



Land and Housing Issues and the New Urban Agenda

July 29, 2019 | Manila, Philippines



Asia-Pacific Housing Forum Manila

Organized by



DECLARATION

*Vision, Shared Principles and
Commitments, A Call for Action to
Change Our World*

Sustainable Development Goals

17 SDGs and 169 Targets

**The 2030 Agenda
for Sustainable
Development**

FOLLOW-UP AND REVIEW

National, Regional and Global

IMPLEMENTATION

*Means of Implementation and
Global Partnership*



Asia-Pacific Housing Forum Manila

Organized by



1 Agenda

5 Main Areas

17 Goals

169 Targets

240 Indicators



PEOPLE

PLANET

PROSPERITY

PEACE

PARTNERSHIP





Asia-Pacific Housing Forum Manila

Organized by



SDGs

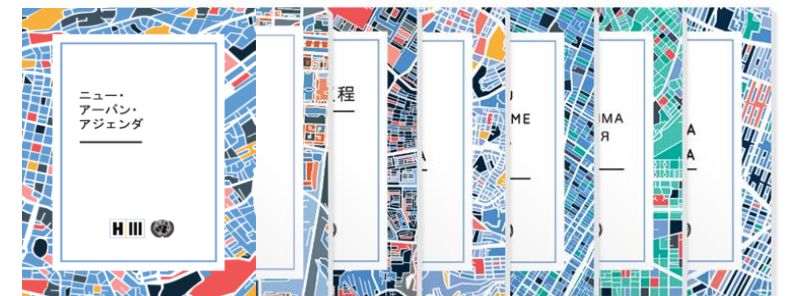




SDGs



New Urban Agenda



Philippines: National Urban Policies

Agenda 1-
Urban Demography

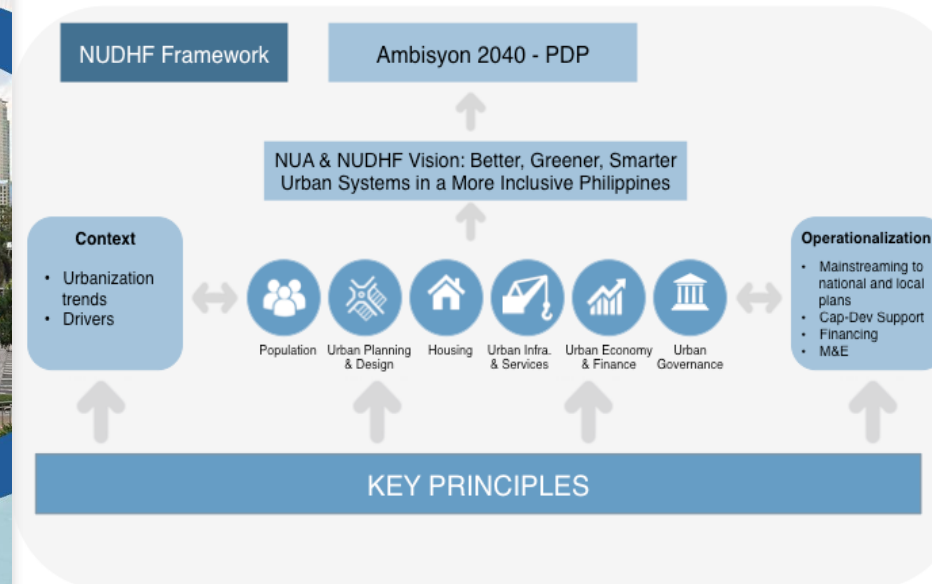
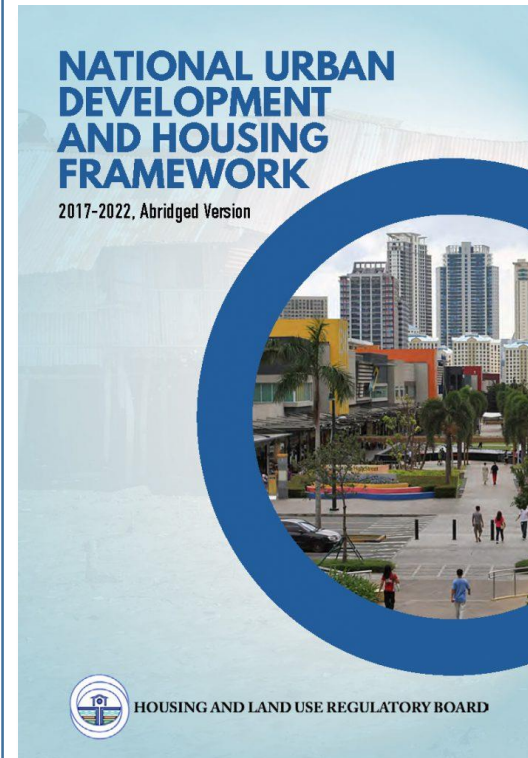
Agenda 2-
Land and Urban Planning

Agenda 3-
Urban Environment

Agenda 4-
Urban Governance

Agenda 5-
Urban Economy

Agenda 6-
Housing and Basic Services





Land use efficiency

In the last 20 years, cities grew by 1.5 times the rate of the population. Cities that use land more efficiently have far better conditions to provide public goods and basic services at a lower cost. Such areas can consume less energy, manage waste better, and are more likely to maximize the benefits of agglomeration.



Rate of expansion of cities



Rate of population growth

Regions with high urban sprawl

6.9%

Eastern and
Southeastern Asia

5.1%

Sub-Saharan Africa

4.3%

Central and
Southern Asia



Asia-Pacific Housing Forum Manila

Land use efficiency

In the last 20 years, cities grew by 1.5 times the rate of the population. Cities that use land more efficiently have far better conditions to provide public goods and basic services at a lower cost. Such areas can consume less energy, manage waste better, and are more likely to maximize the benefits of agglomeration.



Rate of expansion of cities



Rate of population growth

Regions with
high urban sprawl

6.9%

Eastern and
Southeastern Asia

5.1%

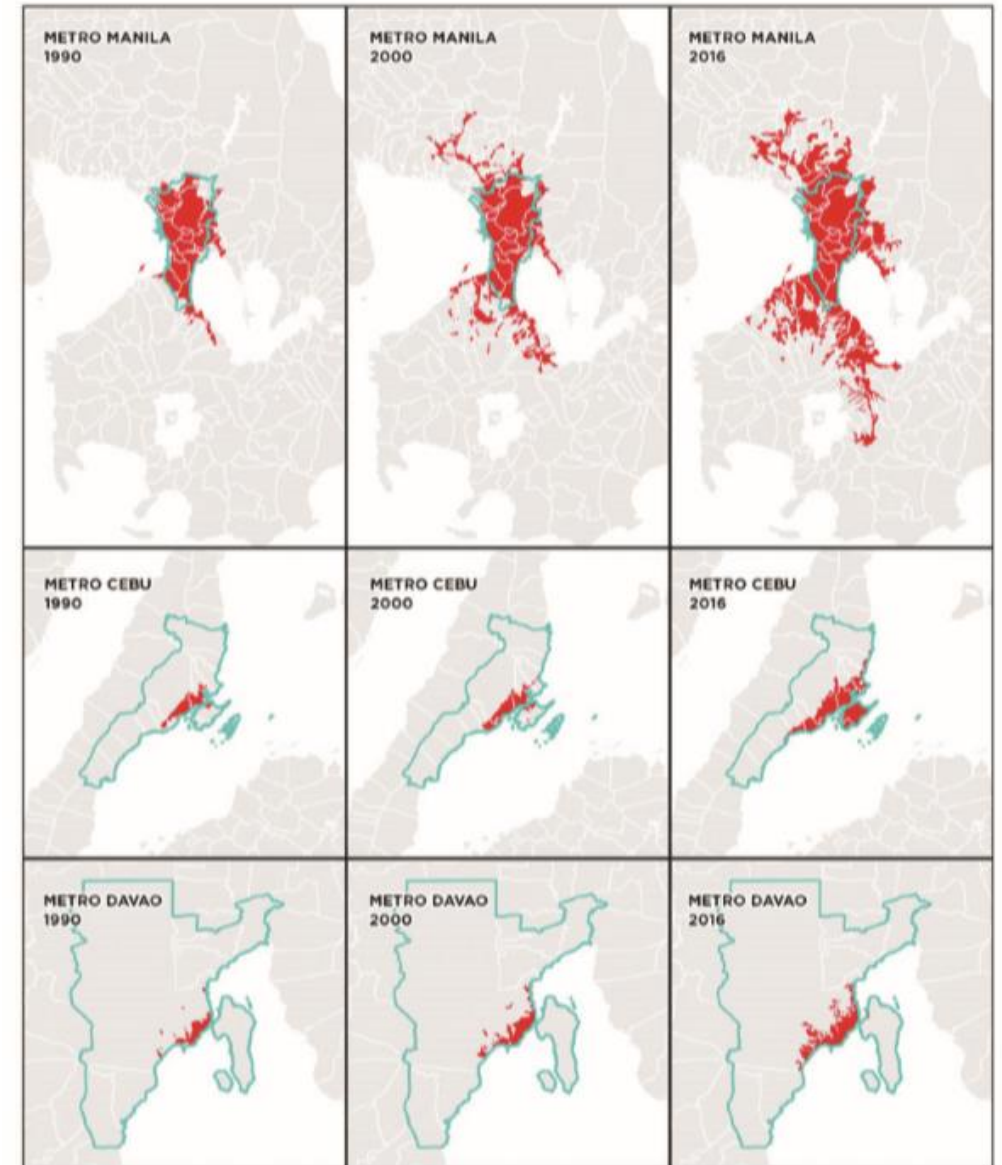
Sub-Saharan Africa

4.3%

Central and
Southern Asia

Change in Built-up Areas 1990, 2000, and 2016

■ built-up area
— metropolitan area
city and municipal boundaries in white lines



Source: UN High Level Political Forum Report on the New Urban Agenda, October 2018



Constraints and Issues

What Works: Proper Efficient Density (150p/ha. or 15,000/sqkm)

- Housing culture in the Philippines is based on **individual plots and dwelling units**.
- Low-rise housing is preferred housing type in socialized housing projects because of **affordability**.
- **Culture change** in terms of appreciating the value and importance of optimum density urban living.
- **Density standards** not clearly established in urban planning practice





Constraints and Issues

- The demand for urban land far outstrips supply.
- Access to affordable, well-located, and suitable urban land severely constrained by:
 - unclear and inconsistent land use policies
 - weak land administration infrastructure
 - highly politicized land and tax system
 - inadequate agrarian land reform program
 - deficient housing development program
- Tedious, complex regulation system and inefficient land registration process compromise and distort the urban land market, drive up land costs, and create an **“artificial shortage of urban land.”**

*National Urban Development and Housing Framework
(NUDHF) 2017-2022*

Strategies

- Enable informal settler families to live in resilient, vibrant, and connected urban communities.
- Facilitate security of land tenure through rights-based approaches and land use rights instruments supported by efficient systems.
- Need to legislate the separation of the right to ownership of land from the right to develop and occupy the land
- Tools to explore: transfer of development rights and land value capture.

Philippine New Urban Agenda, October 2016



Slum improvement

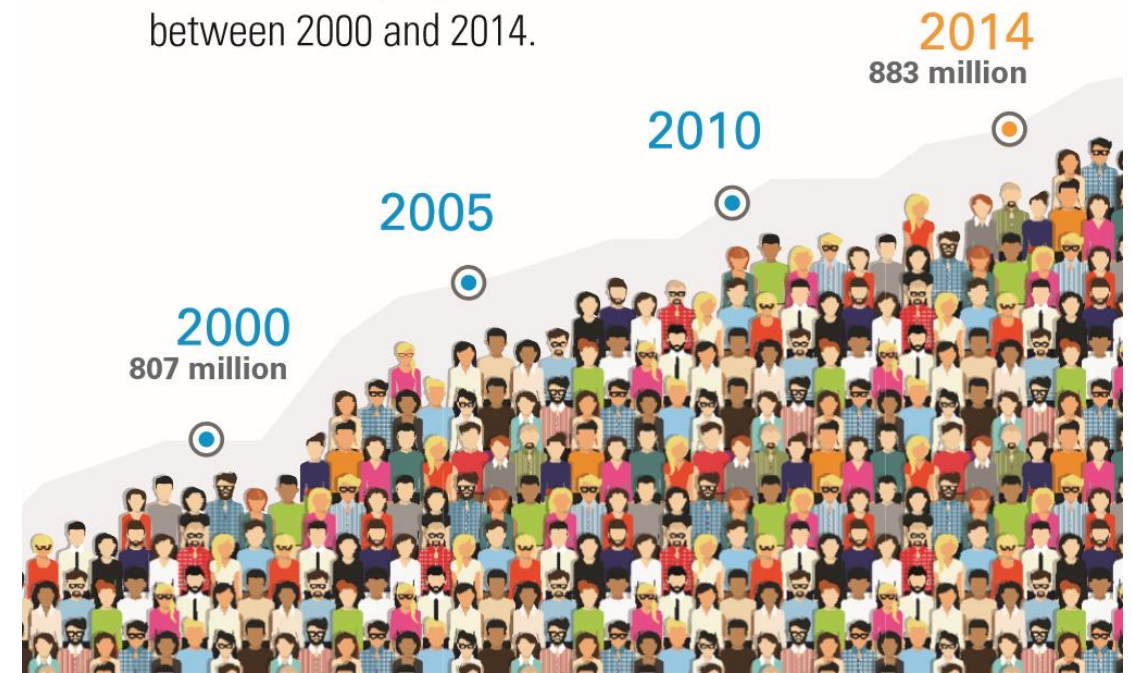
The proportion of the global urban population living in slums declined by 20% between 2000 and 2014.

28% IN 2000 TO
23% IN 2014



Slum population increase

Due to population growth and migration, the number of people in slums increased between 2000 and 2014.



Issues

- As of 2016, ISFs total 1.4 million nationwide, 38.85% (544,000) in NCR
- For 2011 to 2015, the Key Shelter Agencies provided direct housing assistance to 842,677 households or a yearly average of 168,535 households per year, constituting less than 10% of the estimated average annual housing need of 926,077.143
- The housing problem is serious and is a largely urban phenomenon. The need for housing is estimated to reach about 5.56 million housing units in 2016.

NUDHF

Responses

- Proclamation of idle government lands as socialized housing sites.
- Local governments to identify land for socialized housing and resettlement areas
- Enforce balanced housing development
- Streamline titling, transfer, and land acquisition processes,
- Rationalize use of land resources to reduce the tension between the conversion of agricultural lands and the demands of urbanization
- Better use of fiscal and taxation tools such as an improved idle land tax, land banking, land reclamation. Land value capture
- Recognize alternative rights-based instruments, rather than freehold
- Housing microfinance, combined with microenterprise finance

Philippine New Urban Agenda



Asia-Pacific Housing Forum Manila

Organized by



Placing housing at the centre

Housing can play a central role in ensuring sustainable development of cities and communities. This requires adoption of policies, strategies and legislation.



Disasters mostly affect the urban poor



National governments must adopt the right mix of mechanisms and invest in systems

For effective urban disaster response, national governments must adopt the right mix of mechanisms and invest in systems that support disaster data collection and documentation of best practices, with the full participation of local governments and civil society. 1.5 billion people were affected by disasters (2005-2015). There is progress on generation of disaster related data but with problems of accessibility and consistency. 42% of economic losses in housing are due to floods, and 25% to earthquakes.

Source: UN High Level Political Forum Report on the New Urban Agenda, October 2018

Philippines

The magnitude of the housing need is exacerbated by the severity of natural disasters which have struck the country

The **total number of housing units** totally or partially damaged by super typhoons and earthquakes since 2009 is as high as **1.8 million**. The most vulnerable group are the ISFs residing along the major water tributaries and other danger areas.

Philippine New Urban Agenda, October 2016



Asia-Pacific Housing Forum Manila



Source: UN High Level Political Forum Report on the New Urban Agenda, October 2018



Networks of public open spaces

The NUDHF prioritizes the **identification and protection of open spaces** as a first step in designing urban areas

Government can provide **incentives** to allocate land and financing for the development of parks, historical plazas, visual corridors, walkable streets, and/or bikeable boulevards and avenues. LGUs can also collaborate with **private developers** to create publicly accessible networks of open spaces.

Placemaking can animate urban spaces, and provide stakeholders with the opportunity to participate the evolution of their city or municipality.

NUDHF





Asia-Pacific
Housing Forum
Manila

Organized by



Thank You

www.unhabitat.org
www.unhabitat.org.ph

UN HABITAT
FOR A BETTER URBAN FUTURE