

LEARNING FROM EXPERIENCE: MODELS OF ASSET BUILDING

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The System of Land Ownership in the Philippines



- ✍ **The Philippines was colonized by Spain for 337 years and by the Americans for 48 years**
- ✍ **The Philippines inherited a land ownership system that is largely feudal in nature**

Situation in the Rural Areas

- ✂ Land holdings concentrated among a few who are interested in controlling the use of their land and consolidating political power
- ✂ In 1998, marginal farmers, tenants and farmer workers total 10.2 M, 70% of whom are landless
- ✂ 2.9 million small farms occupy slightly more than half of the total farm area



Situation of Ancestral Lands

- ✍ Large portion of ancestral lands encroached upon by lowlanders



Situation in the Urban Areas

- ✍ From 1999-2004, total housing backlog stood at 1.1 million
- ✍ 1.06 million of the backlog is for the National Capital Region
- ✍ High urban migration rate and natural growth in population



Responses by the Government

A. For Rural Areas



- ✍ The Comprehensive Agrarian Reform Program (CARP)
- ✍ From Jan. 2001-Mar. 2004, **397,271 hectares** were distributed to **264,307 farmers**
- ✍ As of Dec. 2003, the Dept. of Agrarian Reform has distributed **3.5 million hectares** or **81%** of the 4.3 million hectare of DAR- CARP scope

B. For Urban Areas



✍ Urban Development and Housing Act (RA 7279) and Comprehensive and Integrated Shelter Finance Act (RA 7835)

✍ Requiring developers of subdivisions to set aside for socialized housing an amount equivalent to at least **20% of the total subdivision cost**. This 20% can be used for:

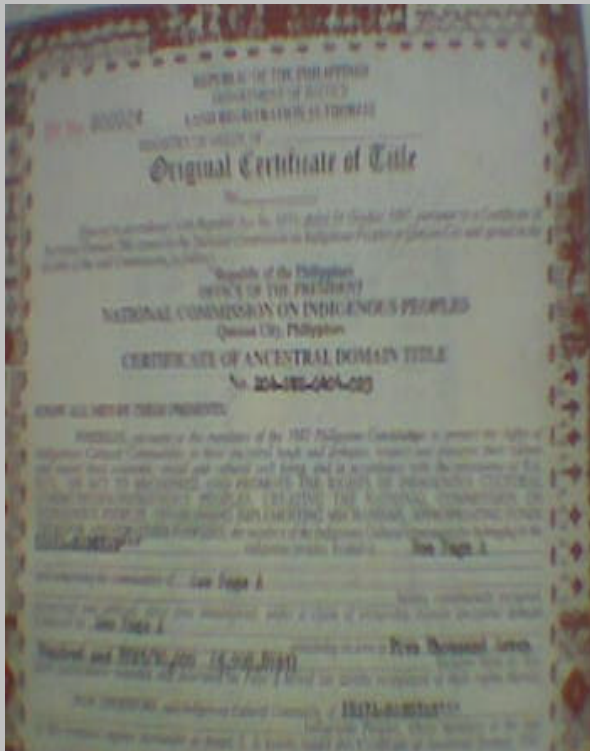
- developing new settlements
- slum upgrading
- community mortgage program

B. For Urban Areas



- ✂ **Resettlement for displaced families**
- ✂ **Medium-Rise Private and Public Housing as city-relocation alternative**

C. For Ancestral Areas



- ✍ Indigenous People's Rights Act (IPRA) of 1997
- ✍ Recognizes and promotes rights of indigenous peoples
- ✍ Issuance of Ancestral Domain Claim Certificate and Ancestral Domain Titles

Roles of Foundations in Asset Building

- ✍ **On AGRARIAN REFORM: Presence of various organizations catering to Agrarian Reform concerns**

Philippine Partnership for the Development of Human Resources in the Rural Areas
Upland NGO Assistance Committee
Associates for Community and Rural Development Foundation, Inc.
Association of Farmer Foundations, Inc.
Association of Rural Community Workers

✍ **On URBAN POOR HOUSING NEEDS:
Ayala Foundation's
INTEGRATED COMMUNITY
DEVELOPMENT (ICD)
PROJECTS**

**The Ayala Cebu Business
Park relocation in Barangays
Kasambagan, Lilo-an, and
Calunasan in Cebu City
benefiting 82 families**



The Ayala Foundation's ICD Project in Mangumit, Canlubang, Laguna



**The Ayala Foundation's
ICD Project in
Laguindingan,
Misamis Oriental
benefiting
855 families**





**Ayala Land, Inc.'s
relocation project in St.
Joseph, Gawaran,
Bacoor, Cavite,
benefiting 500 families**

**Ayala Land, Inc.'s
relocation project in San
Lorenzo Ruiz, Bacoor,
Cavite, benefiting 300
families**



**Laguna Property Holdings,
Inc.'s Buklod Bahayan
Socialized Housing Project
benefiting 2,000 families**



✍ **On INDIGENEOUS PEOPLES:
Ayala Foundation's
MANGYAN PROJECT**

-Assistance to Iraya Mangyans of Puerto Galera, Oriental Mindoro in securing their Certificate of Ancestral Doman Claim (CADC) and Certificate of Ancestral Domain Title (CADT)

-CADT covers 5,700 hectares for about 840 Mangyan families

-CADT awarded on June 18, 2004



How programs and projects built up assets of the poor and promote social justice

- ✍ **Organizing and empowering the poor to stand up for their rights**
- ✍ **Empowering the poor by allowing them to own land, houses and farms**
- ✍ **Improving self-confidence, self-esteem and self-worth**

Features of AFI ICD-Five Year Program

- ✍ **Social Preparation**
- ✍ **Choice of cash or relocation**
- ✍ **Provision of house/lot**
- ✍ **Development of community**
- ✍ **Provision of services like:**
 - **community organizing**
 - **skills training**
 - **microfinance**

Challenges

- Incidence of poverty too high so that efforts of Foundations/civil society are just “drops in the bucket”
- Relocation/Resettlement causes economic dislocation, lack of social services, and heavy support especially during the first 3 years
- Relocation beneficiaries have “short-term” outlook and would resort to (a) selling their rights, (b) renting out their houses
- Requires combination of political will, good governance and adequate resources

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