having had a minimum teaching experience of five years. Most of the faculty members have also been involved in fields related to housing such as design of commercial and residential subdivisions, construction of mass housing, and evaluation of economic and socialized housing.

Weaknesses

What are the weak points of CCP?

Faculty members have cited low compensation of teachers, the lack of physical improvements, a small student population, and the lack of budget. Facilities like a huge auditorium for a bigger conference are also lacking.

What are the weak points of the CCP College of Architecture?

Similar weak points are also seen in the CCP College of Architecture. There is a low student population. There is a lack of visual aids, technical equipment and physical improvements to cater to the needs of the intended center. Facilities are outdated, insufficient, and need repair, but there is a perceived slowness in implementation of needed plans and programs. There is also a perceived lack of support for students who take the Board Exams.

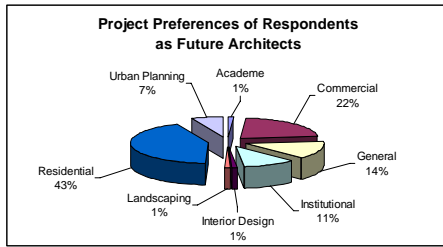


Table 6. Project Preferences of the Respondents as Future Architects

What are the constraints of the proposal?

As for the proposed Centre for Shelter Design and Development, they believe that logistics, budget and facilities will prevent it from its fulfilment. Problems of disapproval by the school administration are also feared.

Opportunities

What are the opportunities of setting up a Centre for Shelter Design and Development in CCP?

An advantage that the centre can provide to the CCP College of Architecture is a College identity. Only nine respondents in the survey have said that they chose CCP because of a good reputation which can be equated to its lack of identity. (See Table 5) The Centre for Shelter Design and Development can be an academic base for housing studies. This will help promote CCP in general and attract more students to enrol in the College of Architecture. This can be a stepping stone for the students for awareness, discipline and training in the field of housing and prepare them for their roles in the future. From the student survey, the majority (43%) of the respondents have indicated that their project preferences will be as architects of residential buildings in the future. (Table 6) When asked whether they will work with socialized housing projects, an outstanding 93% said that they will. Their reasons were categorized into the following: self-fulfilment, nationalism, knowledge sharing, and desire to uplift the country, benevolence, and awareness of social problems. (Table 7) It appears that most students are aware of the social problems. They are highly nationalistic, willing to share their knowledge, want to help others and desire to uplift the country. Some see working with socialized housing projects as a form of self-fulfilment. Exposure to actual situations will help the students nurture these aspirations and enable them to help in solving the housing problem in the future.

What interesting trends will it start?

There will be a new trend of specialization for the CCP College of Architecture in housing. Consciousness in shelter design will be fostered through an updated syllabus which is focused on housing design. Table 8 shows the hierarchy of the students' interests in terms of subjects. There is a need to strengthen and promote education in housing among the students since housing only ranks 6th out of 8 subjects. If this is done, this can help the creation of better housing developments in the future as the College produces more architects who are adept in housing design

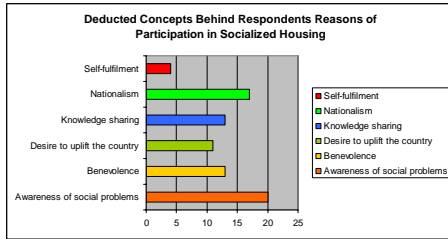


Table 7. Reasons for Working with Socialized Housing Projects

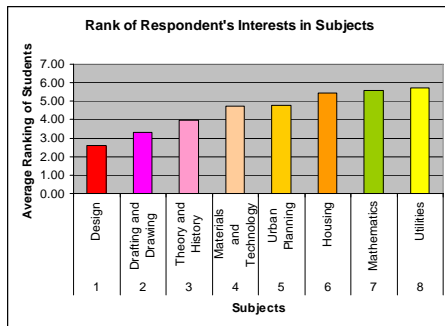


Table 8. Rank of Respondents' Interests in Architectural Subjects

and knowledgeable in the issues of housing. We may also see more of these future architects work in the government agencies if they understand the vital roles that they can play as parts of the solution to housing problems.

Threats

What obstacles can we face in setting up the centre?

Lack of resources and logistics and support from the management are seen as the major obstacles which will be faced in setting up the centre.

What factors cause threats to the operation of a centre?

Lack of facilities and availability of some faculty are seen as threats to the operation of the centre. It is also seen as an additional expense for the school and also for the students. There is also the need for the maintenance of its operation which will need financial logistics.

Recommendations

Since CCP has a central location, which is accessible to transportation routes, and has a safe environment, it is possible to set up the Centre for Shelter Design and Development so that CCP can have a good college identity, serving as the academic base. CCP can work with the major actors in housing delivery for the foras. Actors who are involved in a housing problem can be invited to speak freely on their roles so that a clear understanding, participation and cooperation can result.

The proximity of housing developments around the area would enable students and participants to observe and study the problems at first hand to formulate possible

and effective solutions. Students in CCP can learn from the fora which will involve stakeholders in the housing industry. Since CCP aims to motivate its students to become competent and responsible professionals, an improved syllabus resulting from these fora, taught by competent and qualified faculty members and focused on housing/ shelter design can help achieve this. Memoranda of Agreements with Shelter Agencies can also be forged which will require the students to do internships (OJTs) with these agencies and if they perform well, these agencies can hire them. There can also be a perceived improvement in the quality of students produced, reflected in the percentage of Board passers from the school.

The College faculty perceive that the Centre would need a lot of logistics and budget which they feel cannot be supplied by the administration. However, if the Centre can start humbly with the current available facilities and manpower and later on, improve and generate income while retaining a non-profit but self-sustaining status, the facilities that will be used as well as faculty compensation can also be improved. This will also be achieved with more students enrolling if a good college identity is established.

The fora and seminars that are planned should be income-generating so that there will be money to finance the Centre. These seminars can start at a small scale, involving minimal expenses, making use of available facilities in the school. If helpful and interesting, they can serve as a catalyst to bigger seminars in the future.

The Centre should be self-sustaining and income generating so that it can continue its operation. Clarity of objectives and transparency of plans before the administration while cooperating with its rules and regulations may also generate support and license in the use of available facilities. . Links with other centers abroad may also help sustain the center. The Centre may also accept donations. Later on, income may also be generated through consultancies as expertise on the field is developed.

There is then a strong possibility for the Centre for Shelter Design and Development in the Central Colleges of the Philippines.

Action Plan

The Centre can be set up within the College of Architecture of the Central Colleges of the Philippines. The present available facilities of the university like the studio

theatre can be the starting venue for forums. There are plans of setting up an audio visual room for the College which can also serve as the possible office of the Centre. This audio visual room can be equipped with library materials like books, publications, and CDs which can then be used by faculty, students and other interested parties. Equipments like multimedia players and/or television screens should also be provided. A website for the Centre will also be prepared for information dissemination of activities.

Currently, there are two faculty members who have majored in housing. Both have been exposed to studies in housing through the University of the Philippines Masters Program. The specialized training on Shelter Design and Development under Housing Development and Management of the Lund University and the access to materials from institutions specializing in Housing will definitely help in giving a boost to the program.

The preliminary plan is to set up a forum/ dialogue among the representatives from the Socialized Housing Developers Association and the Housing and Land Use Regulatory Board to tackle the issue of private sector participation, plans, possible problems, and perceived solutions. Faculty and students of other schools and colleges of Architecture within the Metro Manila Area will be invited. Results of the event will be published in the website and in a publication to be disseminated to those who attended and to interested parties. Target date for this forum is February 2007 to coincide with the Foundation Week of the Central Colleges of the Philippines.

With the success of this preliminary plan, other fora can be held every semester thereafter which will tackle current issues in the Philippine housing scene.

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