QUEZON CITY

COMPREHENSIVE LAND USE PLAN 2000

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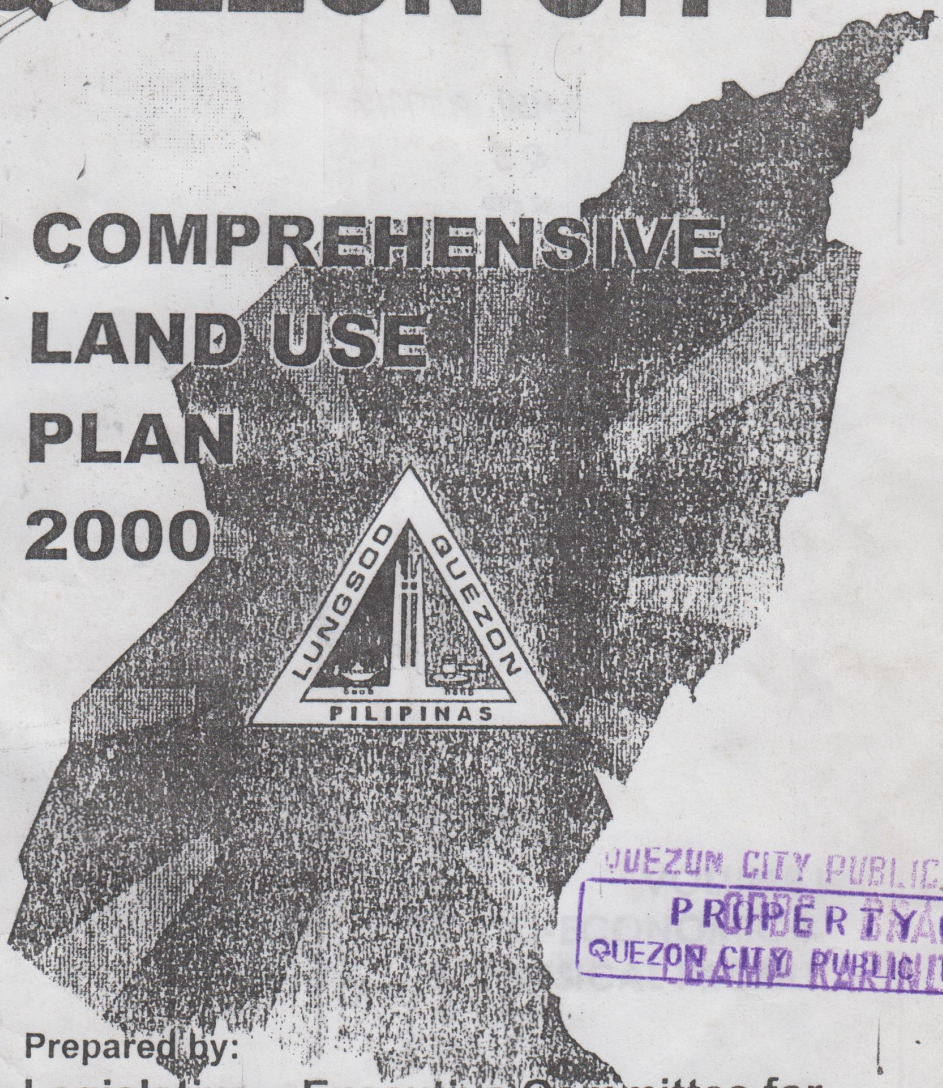

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VOLUME I
SOCIO-ECONOMIC & PHYSICAL PROFILE

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VOLUME 1: SOCIO-ECONOMIC & PHYSICAL PROFILE

CHAPTER 1: INTRODUCTION

1.0 BACKGROUND

The Zoning Ordinance currently in force in Quezon City is already outdated having been enacted more than nineteen years ago when the city's population was only 1.17 M and development in certain areas may be described either sluggish or just starting. Since then, the population have risen to almost two million and developments significantly intensified and expanded. Despite the many changes that have transpired - physically, socio-economically and politically, the land use plan has not changed. Thus, one can easily surmise the gap between the plan and what is actually happening. The plan is no longer relevant and responsive to the needs of the city and its residents. This is readily manifested by the number of Temporary Use Permits (TUPs), exemptions, and, variances, which have been issued through the years. Most of these TUPs, exemptions and the like were issued to new establishments along Commonwealth Ave., Tandang Sora Ave. and other emerging commercial areas. They were issued as a stopgap measure instituted to cope up with the development initiatives taking place in various areas of the city. However, it is only a temporary mitigating device that can not address long-term development needs for good. There remains the imperative to come up with a new comprehensive land use plan that is truly reflective of the city's development goals and objectives.

The formulation of a comprehensive land use plan is not only dictated by the needs and aspirations of the city but is also mandated by law. Republic Act 7160, otherwise known as the "Local Government Code of 1991" empowers the City Council, under Section 458, Paragraph 2, to generate and maximize the use of resources and revenues for the development plans, program objectives and priorities of the city by adopting a comprehensive land use plan for the city and enacting integrated zoning ordinances in accordance with the approved comprehensive land use plan. To facilitate the implementation of this specific provision, Executive Order No. 72 dated March 25, 1993 was issued providing for the preparation and implementation of the comprehensive land use plan of local government units. The present administration, however, issued Presidential Memorandum dated October 19, 1999 stating that failure to adopt updated comprehensive land use plan by LGUs reviewed by Sanggunian by the end of March 2000, the authority to issue development permits shall be withdrawn from the LGUs.

On the other hand, Republic Act 7279, also known as "The Urban Development and Housing Act of 1992" provides for the formulation of a National Urban Development and Housing Framework that includes a review and rationalization of existing town and land use plans, housing programs, and all other projects and activities of government agencies and the private sector which may substantially affect urban land use patterns, transportation and public utilities, infrastructure, environment and population movements.

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Empowered by these existing national laws and fully aware of the urgency of a new comprehensive land use plan for Quezon City, the City Government made earnest efforts towards the formulation of the said plan. In 1993, Ordinance No. SP-713, S-93 was passed by the City Council, directing the Quezon City Zoning Review Committee, as provided in the Implementing Rules and Regulations of Ordinance No. SP 22, S-92, otherwise known as "The QC Zoning Ordinance of 1992" to review the existing zoning classification and/or zoning boundaries and to draft and submit to the City Council for approval its recommendations for rezonification. The most recent undertaking was the creation by virtue of Executive No. 1, Series 2000, of the Joint Legislative-Executive Committee tasked with the preparation of the (new and updated) Comprehensive and Land Use Plan, which when approved, will become the basis of the Proposed QC Comprehensive Zoning Ordinance of 2000.

2.0 METHODOLOGY

In coming up with the proposed Comprehensive Land Use Plan, the following processes and activities were undertaken:

I. Pre-Survey Phase

This phase included the conduct of preliminary studies utilizing existing data, mostly taken from the 1991 QC Comprehensive Development Program. Initial mapping activities were conducted consisting of the preparation of base and thematic / analytical maps and the collection of other pertinent data from existing secondary sources.

Prior to the actual field survey of existing land uses, preliminary analysis of the general land uses was undertaken utilizing data gathered from researches and "windshield" survey. This determined the general trend, direction and location of land use transformation. Areas with established characteristics that were perceived not to undergo significant changes in the immediate future were identified and eliminated from the list of areas for survey.

Other activities in this phase also included the preparation of the survey instruments: base maps of the survey area, survey forms, color coding schemes, reporting formats, data handling/processing structures; recruitment and training for survey manpower, allocation of survey areas and dissemination of letters to barangay officials and homeowners' associations regarding the conduct of survey in their respective areas.

II. Field Survey Phase

The survey was initially pilot-tested in seven (7) barangays to determine the efficiency of the survey form and the reporting system and to gauge the capability and proficiency level of the survey teams. These barangays were selected on the basis of rapid land transformation. After the initial survey, necessary adjustments were made and the survey staff was re-briefed and given additional instructions to improve the process. The actual survey followed, covering 116 out of the city's total of 142 barangays, as pre-determined.

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III. Analysis of the Existing Situation

This activity involved the process of evaluating the physical, social and economic conditions in the city. In particular, it included analysis of the physical characteristics, study of development trends and patterns, assessment of social, economic and institutional issues and concerns, identification of problems and constraints and description of development opportunities and potentials.

A comparative analysis of past and present land use data revealed development trends. Primary reference tools used were the 1972 aerial photos produced by the Certeza Aero Photo Systems, Inc., the NAMRIA Planimetric Maps circa 1985, and the results of 1994-95 actual land use field survey. Changes in land uses were noted in terms of area expansion or decrease, shifts from one use to another or increase or decrease in intensity/ density. Visual appreciation of these changes indicated the direction of growth and development, location of new growth centers and the emerging forms of urban growth --whether linear, nodal or grid.

IV. Conceptualization

Based on the foregoing analysis of the City's existing situation, the Conceptual Framework for the City's future development was formulated. In the ensuing SWOT analysis, problems and constraints that include the city's inherent weaknesses and outside forces and events threatening internal growth and development, were analyzed and matched against opportunities and potentials to define the more specific and responsible role for Quezon City consistent with the vision for its development and to prescribe strategies to achieve said vision.

The role and functions of the city in both the national and regional perspectives were considered as well as the visions of the former President and the City's first Mayor, Manuel Luis Quezon, and of the incumbent Mayor, Ismael A. Mathay, Jr. According to President Quezon's vision, Quezon City was meant to be the political seat and one of the showplaces of the nation. On the other hand, Mayor Mathay envisioned Quezon City to be a Model City. Given this, a Development Concept Plan was drawn up. In it, the development corridors and directions of growth were indicated in relation to in- and off-city growth centers.

V. Formulation of the Comprehensive Land Use Plan

Demand-supply analysis of future space requirements of the different land uses formed the integral part of this phase of the Land Use Plan formulation process. This hinged primarily on population projections over the plan period of ten (10) years and estimation of future growth of major land uses.

The specific objectives of the Land Use Plan therefore were directed towards realizing these visions through rational allocation of land for

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development, maintenance of ecological balance, adoption of a Shelter Plan, promotion of an efficient circulation system and provision of a healthy investment climate.

The next step in this stage was the presentation of the Draft Comprehensive Land Use Plan to different sectors such as the academe, UAP, HLURB and MMDA, to civic organization – the Rotary, and the QC Businessmen's Congress. It was also presented in three (3) general public hearings held at City Hall and in seventeen (17) others held at the CAR (Councilor's Area of Responsibility) level.

Significant inputs from these public consultations with the various Homeowners Associations, barangay officials, and the general public were evaluated and those found with merit were included in the final version of the Plan.

CHAPTER 2: PROFILE OF THE CITY

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1.0 - HISTORICAL BACKGROUND

Creation of Quezon City

> *" I dream of a capital city that, politically shall be the seat of the national government; aesthetically the showplace of the nation- - a place that thousands of people will come and visit as the epitome of culture and spirit of the country; socially, a dignified concentration of human life, aspirations and endeavors and achievements; and economically as a productive, self contained community."* ***- Pres. Manuel L. Quezon***

This is the vision of a man who saw the need for the country's highest governing body to have a permanent location/site which is centrally located and for the provision of low-cost and decent housing for the less privileged sector of the society. President Manuel L. Quezon, the first and only President of the Philippine Commonwealth, sought the creation of a new city principally for these two purposes. He hoped that in the process of development, the plan would catalyze the growth of the place as the nation's prime city. This vision of President Quezon began to take shape in October 1938 when the People's Homesite Corporation, acquired from the Tuazon Family a large tract of land to be developed into a low - cost housing site.

Equally inspired by this noble quest for a new metropolis, the National Assembly moved for the creation of this new city. On September 28, 1939 the National Assembly approved Bill No. 1206 to become Commonwealth Act No. 502, creating Quezon City, which was signed on October 12, 1939 by President Quezon.

The law defined the boundaries of the city, giving it an area of 7,000 hectares carved out of the towns of Caloocan, San Juan, Marikina, Pasig and Mandaluyong. The law likewise pronounced the manner in which the city was to be governed. All the city officials were to be appointed by the President with President Quezon himself being the first acting Mayor. He served from October 12 to November 4, 1939. He then appointed Tomas Morato, then Mayor of Calauag, Tayabas, as his successor.

The original physical plan of the City, which was prepared in 1940 by Harry T. Frost, architectural adviser of the Commonwealth, reflect a big quadrangle in the heart of the City from which four (4) avenues radiate toward the outskirts with rotundas placed on the four (4) corners, the largest being the 26 - hectare elliptical center, now known as the Quezon Memorial Circle.

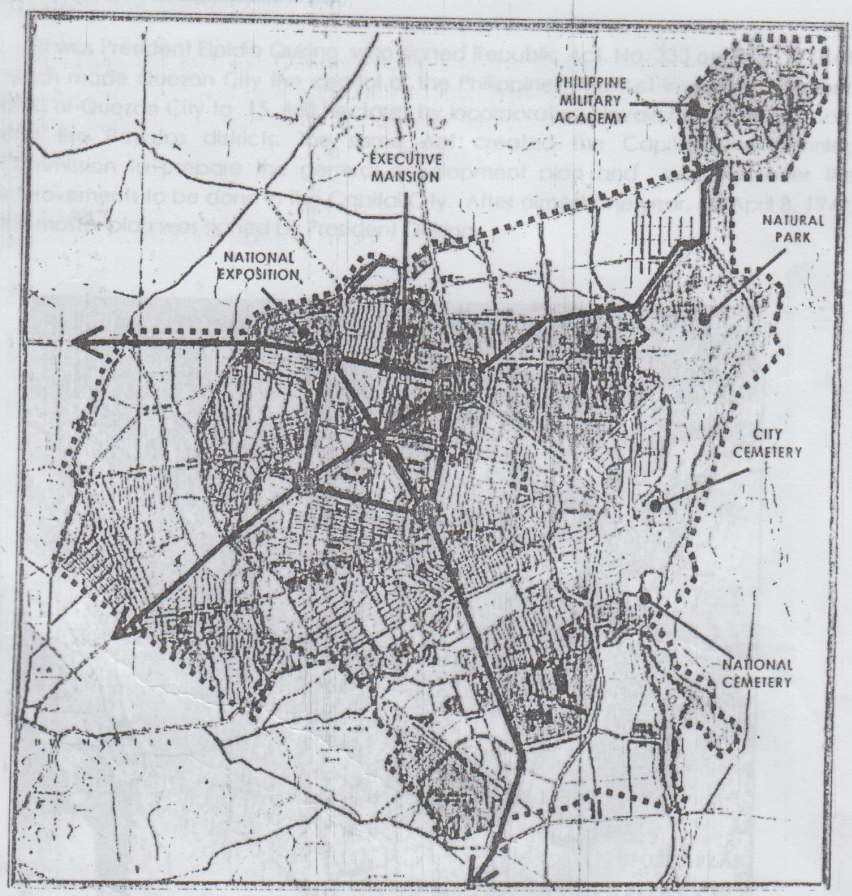

Figure P1: 1941 FROST PLAN

Quezon City during and after the war

On December 8, 1941, when the war broke out, President Quezon issued Executive Order No. 400, dated January 1, 1942 incorporating Quezon City with greater Manila for synchronized and coordinated activity in such time of emergency.

When the war was over, in April 1945, the Secretary of Interior Tomas Confesor designated Oscar Castelo, as Acting Mayor of Quezon City.

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Capt. Sabino de Leon, former Quezon City Police Chief, was designated as Acting Assistant Mayor of Quezon City on October 1, 1945 . Capt. de Leon moved the city government offices along South 9th Street near Sampaloc Avenue (now the site of Roces High School). Quezon City regained its separate political existence from Greater Manila on January 2, 1947 by virtue of Republic Act No. 45.

Quezon City, the New Capital City

It was President Elpidio Quirino who signed Republic Act. No. 333 on July 17, 1948, which made Quezon City the capital of the Philippines. The Act increased the land area of Quezon City to 15, 660 hectares by incorporating Novaliches, Tandang Sora and the Payatas districts. The same Act created the Capital City Planning Commission to prepare the general development plan and supervise over the improvements to be done in the Capital City. After almost one year, on April 8, 1949, the master plan was signed by President Quirino.

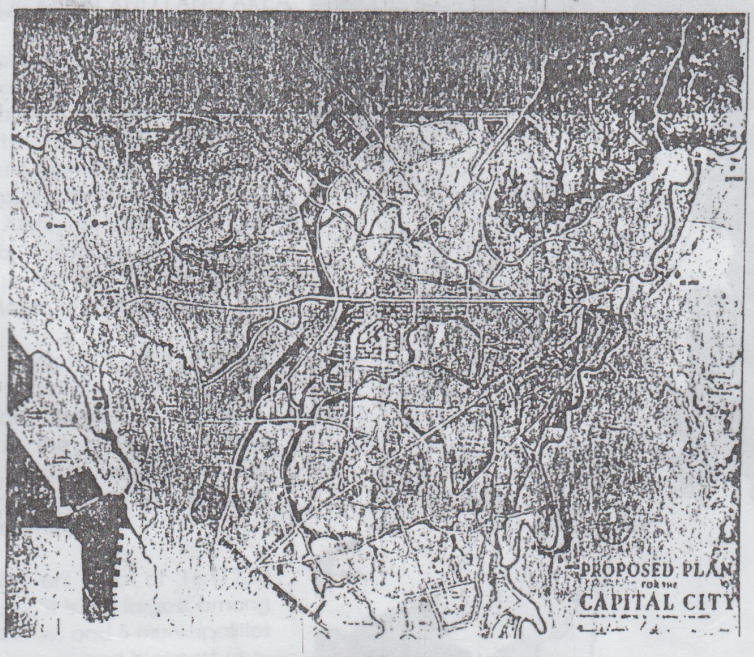

Figure P2: 1948 CAPITAL CITY MASTER PLAN

In July 1947, the City Hall was constructed along Highway 54 (now Epifanio delos Santos Avenue). It was occupied in February 1948, housing all the city government's offices and departments with the exception of the police department.

Quezon City was formally inaugurated as the national capital of the Philippines on October 12, 1949. President Quirino laid the cornerstone of the proposed Capitol Building at Constitution Hills.

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On June 16, 1950, President Quirino signed Republic Act. No. 537, known as the revised Charter of Quezon City. The boundaries of Quezon City were modified and its area declared to be 15,359 hectares.

On June 16, 1956, Republic Act No. 1575 was enacted. It amended and repealed certain sections of R.A. No. 537. The area of Quezon City was further reduced to 15, 106 hectares. However, the present area of Quezon City based on the GIS graphical plot is 16, 112 hectares .

For twenty-seven (27) years, Quezon City held the distinct status of being the national capital. It was on June 24, 1976 that then President Marcos issued PD 940 designating Metropolitan Manila as the Capital and to be known as the National Capital Region.

2.0 THE PHYSICAL STRUCTURE

2.1 LOCATION AND LAND AREA

Quezon City is situated on the northeast portion of Metro Manila. It is bounded on the north by Caloocan City and San Jose del Monte, on the south by Pasig, Mandaluyong and San Juan, on the west by Manila, Caloocan, Valenzuela, and on the east by Rodriguez, San Mateo and Marikina.

It is close to the region's major activity centers like Binondo, Ayala, Monumento, Ortigas, the NAIA, North and South Harbors as well as the emerging Fort Bonifacio development.

With an area of 16,112.58 hectares, it is the largest among the 12 cities and 5 municipalities in the region and is almost one-fourth the size of Metro Manila.



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2.2 PHYSICAL CHARACTERISTICS

2.2.1 Topography/ Slope

Situated on the Guadalupe Plateau, the City's topography is largely rolling with alternating ridges and lowlands. The southern region of the City has low-grade terrain while the northern half is undulating that culminates at the Novaliches Reservoir.

The City's slope is generally manageable ranging from less than 8% to 15%. A small, scattered area has very steep slope , which can be utilized for parks and green area development.

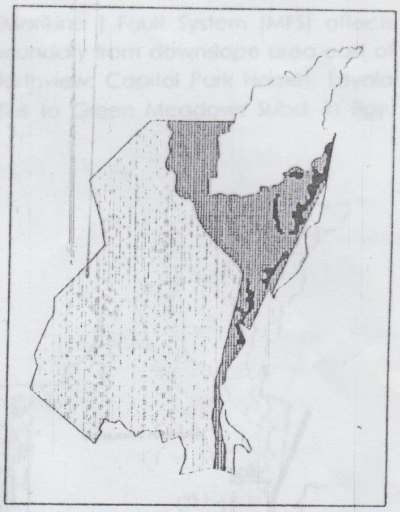

Figure P4: SLOPE MAP

LEGEND:

- ROLLING UP TO 8% SLOPE
- SLOPING 9%-18% SLOPE
- STEEP MORE THAN 18% SLOPE
- RESERVOIR

2.2.2 Soil

A survey of the Bureau of Soils showed that the predominant soil type in the City is of the Novaliches Loam series, commonly called adobe and mainly characterized as hard and compact. The quality and hardness of the soil vary as the depth increases, as follows:

Depth of Soil (in cms.)	Description
0-5	Brown, loose and friable loam to clay loam
6-20	Dark brown granular clay loam with gravel and concretions
20-35	Adobe clay loam with concretions and gravel; highly weathered tuff
35-40	Weathered adobe rock, slightly compact
60-plus	Compact and massive adobe rock



Figure P5 : SOIL MAP

LEGEND:

- NOVALICHES CLAY
- SAN LUIS CLAY
- SAN MANUEL CLAY
- ESCARPMENT
- RESERVOIR

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2.2.3 Fault System

The West Marikina Fault of the Valley (Marikina) Fault System (MFS) affects Quezon City. It runs along the City's eastern boundary from downslope area east of Violago Parkwoods to Bagong Silangan to Northview; Capitol Park Homes; Loyola Grand Villas; Industrial Valley Subd.; St. Ignatius to Green Meadows Subd. in Bgy. Ugong Norte.

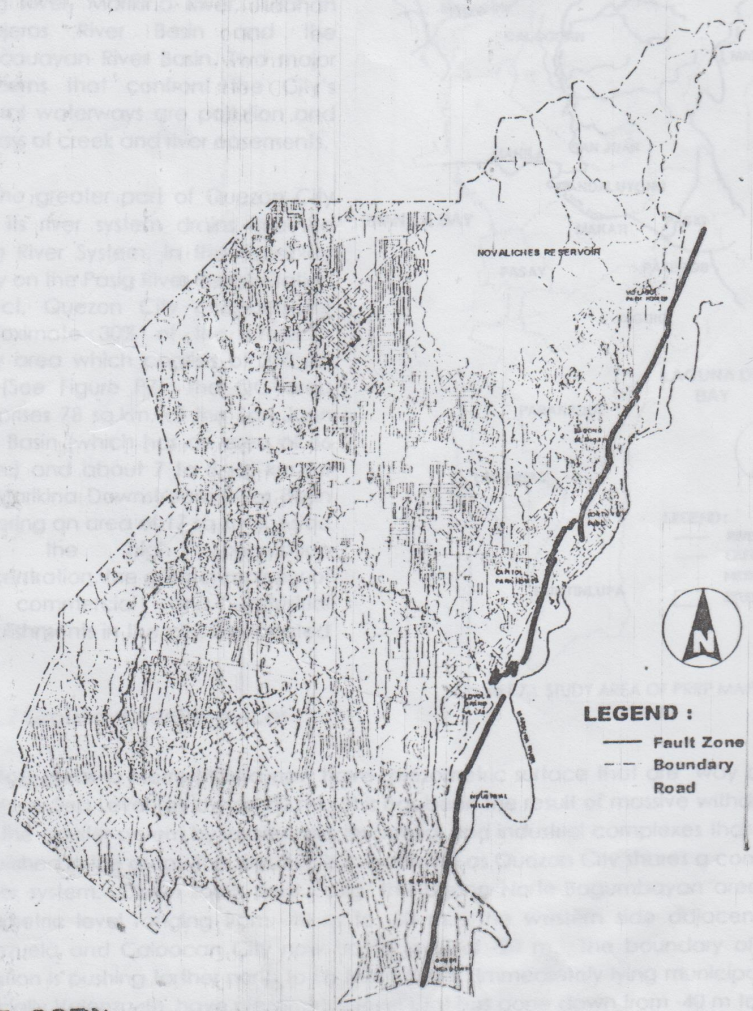

Figure P6 : FAULT SYSTEM MAP

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2.2.4 Water Resources

2.2.4.1 Rivers and Creeks

Numerous rivers and creeks crisscross Quezon City. They are extensive and serve best as network for natural drainage. They form part of the river basins covering the city's landscape which are the San Juan – Pasig River, Marikina River, Tullahan Tenejeros River Basin and the Meycauayan River Basin. Two major concerns that confront the City's natural waterways are pollution and the loss of creek and river easements.

The greater part of Quezon City and its river system drains into the Pasig River System. In the Feasibility Study on the Pasig River Rehabilitation Project, Quezon City accounts for approximate 30% of the project's study area which consists of 215 sq. km. (See Figure P7). The QC area comprises 78 sq.km. of the San Juan River Basin (which has an area of 86 sq.km.) and about 7 to 8 sq. km. of the Marikina Downstream River Basin (covering an area of 17 sq.km.). Aside from the high population concentration, the greater majority of the commercial and industrial establishments in the city are located here.

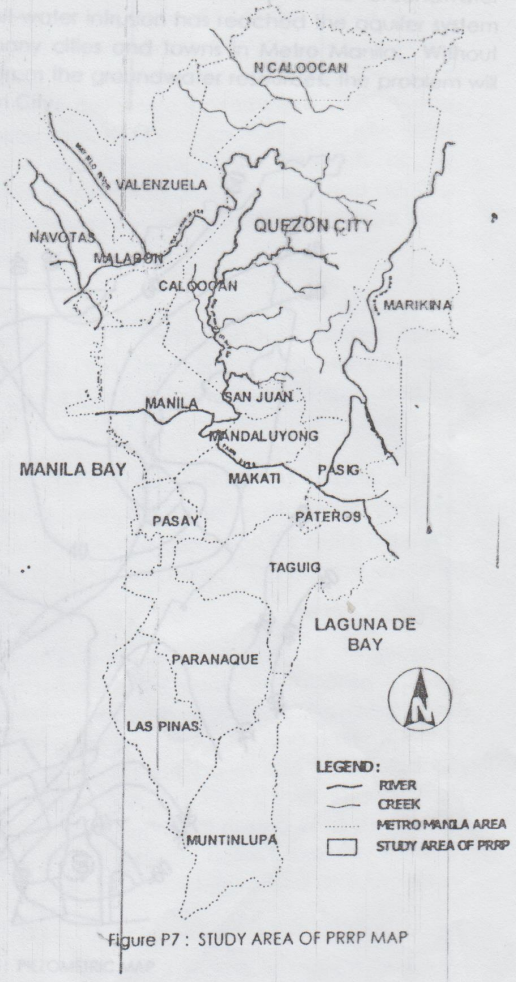

Figure P7 : STUDY AREA OF PRRP MAP

2.2.4.2 Groundwater Resources

Most areas in Metro Manila now have piezometric surface that are way below the Mean Sea Level (as low as -50 m). This has been the result of massive withdrawal from the aquifer system by large-scale residential and industrial complexes that were established in the area. The situation is threatening as Quezon City shares a common aquifer system. Down south near Pasig, the Ugong Norte-Bagumbayan area has piezometric level ranging from -40 m to -80 m. The western side adjacent to Valenzuela and Caloocan City now has a level of -20 m. The boundary of zero elevation is pushing farther north to La Mesa Dam. Immediately lying municipalities, especially Valenzuela, have piezometric level that has gone down from -40 m to -120 m. It is suspected that the large percolation losses in the reservoir in the recent years has been due to this deteriorating condition of the aquifer.

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As the piezometric surface lowers, seawater continues to move inland. According to the 1991 JICA study report entitled "A Study for the Groundwater Development for Metro Manila", salt-water intrusion has reached the aquifer system by about 4-km inland, affecting many cities and towns in Metro Manila. Without reduction on the rate of extraction from the groundwater resources, the problem will soon be a serious concern in Quezon City.

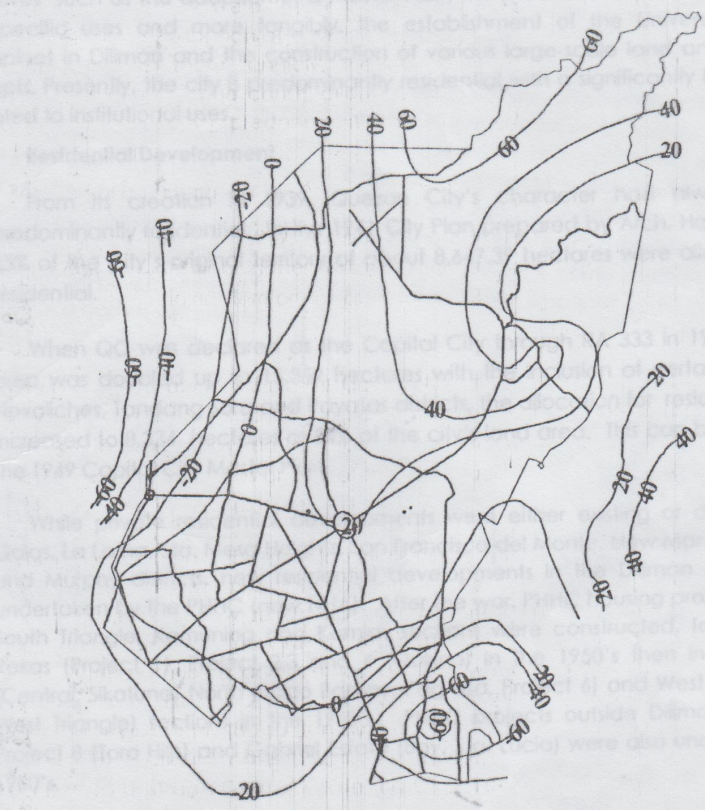

Figure P8 : PIEZOMETRIC MAP

2.2.5 Climate

The climate in Quezon City is typical of Metro Manila's, which has distinct dry season from December to April and wet season from May to November. Normal annual rainfall total is 2,356 mm, with the maximum mean monthly total rains being experienced in August with 504.8 mm and the minimum in February with 9.7 mm. The maximum number of twenty-three (23) rainy days occurs in August while the minimum of two (2) occurs in February. Normal annual total number of rainy days is 149. Average temperature is lowest at 25 C in January and highest at 29 C in May.

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2.3 LAND USE

2.3.1 Land Use Trends and Patterns

The growth of the city follows closely the growth of Manila. As the City of Manila grew congested, the nation's leaders looked northward for relief and founded Quezon City, envisioning a new Capital for the country. Hence, the early developments in the city were the result of deliberate government actions and initiatives such as the adoption of a Master Plan, the proclamation of certain areas for specific uses and more tangibly, the establishment of the University of the Philippines in Diliman and the construction of various large-scale land and housing projects. Presently, the city is predominantly residential with a significantly large area devoted to institutional uses.

- **Residential Development**

From its creation in 1939, Quezon City's character had always been predominantly residential. In the 1941 City Plan prepared by Arch. Harry T. Frost, 45% of the City's original territory of about 8,647.39 hectares were allocated for residential.

When QC was declared as the Capital City through RA 333 in 1948 and its area was doubled up to 15,359 hectares with the inclusion of certain parts of Novaliches, Tandang Sora and Payatas districts, the allocation for residential was increased to 8,334 hectares or 54% of the city's land area. This can be noted in the 1949 Capital City Master Plan.

While private residential developments were either existing or on-going in Galas, La Loma, Sta. Mesa Heights, San Francisco del Monte, New Manila, Cubao and Murphy districts, new residential developments in the Diliman area were undertaken by the PHHC (now NHA). After the war, PHHC housing projects in the South Triangle, Kamuning and Kamias sections were constructed, followed by Roxas (Project 1), Project 2,3 and 4 (Quirino) in the 1950's then in the East (Central, Sikatuna) North (Bago Bantay, Pag-asa, Project 6) and West (Project 7, West Triangle) sections in the 1960's. PHHC projects outside Diliman, namely Project 8 (Toro Hills) and Gabriel Estate (Bgy. Sta. Lucia) were also undertaken in 1960's.

In 1972, residential community comprised about 20.99% of the City's urban area, with the southern half (Dist. I, III & IV) being extensively occupied. In the northern half meanwhile, residential areas were concentrated in the west part and linear in manner along major roads like Quirino Highway from Balintawak to Novaliches and along Tandang Sora Avenue from Quirino Highway to Commonwealth Ave. At the eastern half of upper QC, Fairview Subdivision had began to develop as a new satellite community.

Residential growth continued its northwards spread such that in 1985, new communities had established inward from both sides of Quirino Highway and Tandang Sora Avenue. However, a more increased pace could be observed along Commonwealth Avenue (which by then was of more improved condition-widened and concreted) where large residential developments had taken place.

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like Filinvest Homes, Don Antonio, BF Homes and Mapayapa Subdivision. Lagro served as the new satellite community in that part of the city integrating the linear growth from Quirino Highway at the west to that along Commonwealth Avenue at the east, even as large tracts of land in the midpart of the district remained vacant due to poor accessibility. By then, residential uses made up 34.74% of the City's urban area. The southern parts of the City, meanwhile, had grown inwards, diminishing what used to be pockets of vacant lands.

This inward sprawl of residential communities prevailed until recent years. With the opening of new subdivisions mostly in the Capitol area, some in Payatas, Novaliches and Tandang Sora areas, the City experienced noticeable expansion towards the north. However, since these developments were mostly privately-initiated and fragmented in the absence of firm control and direction, unrelated subdivisions with inadequate and uncoordinated services and facilities resulted. The absence of new satellite growth during this period is being attributed to the fact that no new major roads were constructed at the time that could open new areas for urban development.

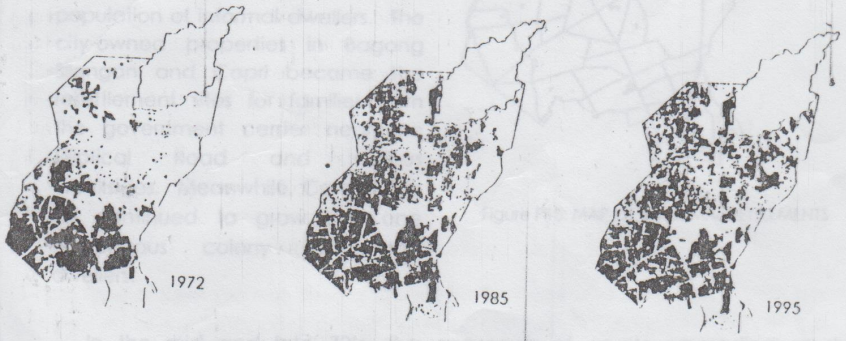

Figure P9: GROWTH OF RESIDENTIAL AREAS

Quezon City with its vast area of vacant spaces and proximity to Metro Manila's inner core has been the refuge of migrants consisting mostly of low-income families resulting in the proliferation of informal settlers who built shanties in almost any available lot be it private or government property or even along waterway, beneath power transmission lines and other high-risk areas. Another notable change is the deterioration of some of the city's old residential areas such as Galas and La Loma.

- **Growth of Informal Settlements**

Quezon City became the favorite and easiest destination of migrants from the different parts of the country. Most of these migrants were driven to the city by hard life and armed conflict in the countryside. With no ready means to buy or build decent homes, they end up constructing houses and shanties in vacant public and private lands in Quezon City. Many have fallen prey to squatting syndicates which have proliferated partly due to inefficient land registration and titling system in the country.

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The areas lying north of EDSA, which is largely District II, experienced the most phenomenal growth of informal settlements. While the phenomenon is mainly caused by in-migration from rural areas, it is partly attributed to the demolition and relocation activities in other parts of Metro Manila. It is believed that many of the families affected by relocation in the 1960's and 1970's in Manila, particularly Intramuros, settled in the open lands in the vicinity of the East and North Triangles adjacent to the Quezon Memorial Circle and the Constitution Hill in Payatas Estate. Even the relocation activities in public and private lands affected by development projects in Quezon City contributed to the shift of the population of informal dwellers. The city-owned properties in Bagong Silangan and Capri became the resettlement sites for families from the government center near the Elliptical Road and various creeksides. Meanwhile, Constitution Hill continued to grow into one humongous colony of urban dwellers.

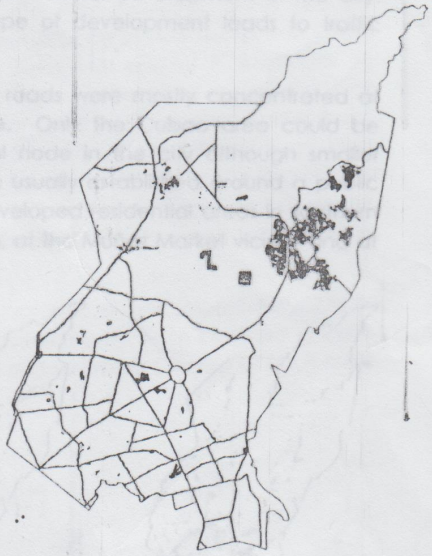

Figure P10: MAP OF INFORMAL SETTLEMENTS

In the mid and late 70's, the approach of on-site upgrading or slum improvement was initiated and popularized which resulted to the identification of more than twenty Zonal Improvement Program sites occupied by more than twelve thousand families in Quezon City. In the 1980's, the NHA launched the "Last Campaign" to clear Commonwealth Avenue (then known as Don Mariano Marcos Avenue). Affected families were resettled to Bagong Silang in Caloocan City. The on-site upgrading program and the active efforts of the city government and NHA to contain the growth of informal settlers that time somewhat helped in actually controlling the growth but after the EDSA Revolution in 1986, the concept of people power took a different dimension and informal settlers increased rapidly and tremendously.

At present, the large colonies of urban poor dwellers or informal settlers are still in Constitution Hill which is now divided among Barangays Payatas, Batasan Hills, Commonwealth and Holy Spirit, in the vicinity of the Payatas Dumpsite, in the East and North Triangle Areas. Others are in Bagong Silangan, UP Campus, Escopa, Matandang Balara, Pasong Tamo, Sauyo and Bahay Toro, among others. Informal settlers occupy not only vast tracts of public and private lands but also riverbanks, creeksides, aqueducts and transmission lines.

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- **Commercial Development**

Commercial establishments being mostly market-oriented have the tendency to locate in areas accessible from residential concentrations. Hence, ribbon-type growth has been the dominant trait of commercial development in the city. Although not entirely undesirable, such type of development leads to traffic congestion.

In 1972, commercial strips along major roads were mostly concentrated at Quezon Avenue and A. Bonifacio Avenue. Only the Cubao area could be considered a more prominent commercial node in the city although smaller commercial centers of neighborhood scale usually established around a public market, could be found throughout the developed residential areas in southern Quezon City, at the Balintawak Market area, at the Muñoz Market vicinity and at Novaliches Proper.

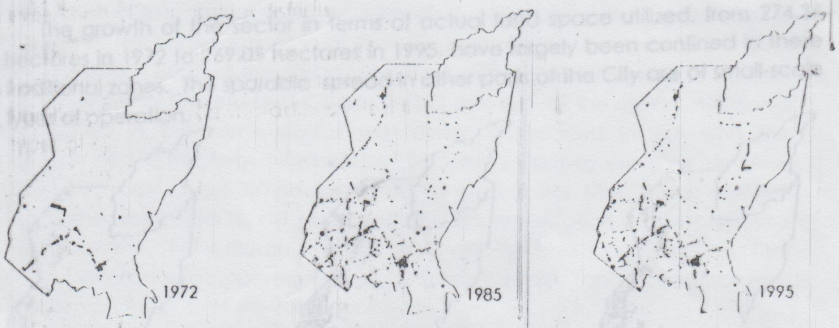

Figure P11: GROWTH OF COMMERCIAL AREAS

This type of land use was then a mere 0.88 % of the city's land area. With the introduction of the "shopping center" type of commercial establishments in the mid-70s, activity in Cubao increased, followed by SM City in the northern area in the 80s, then at Broadway Centrum in New Manila. In 1995, more commercial centers have emerged such as SM Centerpoint at Sta. Mesa, Ever-Gotesco Center at Capitol and Robinson's Galleria Ortigas. Simultaneously, intensification and continuing linear spread took place within the populated districts such that in 1995, commercial areas had tripled and reached 3.6 %.

Ten (10) per cent of the country's top 1000 corporations are based in the city. Among these are Jacinto Steel, Manila Paper Mills, Mercury Drug and Toyota Motor Corporation showing potential of the city to attract investments. In the Del Monte district, the gradual phase-in of commercial-residential developments may persist. On the other hand, areas with distinct features are emerging as popular/specialized sites (e.g. Banawe Street for car accessories and T. Morato Avenue as restaurant row).

To date (2000), additional commercial areas are emerging. These are in Fairview (SM City site), North Triangle Business Center (where the MRT-3 main depot is located) and the Eastwood Cyberpark, the country's first free trade area for information technology at Bagumbayan where the headquarters of IBM and Citibank are located. With this increasing commercial growth, areas for same is expected to double in size by the year 2010.

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- **Industrial Development**

The 1963 Zoning ordinance of Quezon City (No. 5455, S-63) allocated nearly 2,500 hectares for industrial uses. Medium-High industrial zones were designated along Kaingin Road, parts of Manresa and Masambong, in San Francisco del Monte as well as certain areas in Barangays San Roque, Obrero, Kalusugan, Kaunlaran and portions along EDSA in Bahay Toro, Bago Bantay, South Triangle, Socorro and Bagong Lipunan ng Crame. For light industries, areas allotted included the west side of Quirino Highway from Zabarte in Novaliches until EDSA, Balingasa and Pag-ibig sa Nayon and the area east side of E. Rodriquez Jr. Avenue in Ugong Norte. For agro-industrial meanwhile was the strip east side of Quirino Highway from Novaliches Proper to Tandang Sora Avenue. These areas became traditional industrial districts of the City. The availability of large land parcels, proximity to industrialized areas of adjoining towns and cities (Caloocan, Malabon, Valenzuela, Pasig) and accessibility from international and domestic sea and airports (via A. Bonifacio-Quirino Highway) were important factors to the evolution of the industrial districts.

The growth of the sector in terms of actual land space utilized, from 274.36 hectares in 1972 to 769.05 hectares in 1995, have largely been confined in these traditional zones. The sporadic spread in other parts of the City are of small-scale types of operation.

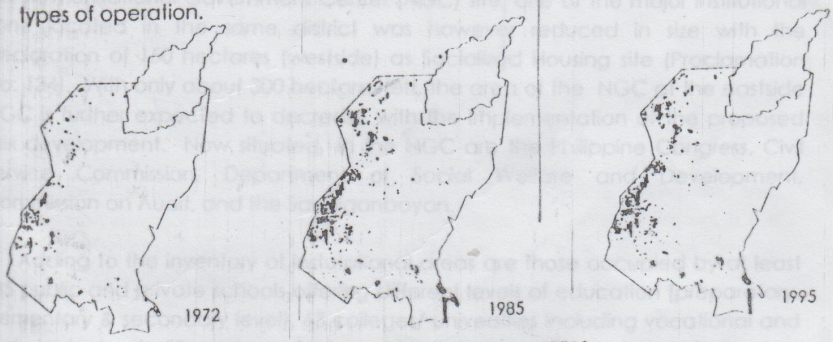

Figure P12: GROWTH OF INDUSTRIAL AREAS

The 1963 ordinance permitted residential and commercial uses within industrial zones that a gradual transformation towards residential occurred. In the 1981 Metro Manila Zoning Ordinance (MMC 81-01) only 960 hectares were retained as industrial zones. The largest area reclassified to residential was in the Novaliches district. This 1981 ordinance likewise disallowed heavy industries to locate in Metro Manila effectively restraining expansion of this sector with the shifting of investors ' preference to the fast-growing industrial parks at Laguna and Cavite.

Nevertheless, the potentials for industrial growth particularly in the Balintawak and Novaliches districts remain strong with the prospects of several major road projects that would increase links to the sea ports and to the North Luzon agro - industrial and economic centers like Subic Freeport and Clark Economic Zone. Most likely the spread would be westwards thru consolidation with neighboring

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industrial zones and the activities less hazardous to environment with the continuing advancement of production technologies.

- **Institutional Development**

Institutional areas in 1972 constituted 3.41% of the city's urban area concentrated mostly in District I, III and IV particularly along East Avenue and the Elliptical Road. These are national agencies (LTO, SSS, BIR, DA, DAR) and medical institutions (Heart Center, East Avenue Hospital) that have already been established since then. The large track of land occupied by major universities/ colleges like the University of the Philippines, Ateneo de Manila and Miriam College also forms part of the traditional institutional zone.

With the rapid increase of the city's population resulting to the growth of residential communities, more and more institutional buildings such as learning schools, both public and private and health facilities emerged, specifically in District II or in the northern portion of the city. Institutional uses therefore in 1985 comprised about 5.06% of the city's urban area and slightly increased to 5.76% in 1995. The National Government Center (NGC) site, one of the major institutional zone located in the same district was however reduced in size with the declaration of 150 hectares (westside) as Socialized Housing site (Proclamation No. 134). With only about 300 hectares left, the area of the NGC at the eastside NGC is further expected to decrease with the implementation of the proposed mix development. Now situated in the NGC are the Philippine Congress, Civil Service Commission, Department of Social Welfare and Development, Commission on Audit, and the Sandiganbayan.

Adding to the inventory of instututional areas are those occupied by at least 285 public and private schools offering different levels of education (preparatory, elementary & secondary level), 63 colleges/ universities including vocational and technical schools, 57 public and private hospitals, 54 health centers, 125 churches and chapels and about 46 government offices/ agencies.

- **Parks & Open Spaces /Reservoir**

As of July 1999, the City has 982 existing neighborhood parks aggregating to some 581.128 has. or approximately 4.29% of the City's urban land area of 13,538.14 has. These pocket-size parks are primarily subdivision open spaces intended for park functions which have been turned over to the City Government by subdivision developers or owners and homeowners associations. As to major parks, the City boasts of the Quezon Memorial Circle and the Ninoy Aquino Parks and Wildlife, totaling to 42.29 hectares.

Also there are "Special" Parks which include the La Mesa Watershed (2,574.41 has.) and the U.P. Arboretum (3.57 has.) and the recreational greens like the Capitol Country Club and Golf Course, and the QC Sports Complex, the Celebrity Sports Complex and the Veterans Memorial and the Aguinaldo Golf Courses. Though these may be added to the physical inventory, these cannot be fully considered as City Parks due to their limited accessibility to the populace.

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- **Historical Sites**

Several places in the city are sites of significant historical events. The National Historical Institute (NHI) identified seventeen (17) historical sites in Quezon City based on their importance, characteristics and significance. Among such sites is the Pugad Lawin Shrine at Bgy. Bahay Toro where the first freedom cry of the Filipinos was made during the Spanish colonial regime. It was chosen as one of the trunk sites of the Centennial Freedom Trail in line with the country's Centennial celebration. Another important historical landmark is the Quezon Memorial Circle, a 25-hectare Park. It is where the tomb of the late President Manuel Luis Quezon lies, the founding father of the city. There is also the Gen. Lawton Monument at Camp Macabulos St., Bgy. Bagong Silangan, the place where the U. S. General was killed by the Katipuneros.

Another site which recently became historically known is EDSA bordering Camps Aguinaldo and Crame wherein the 1986 EDSA Revolution occurred and which was acclaimed by freedom lovers all over the world. The EDSA Shrine and the People Power Monument are now at the site to commemorate the event. These historical sites need to be maintained.

- **Military Reservations**

The city is host to several military camps, the biggest being Camps Aguinaldo and Crame. Camp Atienza-Melchor and Camp Bago Bantay (formerly, the base of the 51st Engineering Brigade of the AFP) are now under the Bases Conversion Development Authority (BCDA) which is studying their possible conversion into residential-commercial developments. Camp Panopio, on the other hand, is the site of the PNP General Hospital. There is a plan, however, to upgrade the hospital into a Medical Plaza.

Table P1: LIST OF MILITARY CAMPS/RESERVATIONS

Camp	Dist.	Barangay	Area (Has.)	Existing Land Use	Zoning		Office Responsible
					1992	Proposed	
Aguinaldo	3	Camp Aguinaldo	159.65	Military	Military	Inst.	AFP
Crame	4	BL ng Crame	30.11	Military	Military	Inst.	PNP
Atienza-Melchor	3	Libis	4.60	Military	APD	Inst.	BCDA
Panopio	4	BL ng Crame	1.47	Hospital	R-3	Inst.	PNP
Bago Bantay	1	Sto. Cristo	4.89	Military	R-2	R-2	BCDA

- **Cemetery**

The cemeteries are all located in District II. These consist of three (3) public cemeteries (Bagbag, Baesa and Novaliches) and three (3) private memorial parks (Holy Cross, Himlayang Pilipino and portion of Eternal Gardens). The cemetery area represents about 0.25% of the city's urban area in 1972. There was a minimal increase in area and expansion of existing cemeteries is not practical since the surrounding areas have been utilized as residential and are now densely populated.

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2.4. TRANSPORT AND UTILITIES

2.4.1 Road Network

The direction and degree of urban expansion are defined by the primary road systems. In 1972, built-up areas are concentrated on the southern districts where major thoroughfares like EDSA (circumferential road 4), A. Bonifacio Avenue (radial road 8), Quezon Avenue (radial road 7) and Aurora Boulevard (radial road 6) exist with supplementation from secondary roads in those areas. Developments in the northern parts of the City are clustered along the immediate influence areas of primary roads like Quirino Highway in Novaliches, Commonwealth Avenue in Capitol and Tandang Sora Avenue.

In 1985, with major road network developments in place such as the integration of Commonwealth Avenue and Quirino Highway via Regalado Avenue in Lagro, the improvement of Araneta Avenue as part of C-3, the extension of Visayas Avenue to Tandang Sora Avenue and the extension of Aurora Boulevard to Cainta via the new Marcos Highway, significant expansion of residential areas occurred in the northern half of the City while intensification of commercial activities were observed in the built-up southern districts.

Aside from additional subdivision developments that took place towards 1995 such as Filinvest II, Northview, Ayala Heights, Greenview, North Olympus, Saint Charbel and Northwinds, which expanded the local road network further inward from existing main thoroughfares, other major road segments were constructed that significantly enhanced the City's road network. These are the extension of Mindanao Avenue from Project 6 to Quirino Highway , the extension of Congressional Avenue from Project 8 to Visayas Avenue, the interconnection of Araneta Avenue to San Juan at the south and to Rizal Avenue at the west as part of C-3, the construction of Katipunan Avenue from Blue Ridge to Ateneo as part of C-5 and, in 1998, the opening of the Batasan-San Mateo Road.

Capacity improvement works were likewise undertaken, notably the construction of fly-overs at EDSA-Ortigas, at EDSA-Boni Serrano Avenue, EDSA-P. Tuazon Blvd., and Commonwealth-Tandang Sora Avenue intersections.

The comparative increases of road kilometerage in the City is as follows:

TABLE P2: *PERIODIC TOTAL ROAD KILOMETERAGE*

ROAD CATEGORY	*1972*	*1985*	*1995*	*1999*
Primary	129.42	137.63	141.21	146.52
Secondary	182.77	275.85	283.75	284.76
Tertiary	754.18	1,039.18	1,128.43	1,330.81
Others	95.63	125.41	125.14	
TOTAL	1,162.00	1,578.07	1,678.53	1,762.89

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Accessibility is generally good in the southern districts where the road network is almost totally established. In District 2 only areas adjunct to Commonwealth Avenue are considered as having good accessibility considering the width and good condition of this thoroughfare even as it lacks alternate routes to serve the area. Novaliches is considered still deficient in terms of accessibility due to the very limited capacity of Quirino Highway (4 lanes, concrete) and Gen. Luis Avenue (2 lanes concrete) and the absence of convenient alternate access thereto making it prone to heavy traffic congestion. With this condition, several inner sitios in Novaliches are hardly accessible.

The Payatas area meanwhile, is generally of poor accessibility. Litex Road which is the sole existing primary road in the area is a mere 2-lane road with half of its length in deteriorated condition. Although there already exist good roads within Payatas that could serve as secondary access routes, these are private subdivision roads and are of exclusive use. Large tracts of idle lands can be found in Payatas particularly along the boundary near Marikina River.

Other areas experiencing difficulty of access are the Tandang Sora district, Baesa and in the vicinity of San Bartolome-Sauyo. Characterized by small villages with uncoordinated road lay-outs and narrow inter-neighborhood collector roads like Banlat Road, Sauyo Road, Mendez-Road 20, P. de la Cruz St., Kaingin-Howmart Road, circulation is much hampered.

Pending the development of new primary roads traversing and integrating the northern half of the City to its neighboring localities and without the much-needed expansion of existing roads in these areas such as Gen. Luis Avenue, Susano Road, Tandang Sora Avenue and Litex Road, accessibility in the region will remain moderate to poor and urban growth sluggish.

2.4.2 Transport

Mode of transport is purely land-based. Vehicles for public use include jeepneys, buses and mini-buses and tricycles. According to a survey of major roads by the Traffic Engineering Center, jeepneys comprise 16.54% of the total traffic volume while the buses make up 2.78%. Tricycles, on the other hand, ply the inner areas and communities. 1999 data from the Tricycle Regulation Unit (TRU) show that there is a total 17,339 tricycles registered in Quezon City which service 137 TODA routes/areas. Private vehicles, specifically cars, comprise 22.38% of the recorded volume while trucks for commercial and industrial transport contribute 3.30% of the total traffic.

As to passenger volume vis-a-vis the transport mode, the DOTC count in selected main routes shows that 69.45% of the total number of passengers are using public utility vehicles (excluding tricycles) as against only 19.58% of volume in private vehicles. Furthermore, 56.88% of those riding in public vehicles are in jeepneys while 38.43% are in buses and mini-buses. Taxi passengers make up 4.64%.

LTFRB data (1999) shows 6,842 buses and 18,625 jeepneys registered in routes plying/passing through the City.

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The construction and completion of the Light Rail Transit (LRT) systems, a major transport infrastructure program, is expected to trigger further developments. When completed, these projects shall increase flow of people, goods and services. There shall be multiplier-effects on the economy in terms of shorter trip time and fuel cost savings.

MRT Line 3 (EDSA) - from Baclaran (Pasay) to North Avenue using mid-portion of EDSA had commenced partial operation ie, from North Avenue to Buendia Avenue in December 1999 even as segment towards Baclaran has been constructed. It is expected to fully operate this year 2000 and its extension to Monumento is already being evaluated. It was estimated to serve 600,000 passengers per day.

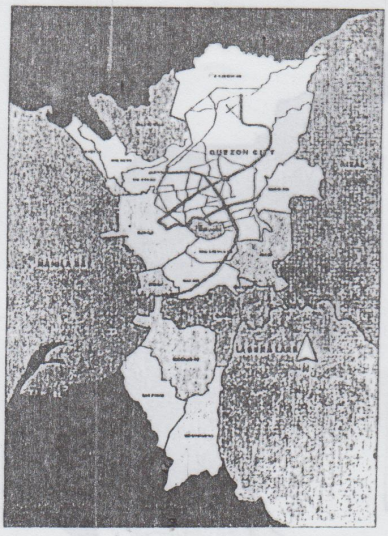

Figure P13; MASS TRANSPORT SYSTEM

LRT Line 2 - (Aurora Blvd) Construction of elevated track utilizing Aurora Blvd. alignment, from C. M Recto in Manila to Marcos Highway in Marikina has a length of 14 kms. is likewise in full blast with target completion schedule at 2003. It shall have the same 600,000 passengers per day capacity as MRT 3.

2.4.3 Traffic

Of the main thoroughfares in Quezon City, the most traveled is EDSA with an average daily traffic volume of 116,823 vpd. (vehicles per day). The road segment from P.Tuazon Avenue to Santolan Avenue was observed to have the highest at 145,905 vpd. while the segment from West Avenue to Quezon Avenue had the lowest at 71,860 vpd. Commonwealth Avenue has a 99,185 vpd. average and is the second most used thoroughfare in the City. Quezon Avenue at third has 69,237 average vpd. (TEC, 1998).

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2.4.4 Water Supply

Like the rest of Metro Manila, Quezon City gets its water from the MWSS and its private distribution concessionaires – Maynilad Water Service Inc. (MWSI) and Manila Water Co. (MWC). The west half of the City is served by MWSI while the east by MWC. There are also some communities that operate their own private waterworks system.

Data from MWSI and MWC show a total 177,967 connections with a monthly average consumption of 6.7 million cubic meters. 86% of connections are residential users, 4% residential with business, 7% commercial establishments and 2% industrial. As to consumption, 71% is by residential with an average 1.05 cu.m. per day, 17% by commercial, (3 cu.m./day) and 7% by industrial at an average 4.2 cu.m./day.

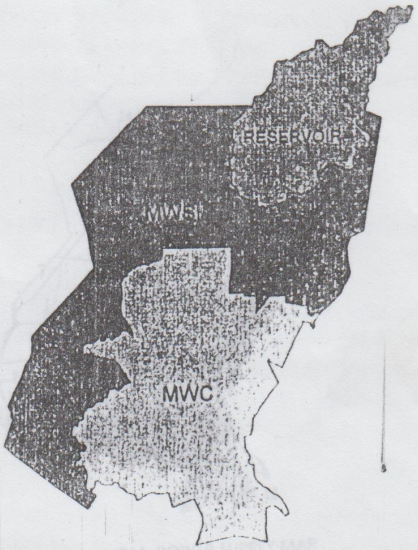

Figure P14: WATER SUPPLY MAP

According to the 1991 JICA study report entitled, "A Study for the Groundwater Development for Metro Manila", Quezon City consumed a total of 398,406 cu.m. Domestic users consumed 58.41% of the total, commercial firms used up to 28.61% while the industries had 12.98%. MWSS, supplied 307,082 cu.m. per day (77.08% of the total), 293,616 cu.m. of which was through its surface water treatment plants and 14,186 cu.m. was from the groundwater supply.

The number of households being served by MWSS concessionaires (about 175,429 households) indicates that there are still areas not yet accessed by potable water supply. The private supply systems contributed 91,325 cu.m. (22.92%), all coming from the groundwater source. The total amount discharged from the aquifer system was 105,511 cu.m. or 26.48% the total consumption.

The same JICA study report estimates that the city will be consuming 842,411 cu.. m. per day in 2005 and 935,106 cu. m. per day in 2010. The present and future water demands of the city are the highest among those of the cities and municipalities in Metro Manila. This is attributed to its large population and area.

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2.4.5 Power Supply

The electric power requirement of the city is adequately serviced by the Manila Electric Company or MERALCO. An indicator of this is the high percentage (more than 97%) of the city's population having access to electricity in 1999. With the Depressed Area Electrification Program (DAEP) being undertaken by the city in cooperation with MERALCO, this percentage is expected to increase as City residents in depressed areas or communities are given the opportunity to legitimize their service connections.

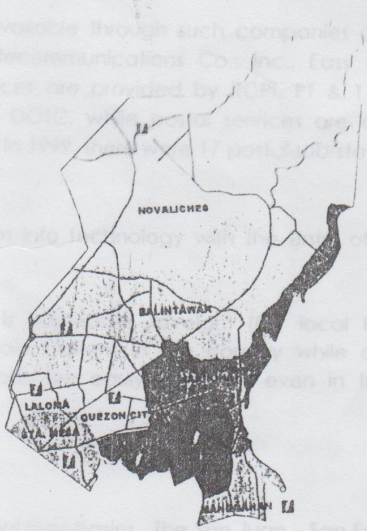

Figure P15: POWER SUPPLY MAP

MERALCO has eleven (11) sub-stations all over the city. In 1999, it had a total of 406,516 customers, of which 89.92% were classified as residential, 9.63% were commercial, 0.39% were industrial and 0.60 % were institutional. Also, for the same year, the total monthly average consumption was 266,914 MWH, of which 106,110 MWH or 39% was consumed by residential, 107,766 or 40.37% by commercial, 51,173 or 19.17% by industrial and 1,865 or 0.7% by institutional.

2.4.6 Communications

As of December 1999, PLDT has installed a total of 524,808 lines, of which, 313,996 lines remain unsubscribed and open for connections.

Table 3: Distribution of PLDT Lines

	Installed Lines	Unsubscribed Lines
Quezon City Exchange	99,428	57,516
Cubao Exchange	42,328	22,611
Novaliches Exchange	88,894	39,863
South Triangle Exchange	38,536	19,220
Grace Park Exchange	78,800	53,449
Mandaluyong Exchange	60,900	48,361
Balara Exchange	37,510	20,050
Sampaloc Exchange	78,808	52,926
TOTAL	**524,808**	**313,996**

Source: PLDT

Bayan Telecommunications Inc. (BAYANTEL) the only other franchise telephone operator in the city, has an existing line capacity of 256,480 with current (April 2000)

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subscription of 134,722 distributed to 90% by residential connections and 10% by business (i.e., commercial, industrial, institutional).

Cellular phones and pagers are available through such companies as Pilipino Telephone Corp. (PILTEL) , Express Telecommunications Co., Inc., Easy Call and Pocketbell. Telegraph and telex services are provided by RCPI, PT & T and the Telecommunications Office (TELOF) of DOTC, while postal services are extended primarily by the QC Central Post Office. In 1999, there were 17 postal sub-stations and 48 postal stations distributed citywide.

The city also is abreast with modern info technology with the entry of internet services providers.

In the broadcast media, the city is homebase to eight (8) local television networks and their complementary radio stations in the country while all major newspapers, magazines and publications are easily available even in the most remote corners of the city.

2.4.7 Drainage

The city is drained thru four (4) principal river basins. The San Juan – San Francisco River Basin covers the southern half of the city while the Tullahan River Basin serves the 18% located mostly in the Novaliches district. The Novaliches Reservoir is actually the upstream part of the Tullahan River that was enclosed by the La Mesa Dam for water impounding purposes. Areas along the city's eastern boundary, from Payatas to Green Meadows in Libis, slopes toward the Marikina River Basin while the northmost peripheries drain to Meycauyan River at northwest and to Marilao River at due north. Together with a series of smaller rivers and creeks, they form the natural drainage system of the city.

With an elevation range from 4 meters above sea level (at La Loma and Galas) to more than 100 meters (at Payatas) and even further to 250 meters above sea level at the north tip of Novaliches Reservoir, effects of tidal flooding is almost nil if not for the limited portions along the banks of San Juan River in the Santol area. However, flash floods occur in several places particularly during heavy downpour caused by clogged drainage inlets and pipes.

2.4.8 Sewerage

In the absence of a citywide sewerage system, the most common type of sewage system being used is the septic vault.

Based on a 1990 survey of Toilet Facilities conducted by the National Statistics Office (NSO), 66.45% of the total number of households surveyed utilized their own sewer/septic tank system, 15.80% shared sewer/septic tank system with other households, 11.12% used other types of depositories; 2.28% used closed pits; 1.62% employed open pits and 1.29% used the pail system type of toilet facility. Still, 1.44% do not have access to any of the abovementioned toilet facility. On the other hand, MWSS concessionaires – MWSI and MWC, operate the community sewer system in old government housing sites, namely:

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1. Roxas District
2. Philam Homes
3. Quirino 2 and 3
4. Project 6
5. Project 4
6. Project 7
7. Central (Teachers Village, Sikatuna, Pinyahan)
8. GSIS Village
9. Kamuning
10. Project 8
11. Heroes Hill

2.4.9 Solid Waste Collection and Disposal

The QC Task Force Clean and Green reported a total garbage volume collected in **1999** as **2,667,316** cu. meters or **7,335** cu. meters per day which is equivalent to 0.814 kg per capita per day, even as there were still uncollected garbage. This means that solid waste generation in the city is greater than 0.814 kg per capita per day.

Garbage collected is disposed at the open dumpsite located in Payatas. The total amount absorbed by the dumpsite in **1999** was 2,737,500 cu. meters **(547,000 tons)**, 86% of which came from Quezon City while 14% or 308,357 cu. meters were from nearby municipalities.

Being an unsanitary open dump, the Payatas dumpsite is a critically confronting issue as it poses danger not only to the residents in the vicinity but to the immediately-lying La Mesa Dam which is the depository of domestic water for Metro Manila. With this concern, the President and the Department of Environment and Natural Resources have ordered it to be closed such that the city government is impelled to seek acceptable alternative disposal modes. Studies are being conducted to convert the present dumpsite into other environment-friendly solid waste disposal systems that can address both the garbage and environment problems as well as the socio-economic needs of the residents in the area if not to remove the facility altogether and convert the site into other suitable purposes.

3.0 POPULATION AND SOCIAL DEVELOPMENT

3.1 DEMOGRAPHY

3.1.1 Historical Trend

Registering a population of 1,989,419 in the 1995 census, Quezon City became the most populated city not only in Metro Manila but in the entire country as well.

Like Metro Manila, Quezon City had a decreasing population growth rate from the period 1970-1995 although has still a higher rate than that of the region and the

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country. The trend is an indication that nearby developed areas like those in Caloocan, Valenzuela, San Jose del Monte in Bulacan, Montalban and San Mateo have attracted migrants who otherwise could have been absorbed by Quezon City.

Table P1: Historical Growth of Population: Philippines, Metro Manila And Quezon City (1948-1995)

Year	Actual Population			Population Growth Rate		
	Phil.	Metro Manila	QC	Phil.	Metro Manila	QC
1948		1,569,128	107,977		5.20	11.97
1960	27,087,685	2,462,488	397,990	3.06	4.04	12.15
1970	36,684,486	3,966,695	754,452	3.07	4.28	6.46
1975	42,070,660	4,970,006	956,864	2.78	2.00	4.88
1980	48,098,460	5,925,884	1,165,865	2.71	1.56	4.03
1990	60,684,887	7,948,392	1,669,776	2.35	2.61	3.64
1995	68,614,162	9,454,040	1,989,419	2.32	3.30	3.60

Source: National Statistics Office

3.1.2 Population Distribution and Density

The city's population is relatively dispersed but unevenly distributed in its four districts. District II has the largest population followed by District IV and District I. District III is the least populated. Barangay Commonwealth in District II is the most populated with 108,396 persons or 5.45% of the total population.

In terms of population density, District I has the highest with 195.26 persons per hectare, District IV and II are moderately dense with 169.46 and 131.05 persons per hectare, respectively. District III as expected, is the least densely populated. The densely populated barangay however is Bgy. Botocan in District IV with 1,875 persons per hectare.

Table P2: Population and Density per District; Quezon City: 1995

District	Area (has.)	Population	Density
I	1,961.5820	382,167	195.26
II	7,188.6684	942,074	131.05
III	2,173.8900	267,568	123.08
IV	2,346.3262	397,610	169.46
Sub-Total	13,666.0588		
Reservoir	2,446.4160		
Total	16,112.5620	1,989,419	123.47

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3.1.3 Population Projections

The city's population in the year 2000 is estimated to be 2,374,528 based on the annual population growth rate of 3.60%. Should this growth rate remain unchanged, it is projected that by year 2005, the population shall be 2,834,188 and by year 2010, the city's population will reach 3,382,827.

Table PS3: Projected Population, Quezon City : 1996 – 2010

Year	Population ('000) @ Pop'n GR 3.60
1995	1.989
1996	2.061
1997	2.135
1998	2.212
1999	2.292
2000	2.374
2001	2.460
2002	2.548
2003	2.640
2004	2.735
2005	2.834
2006	2.936
2007	3.042
2008	3.151
2009	3.265
2010	3.382

3.2 SOCIAL SERVICES

3.2.1 Health and Nutrition

3.2.1.1 *Health Facilities*

To address the basic health needs of the growing population, the city has fifty four (54) public health centers and four (4) lying-in clinics. There are 57 hospitals, 15 are government owned (including the locally operated Quezon City General Hospital) and 42 are privately owned. Several large tertiary hospitals are located in the city, among which: the Philippine Heart Center, Lung Center of the Philippines, National Kidney Institute, Philippine Children's Medical Center and St. Luke's Hospital.

The Quezon City Health Department has 785 medical staff while the Quezon City General Hospital has 514 or a total of 1,299 medical manpower in 1999.

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Table PS4: Number and Ratio to Population of Gov't. Health Manpower
Quezon City: 1999

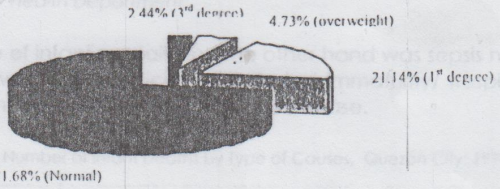
Manpower	Number	Ratio
Physician	224	1:10,232
Nurse	218	1:10,514
Dentist	76	1:30,157
Midwife	239	1: 9,590

Source: Quezon City Health Department
Quezon City General Hospital

3.2.1.2 Nutrition

For the Operation Timbang conducted in 1999 involving 238,581 pre-schoolers (0-6 yrs. old), 71.68% were normal and 21.14% were considered first degree (mild) malnourished. The second degree (moderate) and third degree (severe) malnourished pre-schoolers constitute 2.44% while the overweight recorded 4.73% share.

Figure PS1: Distribution of Children Weighed
(Pre-Schoolers 0-6 yrs. old)
Quezon City: 1999

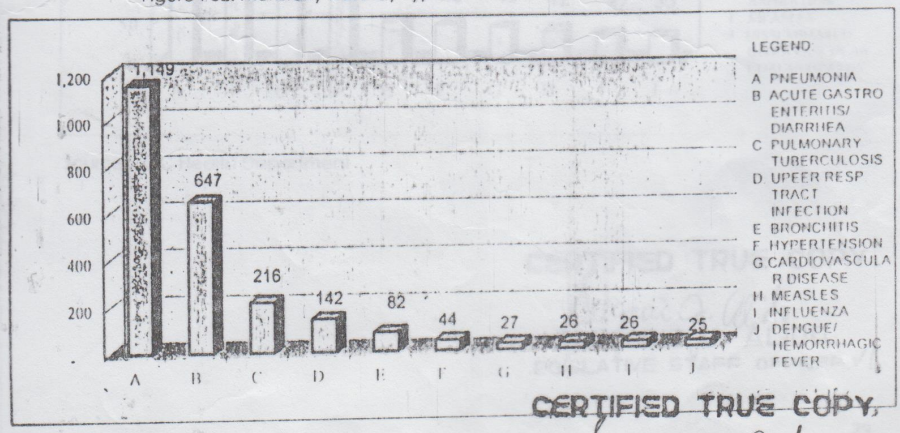


Source: QC Health Department

3.2.1.3 Morbidity

Pneumonia was the top cause of morbidity in 1999 with 25,880 cases or a rate of 1,149 per 100,000 population. This was followed by gastroenteritis/ diarrhea with 14,564 cases or a rate of 647 per 100,000 population and pulmonary tuberculosis with 4,854 cases.

Figure PS2: Morbidity Rate by Type of Causes; Quezon City: 1998



Source: QC Health Department

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3.2.1.4 Mortality

Pneumonia was the top cause of death for all ages in the city in 1999 with 2,732 deaths or 121.29 deaths per 100,000 population. This was followed by cancer and ischemic heart disease/ myocardial infarction with 1,426 and 1,360 deaths, respectively.

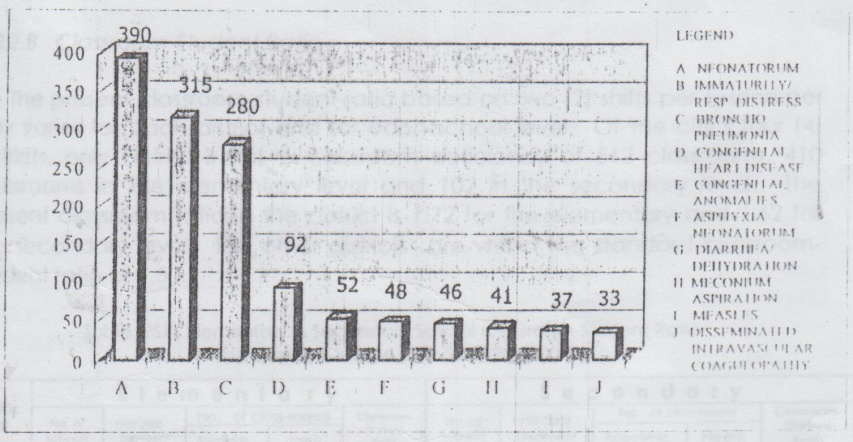
Table PS5: Leading Causes of Death, All Ages; Quezon City: 1999

Causes of deaths	I. Number	Rate (per 100,000 pop'n)
Pneumonia	2,732	121
Cancer	1,426	63
Ischemic Heart Disease/Myocardial Infarction	1,360	60
Cardio Vascular accidents	1,148	51
Accidents	803	36
Pulmonary Tuberculosis	753	33
Heart Disease	703	31
Hypertension	544	24
Septicemia/ Sepsis	524	23
Diabetes Mellitus	466	21

Source: Quezon City Health Department

The leading cause of infant mortality on the other hand was sepsis neonaturum or blood infection of newborn. Other causes included Immaturity/ Respiratory Distress Syndrome, Broncho Pneumonia, Congenital Heart Disease.

Figure PS3: Number of Infant Deaths by Type of Causes, Quezon City: 1999



Source : QC Health Department

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3.2.2 Education

3.2.2.1 Literacy & Highest Grade Completed

The 1990 NSO census showed that the city had a literacy rate of 99%. Of this percentage, 53% were female while 46% were male.

Regarding highest grade completed by the 1,717,643 city population aged 5 years old and over in 1995, 428,189 (24.93%) have reached or completed elementary; 585,479 (34.09%) were able to reach or complete high school; 212,729 (12.39%) were college undergraduates while 274,038 (15.95%) were academic degree holders. Only 60,179 (3.50%) took up vocational courses while 52,091 (3.03%) did not complete any grade.

3.2.2.2 Enrolment Data

Enrolment figures for the five year period (1995-2000) show an increasing trend in both elementary and secondary school levels. Total enrolment for both levels reached 335,770 in SY 1999-2000, an increase of 14.60% from SY 1995-1996.

Table PS6: Current and Previous Enrolment by Level; Quezon City: SY 1995-1996 to 1999-2000

Level	1995-1996	1996-1997	% Increase/ (Decrease)	1997-1998	% Increase/ (Decrease)	1998-1999	% Increase/ (Decrease)	1999-2000	% Increase/ (Decrease)
Elementary	191,191	200,000	4.40	211,308	5.35	215,773	2.07	226,725	4.83
Secondary	95,571	99,202	3.66	105,901	(6.32)	104,462	(1.38)	109,045	4.20
Total	286,762	299,202	4.16	317,209	5.68	320,235	0.94	335,770	4.63

3.2.2.3 Classroom-Student Ratio

The present classroom-student ratio based on two (2) shifts per session per day varies for each district and for each school level. Of the city's four (4) districts, only District II has a classroom deficiency of 512 classrooms, 410 classrooms in the elementary level and 102 in the secondary level. The present classroom ratio in the district is 1:72 for the elementary and 1:62 for the secondary level. The other districts are within the standard classroom-student ratio of 1:50.

Table PS7: Elementary & Secondary School Classroom-Student Ratio by District; Quezon City: SY 1999-2000

District	Elementary					Secondary				
	No. of schools	1999-2000 Enrolment	No. of class-rooms		Classroom-Student Ratio	No. of schools	1999-2000 Enrolment	No. of class rooms		Classroom-Student Ratio
			Academic	Needs				Academic	Needs	
I	21	36,623	449	-	1:41	10	21,594	324	-	1:33
II	40	133,055	920	410	1:72	15	51,892	417	102	1:62
III	19	27,307	456	-	1:30	7	14,898	191	-	1:39
IV	15	29,740	415	-	1:36	10	20,661	307	-	1:34
TOTAL	95	226,725	2,240	410	1:50	42	109,045	1,239	102	1:44

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3.2.2.4 Teacher-Student Ratio

The figures on the total enrolment and number of teachers also show that there is a deficiency of 250 teachers in District II but only in the elementary level. The teacher-student ratio in District II is 1:55 which is below the standard of 1:50. Ratios in other districts are also within the standard.

Table PS8: Elementary & Secondary School Teacher-Student Ratio by District; Quezon City: SY 1999-2000

District	Elementary					Secondary				
	No. of schools	1999-2000 Enrolment	No. of teachers		Teacher-Student Ratio	No. of schools	1999-2000 Enrolment	No. of teachers		Teacher-Student Ratio
			Actual	Needs				Actual	Needs	
I	21	36,623	911	-	1:40	10	21,594	840	-	1:26
II	40	133,055	2,411	250	1:55	15	51,892	1,478	-	1:35
III	19	27,307	718	-	1:38	7	14,898	582	-	1:26
IV	15	29,740	721	-	1:41	10	20,661	777	-	1:27
TOTAL	95	226,725	4,761	250	1:48	42	109,045	3,677	-	1:30

3.2.3 Sports and Recreation

The city's sports facilities include Amoranto Stadium, 134 basketball courts and 5 public swimming pools. There are also private sport facilities like the newly renovated Araneta Coliseum, the Celebrity Sports Plaza, the Capitol City Sports Plaza, QC Sports Plaza as well as several golf courses.

For recreational facilities, the city has two (2) major parks, the Quezon Memorial Circle and the Ninoy Aquino Parks and Wildlife, both of which are centrally located.

Other sports and recreational facilities are those that are located in the 142 barangays open spaces which include parks and playgrounds.

3.2.4 Shelter

The housing shortage is becoming more and more pronounced. It is estimated that 41% of the population are in need of shelter, most of whom are urban poor. **Actual census** conducted by People's Bureau in 1999 covered 135,952 households in informal settlements. In order for the government to satisfy the city's shelter needs, new housing units have to be provided to meet the needs due to doubled-up housing, displaced units, formation of new households and structural improvement. In addition, there has to be provision to meet the needs for upgrading or improvement of a portion of the existing housing stock, most of which are found in informal settlement. These may come in form of any or combination of tenurial and infrastructure improvement and basic services.

3.2.5 Protective Services

3.2.5.1 *Police Services*

The Central Police District Command (CPDC) has 2,377 police force as of 1999. The policeman-population ratio is 1:1,004. The CPDC has eleven (11) Police Community Precincts (PCP) and thirty six (36) Police Community Center (PCC).

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2.5.2 Crime Incidence

The crime incidence has significantly increased from 2,836 to 4,563 for year 1998-1999. Of the total crimes reported, 4,230 cases or 92.7% were solved.

Crime against property (theft and robbery) remained the most committed crime.

Table PS9: Comparative Crime Statistics, Quezon City: 1998-1999

	1998		1999	
	No. of reported cases	%	No. of reported cases	%
Crime against person	485	17.10	730	15.99
Crime against property	1,097	38.68	1576	34.54
Crime against chastity	74	2.61	71	1.56
Index crimes (total)	1,656	58.39	2377	52.09
Non-Index (total)	1,180	41.61	2186	47.91
Total Crime Volume	2,836	100.00	4563	100.00
Total Crime Rate (per 100,000 popn)	128.18		199.09	
Crime Solution & Efficiency	92.3		92.7	

Source: Central Police District Command

3.2.5.3 Fire Protection and Prevention

In 1999, the Quezon City Fire Department responded to 983 fire incidents, 878 of which occurred in the city. There are 18 fire sub-stations all over the city with 253 fire fighters. The present fireman-population ratio stands at 1:9,059. The city has a total of 33 firefighting vehicles, 17 of which are in service while 16 need repair. It is also equipped with 4 aerial ladders but only one (1) is servicedble.

3.2.6 Social Welfare Services

The Social Services and Development Department (SSDD) implements various welfare programs and services to the target clientele mostly the indigent families, disadvantaged children and women, youth, elderly, mendicants, disabled and victims of disaster, among others. The welfare programs include Community Outreach, Vocational Skills Development, Rehabilitation and Residential Program, Public Assistance and Welfare and Relief Program. The number of clientele served in 1999 are shown on the table below.

Table PS10: Number of Clientele Served; Quezon City: 1998-1999

Welfare Programs	Clientele Served
Community Outreach	65,182
Vocational Skills Development	66,054
Rehabilitation & Residential Program	2,161
Public Assistance	2,127
Welfare & Relief Program	17,115
TOTAL	152,639

Source : Social Services & Development Department

Also providing welfare programs and services are other government agencies and 73 non-government organizations.

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4.0 ECONOMY

4.1 FAMILY INCOME AND EXPENDITURE

Quezon City's average monthly family income in 1997 is P34,502.00 which is higher than Metro Manila's average monthly family income of P22,583.00. Corresponding estimated monthly real per capita income of Quezon City is P8,071.00 and also higher than NCR which is P7,161.65.

Based on NSO income data from 1991 to 1997, the average family income of the city increased by 163 percent (from P13,081.00 to P34,502.00). Compared to other cities, Quezon City registered the second highest in average monthly family income in NCR next to Makati (P38,700.00).

Families belonging to the upper income class, although making up only 16.75% of total families in QC, registered a very high average monthly income of about P 123,585 which is way above the average income of the families of the middle and lower income (families falling below the poverty line level) classes which are P 28,357 and P 7,180 (poverty line level set by NSO), respectively. This clearly shows the great disparity in income distribution among the city households.

Table E1:
COMPARATIVE TABLE ON HOUSEHOLD INCOME AND EXPENDITURE:
1997 (in thousand pesos)

INCOME CLASS	INCOME		EXPENDITURE	
	NCR	QUEZON CITY	NCR	QUEZON CITY
Under 10,000	-	-	-	-
10,000 - 19,999	5,582	-	5,809	-
20,000 - 29,999	159,352	74,921	193,517	93,073
30,000 - 39,999	352,298	-	380,296	-
40,000 - 49,999	986,287	174,478	1,041,849	182,860
50,000 - 59,999	1,618,242	155,195	1,593,355	140,652
60,000 - 79,999	10,583,812	1,252,879	10,581,506	1,119,605
80,000 - 99,999	17,134,721	2,769,818	16,956,229	,2,865,611
100,000 - 149,999	55,650,053	19,125,934	52,411,490	8,721,243
150,000 - 249,999	105,626,016	20,157,931	91,649,038	17,318,231
250,000 - 499,999	136,169,325	331,287,394	110,810,407	25,453,739
500,000 and Over	211,527,015	97,561,877	148,311,101	66,115,892
AVERAGE	**539,814,704**	**162,560,427**	**433,934,597**	**122,010,905**

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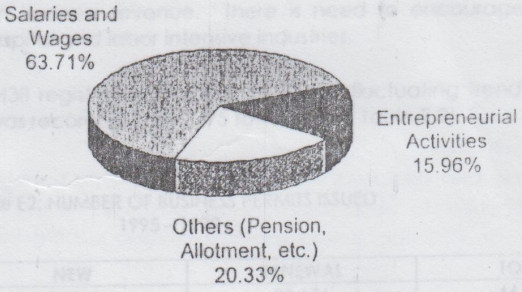
Sixty-four percent (64%) of city's families rely on wages and salaries as their main source of income, 16% from entrepreneurial activities or the small-scale businesses while 20% from cash receipts, pensions, gifts and other form of assistance from abroad.

Figure E1:
DISTRIBUTION OF FAMILIES BY MAIN SOURCE OF INCOME



Source: *National Statistics Office (NSO)*

Average family expenditure of P25,896 is higher than Metro Manila's average family expenditure of P13,658. As to the expenditure pattern of households, major portion of the family income are spent on basic needs such as food (30.8 %), shelter (25.4 %) and mobility (9 %). Average family expenditure doubled (P12,566 to P25,896) from 1994 to 1997.

4.2 EMPLOYMENT

The working age population (15 years old and over) is 1,333,000 or 60 % of the total population. Composing the working age population are those in the labor force (65 %) and those not in the labor force - the economically inactive population (35 %) which is made up of housewives, retirees, students, the sick and the disabled.

Of the labor force population of 866,000, 88.4 % are employed and 11.6% unemployed. The visibly underemployed, those who are working less than 40 hours a week and are still looking for work, is estimated to be 3.9 % of the employed population. The city's unemployment rate is lower than NCR's 15.7 %. Although there exist a big pool of young and skilled manpower resources, employment opportunities are not enough.

The city's dependency ratio is computed at 1:2, meaning that there are two (2) dependents for each worker. With an average household size of about five (5) members at least two members are employed.

The period 1991 to 1995 unemployment rate posted a downward trend. However, from 1996 to 1998, it registered a volatile trend from 11.9% in 1996 to 13.7 in 1997 and 11.6% in 1998. Unemployment is due to the limited job opportunities and the growing labor force attributed to the city's increasing population. This problem on unemployment contributes to the continuous increase in the number of informal sector.

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4.3 COMMERCE, TRADE AND INDUSTRY

Growth of business activities have been generally slow and occurring mostly in the service sector. Presently, there is a predominance of small to medium scale type of business operations engaged mostly in the distribution of finished products or in the provision of basic personal services rather in the production of goods (as shown by the large 46 % share of Wholesale and Retail Trade Sector and 27 % share of Social/Personal Services as compared to the 12 % share of the Manufacturing Sector). The number of large business establishments in the city is minimal although they contribute a big share in business revenue. There is need to encourage further investment especially in capital and labor intensive industries.

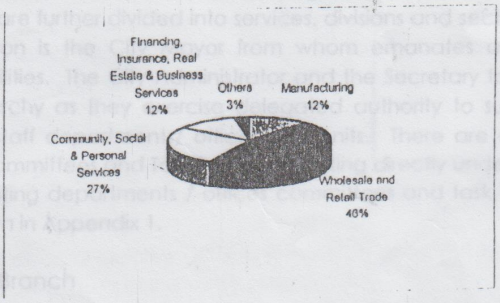
In 1999, there are 55,438 registered firms in the city. A fluctuating trend on the number of business firms was recorded from 1995 to 1999 (see Table E.2).

Table E2: NUMBER OF BUSINESS PERMITS ISSUED
1995 – 1999

YEAR	NEW	RENEWAL	TOTAL
1995	14,510	30,176	44,686
1996	15,132	41,774	59,906
1997	14.032	39,069	53,101
1998	11,772	40,624	52,396
1999	15,470	39,968	55,438

Source: Business Permits and License Office

Figure E2:
QUEZON CITY BUSINESS ESTABLISHMENTS
BY INDUSTRY CLASSIFICATION: 1997



With a big portion (9 %) of the city's land area being allotted for commercial/industrial development and the availability of manpower resources, there remains the great potential to substantially increase the number of big businesses in the city. Incentive programs/projects directed towards the business sector should therefore be given more weight by the city government.

4.4 Tourism

The number of 1997 visitors to Quezon City totaled to 316,647, of which 116,785 are domestic arrivals and 199,862 are foreign arrivals to include "balikbayan". These tourist arrivals to the city is 13.4 % of the total NCR figure, a big increase in the city's share of visitor arrivals from 1994 to 1997 which used to be 3.6 % due to

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implementation of various programs/projects by the city and by the national government. The increase in visitor arrivals shows a corresponding increase in the average occupancy rate of hotels in the city from 37 % to 44.21 %. The occupancy rate for the whole NCR is 59.20 %.

Although there are no first-class hotels and convention sites in the city, the available famous accommodation facilities for the visitors are Sulo Hotel, Hotel Rembrandt, Camelot Hotel, etc.

The major purposes of visitors for coming to the region are to visit friends and relatives, on official / business trips, on educational / religious/civic missions, and for medical treatment and consultation.

5.0 DEVELOPMENT ADMINISTRATION

The Local Government of Quezon City operates on the principles and parameters bestowed upon by RA 7160 or the Local Government Code of 1991. Said law granted local government greater autonomy, more power, authority, responsibility and resources.

5.1 EXISTING ORGANIZATION STRUCTURE

The present organizational set-up of the Local Government of Quezon City is a divisionalized structure with two (2) distinct branches, the Executive and the Legislative (Figure DA1. Existing QC Gov't Organizational Structure).

5.1.1 The Executive Branch

The Executive Branch is presently composed of eighteen (18) departments and eight (8) offices which are further divided into services, divisions and sections. At the helm of the organization is the City Mayor from whom emanates all executive authority and responsibilities. The City Administrator and the Secretary to the Mayor stand next in the hierarchy as they exercise delegated authority to supervise the operation of line and staff departments/ offices and units. There are also several program-based units, committees and Task Forces operating directly under the Office of the Mayor. The existing departments / offices committees and task forces and their functions are shown in Appendix 1.

5.1.2 The Legislative Branch

Quezon City is divided into four (4) Councilor Districts (RA 5441) with each district having six (6) elected City Councilors.

The City Council, the legislative body of the city , is composed of the Vice Mayor as the Presiding Officer, the 24 regular council members, the president of the city chapter of the " Liga ng mga Barangay", and the president of the "Panglunsod na Pederasyon ng Sangguniang Kabataan"

As the legislative body of the city, the Council enacts ordinances, approves resolutions and appropriates funds for the general welfare of the city residents. The

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City Council, through appropriate enactments, likewise regulates activities related to the use of land, streets, sidewalks, parks and other places.

The Office of the City Secretary serves as the Secretary to the Council, providing legislative, administrative and secretarial support services to the body.

The twenty-four (24) city councilors have their own areas of political jurisdiction known as Councilor's Area of Responsibility (CAR). There are 24 CARs which serve as the extension area of the City Mayor thru the City Councilors to rationalize and facilitate the delivery of basic services to the residents comprising the area.

The 24 councilors also function as chairpersons, vice-chairpersons and/or member of regular committees at the city council. See Appendix 2.

5.1.3 The Barangay

The basic political unit we know today as "barangays" serve as the primary planning and implementing unit of government policies, plans, programs, projects and activities in the community and as the forum wherein the collective views of the people may be expressed, crystallized and considered and where disputes may be amicably settled.

With the passage of the Local Government Code of 1991 (RA 7160), the barangays were granted more powers and prerogatives.

The City, is made up of 142 barangays; each with a barangay council composed of one (1) Punong Barangay, seven (7) Barangay Kagawad Members (1) Sangguniang Kabataan Chairman, (1) Barangay Secretary, and (1) Barangay Treasurer. These barangay officials are deemed persons of authority in their jurisdiction, being designated by law to take charge of the maintenance of public order, protection and security of life and property and maintenance of a desirable and balanced environment.

Coordination with the various barangay units is being handled by the Barangay Operations Center, a unit under the Office of the Mayor.

The term of office of all local elective officials is three (3) years but shall not serve for more than (3) consecutive years in the same position.

5.1.4 National Government Agencies

The Local Government Code of 1991, provides that national agencies and offices with project implementation functions shall coordinate with the local government units in the discharge of these functions. They shall ensure the participation of local government units both in the planning and implementation of national projects. However, coordination procedures and mechanics have not yet been institutionalized.

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Some national government agencies (NGAs) have branches based and operating in the city that are rendering services for the upliftment of the residents. Among them are:

- Regional Trial Court (Department of Justice)
- City Prosecutor's Office (Department of Justice)
- Metropolitan Trial Court (Department of Justice)
- City Auditor's Office (Commission on Audit)
- Central Police District Command (DILG)
- QC Fire District (DILG) (with 16 Fire-sub stations)
- Division of City Schools (Department of Education, Culture and Sports)
- Registry of Deeds (Department of Justice)
- Quezon City Jail (Bureau of Jail Management & Penology, [DILG])

Adjudication, comptrolling, protective services are, among others, the type of public services rendered by these agencies to the city residents and the city government as well.

Other national government agencies that are housed in the Quezon City Hall Compound and providing direct service to the QC residents and general public as well through extension offices are the National Bureau of Investigation, the Phil. Post and the Tech. Education Skills Development Authority (TESDA).

5.1.5 Devolved Functions

Under the Local Government Code (RA 7160), several functions of national government agencies were devolved to the local government units (LGU's). See Appendix 3.

5.1.6 The Existing Manpower Support

As of January 31, 2000, the City Government is manned by 11,090 personnel broken down as follows :

Table DA.1 QC Manpower Support

TYPE OF APPOINTMENT	NO. OF PERSONNEL
Permanent	4,514
Temporary	179
Elective	28
Co-Terminus	202
Casual	2,836
Contractual	3,071
TOTAL	11,090

Being a government entity, Quezon City Government operates within the Civil Service rules and regulations.

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5.1.7 Physical Plant and Facilities

The head offices of the organization are located at the City Hall, Elliptical Road, Diliman, Quezon City though some departments operate sub - offices/ branches and stations in various parts of the city. The main building is a 14-storey structure built in 1964 during the term of the late Mayor Norberto S. Amoranto. Its inauguration was held on January 1, 1972.

In the year 1981, fire gutted the 3 - storey left wing of the QC Hall destroying property worth P10 million. On June 11, 1988, another fire razed the main building from the 7th to 14th floors causing property damage of about P240 million. The main building was again hit by fire on August 7, 1998, destroying the fifth floor and affecting the fourth and sixth floor as well. These unfortunate instances resulted in volumes of records either burned/lost and /or misplaced.

At present, renovation of the main building is still on- going. Several storeys have been completed and now house several offices. Other offices are located in the Annex Buildings at the east and south wings of the QC Hall main building. Location of the various departments / offices/ units/ task forces are listed in Appendix 4.

District II, being the largest district in terms of area and population is served by a "Mini City Hall", the Novaliches District Center, which houses the following government agencies , namely :

- Office of the Building Official
- Sub - Office of the City Treasurer
- Bureau of Post
- Fire Department
- Health Department
- Business Permits and Licensing Office
- City Library
- Barangay District Center
- Social Services Development Department

5.1.8 Local Special Bodies

The Local Government Code (RA 7160) provides that there shall be organized in the Local Government Unit (LGU) concerned local special bodies for the participation of the people in the formulation of development plans and investment programs through the people's and non - governmental organizations (PO's / NGO's.) Some of these special bodies however have no accredited PO's /NGO's yet as members.

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Table DA2: Local Special Bodies

LOCAL SPECIAL BODIES	FUNCTIONS
City Health Board	Serves as an advisory committee to the sanggunian on health matters and/ or application of local appropriations for public health purposes.
City Development Council	Assists the sanggunian in setting the direction of economic and social development and coordinating development efforts within its territorial jurisdiction.
Pre - Qualification, Bid and Awards Committee (PBAC)	Primarily responsible for the conduct of pre-qualification of contractors, biddings, evaluation of bids and recommendation of awards concerning local infrastructure projects.
City School Board	Serves as an advisory committee to the sanggunian on educational matters and the use of local appropriation therefor.
City Peace and Order Council	Formulates plans and recommends measures which will improve/ enhance peace and order and public safety in the local level.

5.2 ZONING ADMINISTRATION/ENFORCEMENT

As early as 1963, the use of land in Quezon City was guided by Zoning Ordinance No. 5455, S-63, which was enacted by the City Council on July 16, 1963. The Quezon City Planning Commission was the issuing authority of the certificate of zoning compliance before any application for building permit was approved by the City Engineering Department.

The creation of the Metro Manila Commission on November 7, 1975 by virtue of P.D. 824 bears a major impact not only to the city's organization but to its autonomy as well. The decree made Quezon City, together with 16 other local government units in Greater Manila Area, as component units of a higher-level, commission-type government agency directly under the Office of the President. The Commission was given powers encompassing both legislative and some executive responsibilities previously held by the local government. Consequently, local councils in Metro Manila terminated on December 31, 1975.

In 1981, MMC Ordinance No. 81-01 known as "The Comprehensive Zoning was approved by the MM Governor. Consequently, enforcement of said ordinance was undertaken by MMC Zoning Administrator which was directly under the MMC's Commissioner for Planning.

With the ratification of the New Constitution in 1986, Quezon City as with the rest in Metro Manila, regained its autonomy especially the power to legislate. The first local election after martial law as called for by the New Constitution was held on January 1988. Posts to be filled were those of the City Mayor, Vice Mayor, and twenty –four councilors, six (6) each in the city's four (4) districts.

In 1991, the Congress of the Philippines enacted Republic Act. No. 7160, known as the "Local Government Code of 1991", a law which provided genuine and meaningful autonomy to local government units (LGU's). Section 458, Paragraph 2 of

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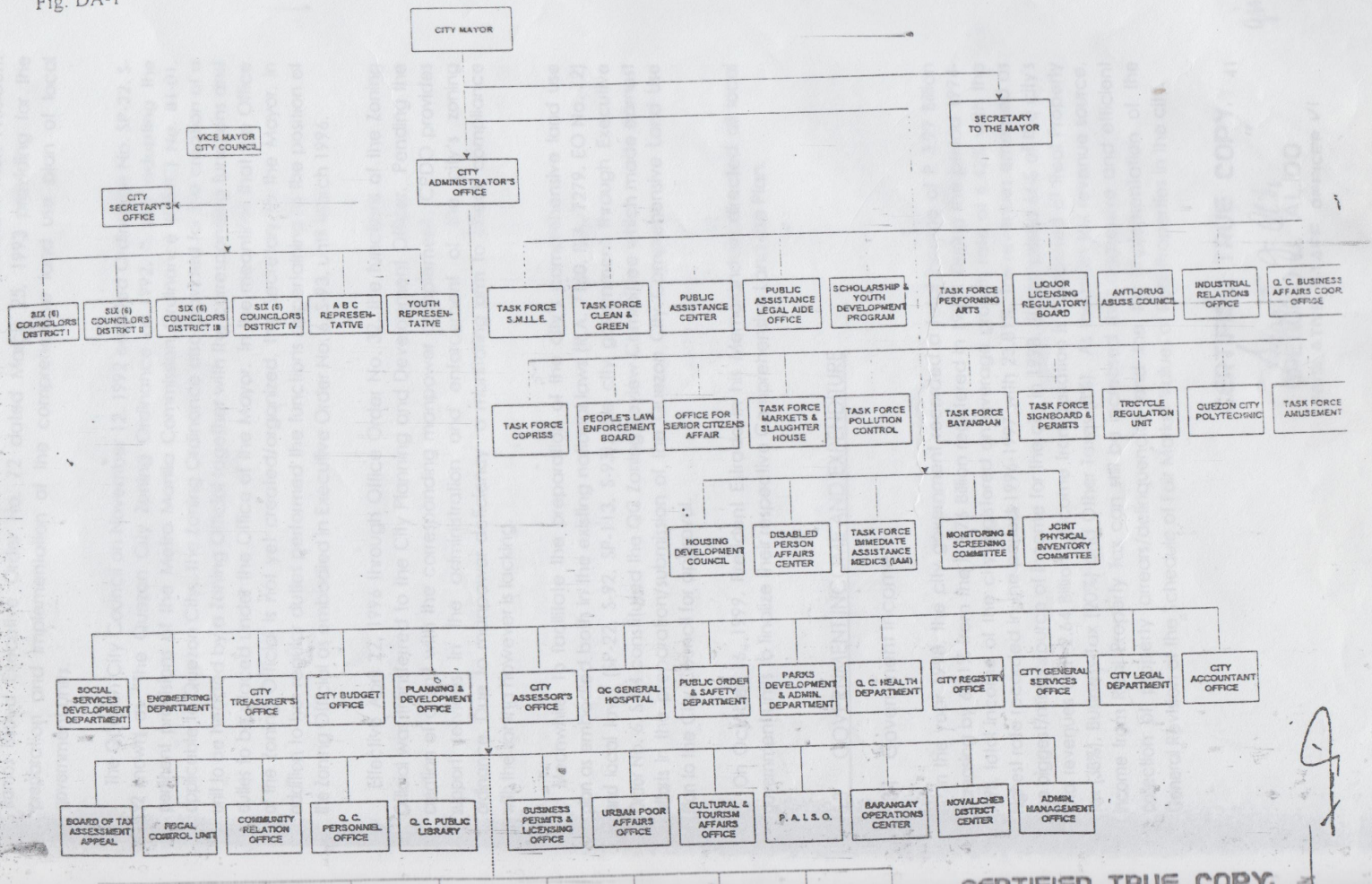
the Code provides that the Sangguniang Panglungsod has been empowered to

ORGANIZATIONAL CHART
QUEZON CITY GOVERNMENT

Fig. DA-1



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The Code provides that the Sangguniang Panglungsod has been empowered to "enact zoning ordinance in consonance with the approved comprehensive land use plans." To facilitate the implementation of this specific provision, then President Ramos issued Executive Order No. 72 dated March 25, 1993 providing for the preparation and implementation of the comprehensive land use plan of local government units.

The Quezon City Council on November 12, 1992 enacted Ordinance No. SP-22, S-92 known as "The Quezon City Zoning Ordinance of 1992, " by adopting the pertinent provisions of the Metro Manila Commission Ordinance (MMC) No. 81-01, applicable to Quezon City. The Zoning Ordinance also provided for the creation of a unit to be headed by a Zoning Official together with the corresponding functions and duties to be placed under the Office of the Mayor. In the meantime that the Office of the Zoning Official is not yet created/organized, the Secretary to the Mayor, in addition to her regular duties performed the functions appertaining to the position of the Zoning Official as embodied in Executive Order No. 6, S-93, until March 1996.

Effective April 22, 1996 through Office Order No. 32, the functions of the Zoning Official was transferred to the City Planning and Development Officer. Pending the creation of a unit with the corresponding manpower complement., CPDO provides support services in the administration and enforcement of the city's zoning ordinance. Due to manpower deficiency a monitoring arm to check compliance with the zoning however is lacking.

Meanwhile, to facilitate the preparation of the city's comprehensive land use plan as embodied both in the existing national laws (R.A. 7160, R.A. 7279, EO No. 72) and local laws (SP-22, S-92, SP-113, S-93), the city government through Executive Order No. 6, S-94 constituted the QC Zoning Review Committee which made earnest efforts in the preparation/submission of the Quezon City Comprehensive Land Use Plan to the City Council for approval.

On October 16, 1999, President Estrada in his Memorandum directed all local government units to finalize their respective Comprehensive Land Use Plan.

40

5.3 GOVERNMENT INCOME AND EXPENDITURE

5.3.1 Government Income

In the year 1998, the city government recorded a total income of P 3.99 Billion increasing by 6.21% from the P 3.76 Billion registered in 1997. During the period 1994-1998, total income of the city registered an average growth rate of 6.42% with the highest rate recorded in the period 1996-1997 with 23.81%. Tax revenues emerged as the biggest/major source of income for the city in 1998. It comprised 66% of the city's total revenues or P 2.64 Billion. Income from taxation is composed of Real Property Tax (38%), Business Tax (20%) and Other Taxes (8%). As the main tax revenue source, income from Real Property Tax can still be increased thru aggressive and efficient collection of property arrears/delinquencies and the full implementation of the General Revision of the Schedule of Fair Market Values of Real Properties in the city.

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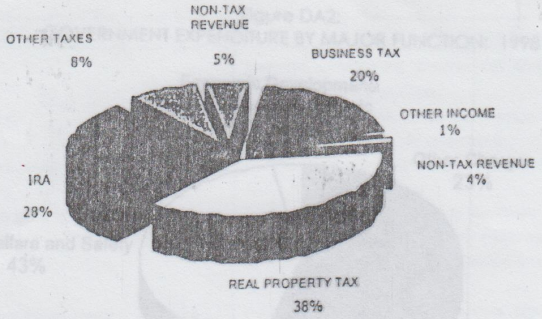
Figure DA1:
GOVERNMENT INCOME BY SOURCE: 1998



Source: *Q.C. Accountant's Office*

The Internal Revenue Allotment (I.R.A.) registered the second highest source of income for the city. It accounts for 28% (P 1.12 Billion) of the city's total income. Non-Tax Revenues, on the other hand, gave a share of 5.22% (P 208.32 Million) while Other Income contributed 0.66% (P 26.18 Million) to the city's total income.

Quezon City ranks second in the National Capital Region (NCR) in terms of income, next to City of Makati.

5.3.2 Government Expenditure

From P 3.78 Billion in 1997, the city's total expenditure increased to P 3.99 Billion in 1998 or an increase of 5.47%. The period 1994-1998 saw an average growth rate of 7.59%. Said increase was registered to be more than the average growth rate of city's income during the same period. This shows that the city has not substantially kept up with the continuous increase in the variety and magnitude of services required by the population.

The biggest expenditure in 1998 was on Social Improvements including expenses on adjudication and protective services with P 1.66 Billion (41.6% of the city's total expenditure). It increased by 21.82% from the figure registered in the previous year (P 1.36 Billion) and is expected to continue to have huge share in the city's expenditure due to more development projects and other related programs being proposed by the city.

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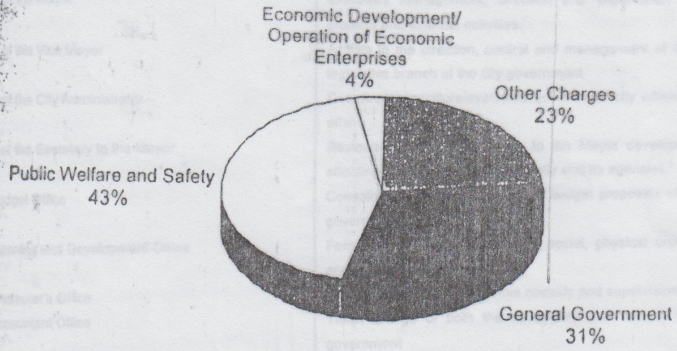
Figure DA2:
GOVERNMENT EXPENDITURE BY MAJOR FUNCTION: 1998



Source: Q.C. Accountant's Office

Expenses on General Government which primarily covers activities on general operations and services registered the second highest expenditure for the city with P 1.28 Billion (32.22%). This was followed by expenditure for Other Charges, the bulk of which covers loan repayment, with P 909.89 Million or 23% of the city's total expenditure. Expenses on Operation of Economic Enterprises comprised 3.30% of the city's total expenditure.

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Appendix .1 QC GOVERNMENT ORGANIZATIONAL STRUCTURE

Departments/Offices	Functions
Office of the Mayor	Exercises management, direction and supervision of Mayor's staff, special projects and external activities.
Office of the Vice Mayor	Assists in the direction, control and management of the city with respect to the legislative branch of the city government
Office of the City Administrator	Coordinates/monitors/evaluates activities of city offices and management of city affairs
Office of the Secretary to the Mayor	Reviews/analyzes and reports to the Mayor developmental policies and plans affecting the management of the city and its agencies.
City Budget Office	Consolidates/analyzes/documents budget proposals of various offices of the QC government
City Planning and Development Office	Formulates integrated economic, social, physical and other development plans and policies.
City Treasurer's Office	Collects taxes/revenues, takes custody and supervision of city funds.
City Accountant Office	Takes charge of both the accounting and internal audit services of the city government
City General Services Office	Provides support services to the entire city administrative machinery covering executive and legislative branches and other program based units under the Mayor's Office.
City Legal Department	Provides legal services to the local government unit
Office of the City Secretary	Provides legislative, secretarial and administrative support services to the City Council
Office of the City Assessor	Takes charge of the appraisal and assessment of real properties for taxation purposes
City General Hospital	Provides medical care and primary health care to QC residents and suburbs
City Health Department	Promotes effective delivery of comprehensive health care services to the people
Social Services Development Department	Administers the delivery of social welfare and development services
Public Order and Safety Department	Maintains security and public safety in the city
Parks Development Administration Department	Undertakes development/greening of parks/ playgrounds and other recreational areas
City Engineering Department (with 4 District Offices)	Administers/controls the construction, maintenance, improvement and repair of roads, bridges and other engineering and public works projects of the city government
Civil Registry Office	Takes charge of the civil registration program in the city
Business Permits and Licensing Office	Inspects business operations, issues/renews business, occupational and special permits
Barangay Operation Center	Coordinates the operation of the barangays and their officials as well as the overall promotion and implementation of barangay policies, programs/projects in the City
City Public Library	Provides library services
People's Bureau (UPAO)	Sets up community organizations and economic associations, geared toward the enhancement of the quality of life of the urban communities in the city
Public Affairs and Information Services Office (PAISO)	Handles liaison works for the Office of the Mayor with all government agencies and private organizations.
City Personnel Office	Implements personnel policies, personnel management
Cultural and Tourism Affairs Office	Promotes cultural and tourism development
Community Relations Office	Fosters and promotes closer government- people relationship

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Program Based Units/ Task Force/ Committees

Units/ Task Force/Committees	Functions
Industrial Relations Office	Promotes/maintains industrial peace between employers and employees and extend employment assistance to city residents
QC Anti Squatting Surveillance & Enforcement Team (ASSET)now COPRISS	Contains/ prevents squatting activities in the city
Task Force - SMILE	Develops integrated program for depressed communities that will mobilize/transform such communities into active participants in socio economic development
QC Polytechnic	Addresses the city's growing need for technical and technological education
Senior Citizens Affairs	Coordinates the delivery of basic social services to the residents of Quezon City with ages 60 years old and above
Joint Physical Inventory Committee	Undertakes the physical inventory of all city properties
Performing Arts Development Project	Discovers/nurtures the artistic talents among the youth especially the under privileged
Screening Monitoring Committee	Monitors special and other infrastructure projects
Zoning Administration Unit	Undertakes the processing of applications for locational clearances
Task Force Immediate Assistance Medics	Provides immediate rescue/medical services to city residents during emergency cases especially in the depressed areas
QC Business Affairs Coordinating Office (BACO)	Fosters better relations between the QC government and business sector
Pre-qualification, Bidding and Awards Committee (PBAC)	Conducts pre-qualification and evaluation of bids/awards/ contracts
Disabled Persons Affairs Committee	Provides job placement / referrals to disabled constituents of the city
Amoranto Complex Administration	Maintains the general upkeep of the Amoranto Sports Complex and provide a clean and wholesome venue for sports events.
City Development Council	Assists the Sangguniang Panglunsod in setting the direction of economic and social development and coordinating development efforts in QC
People's Law Enforcement Board	Hears and decides on citizens complaints for offenses committed by erring PNP officers and members .
Public Assistance Center	Provides immediate assistance and direction to QC residents and the transacting public
QC Anti Drug Council	Provides information, training , research, intervention livelihood, cultural, recreational activities and follow up and after care and monitoring of narcotic cases
QC Inter – Agency Committee on Justice	Reviews the present jail system and adopt remedial measures to afford livable and humane conditions to jail inmates
QC Medicare Care Program	Helps indigent families, the underprivileged, sick and disabled who cannot afford the high cost of medical operations
QC Nutrition Committee	Mandated by PD 49 to ensure the delivery of basic services and to provide for adequate facilities relative to health and nutrition
QC Peace and Order Council	Responsible for the proper management and supervision of civilian volunteer organizations in coordination with other appropriate government entities.
Scholarship and Youth Dev't. Program	Maintains a system of scholarship grants, subsidiaries and other incentives to deserving students
Search Committee for Cleanest and Greenest Barangay	Tasked to search for the Cleanest and Greenest Barangay in QC
Sports Development Council and Program	Provides city residents esp. the youth with the opportunity to become productive and useful citizens by development of skills and talents through sports program and activities.
Subdivision Administration Unit	Process application for subdivision projects
Task Force Aids	Carries out the proper planning, integration and coordination of program of services on the prevention and control of AIDS diseases
Task Force on Amusement Tax	Monitors all cinemas, theaters and other amusement places and adopt all necessary measures to generate more revenues for the city.
Task Force Bayanihan	Collects household refuse not accessible to garbage trucks, conducts emergency responses operations during calamities by clearing debris
Task Force Clean and Green	Monitors garbage collection and disposal; apprehends smoke belchers and promotes tree planting
Public Assistance Legal Office	Extends free legal services to all qualified QC residents
Liquor Licensing Board (BLO)	Issues liquor permits/licenses
Task Force Pollution Control	Regulates sales/servicing/dispensing
Task Force Markets & Slaughterhouse	
Task Force Signboard & Permits	
Tricycle Regulation Unit	

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Appendix 2. QC COUNCIL COMMITTEES

COMMITTEE	FUNCTION
Committee on Laws, Rules and Internal Government	All matters relating to the legal aspect of an action taken up by or submitted to the City Council
Committee on Appropriations	All matters relating to the appropriation of funds for expenditure of the City Government
Committee on Ways and Means	All matters relating to the collection of revenues, taxes and fees, loans, sales and other sources of revenues for the City
Committee on Education, Science and Technology	All matters relating to education, schools, colleges and universities, libraries and museums, national languages, adult education and out-of school training
Committee on Cultural Affairs and Tourism	All matters relating to promotion, development and preservation of art and culture as well as the promotion of tourism.
Committee on Public Works and Infrastructure	All matters relating to public works and infrastructure
Committee on Health and Social Services	All matters pertaining to health and other social services in the QC City
Committee on Trade, Commerce and Industry and Consumer Protection	All matters relating to the promotion, development and regulation of dynamic business climate in the City
Committee on Youth and Sports	All matters relating to the enhancement of the welfare of the youth and their development into responsible citizens
Committee on Urban Poor	All matters relating to the enhancement of the welfare of the less privileged indigent residents
Committee on Barangay Affairs	All matters relating to the affairs of local government units known as barangays
Committee on Labor and Employment	All matters relating to labor disputes and conciliation and labor employment and manpower development
Committee on Justice & Human Rights	All matters relating to the promotion and protection of individual rights and interests
Committee on City Planning, Building and Zoning	All matters pertaining to the preparation and development of an integrated and comprehensive master plan for the physical, economic, socio-cultural, religious and other aspects of the present and future development of the City
Committee on Subdivisions, Housing and Real Estate	All matters relating to housing, subdivisions and real estate
Committee on Markets and Slaughterhouses	All matters pertaining to public and private markets slaughter houses
Committee on Transportation, Communication	All matters relating to the conduct and operation of public and private vehicles, transportation and communication facilities, the enforcement of regulatory measures, rules and regulations, relative thereto as they affect public welfare and interest
Committee of Games and Amusements	All matters relating to the proper supervision and enforcement of regulatory measures, rules and regulations pertinent to the conduct and operation of games and amusements and places of entertainment
Blue Ribbon Committee	All matters relative to the investigation or inquiries designed to acquire informative facts and circumstances relating to complaints and/or reported irregularities and investigation of all matters that may be referred to it by the City Council, in aid of legislation.
Committee on Parks Environment and Ecology	All matters relating to the improvement, preservation and maintenance of parks and protection and preservation of the environment, such as pollution control and maintenance of a balanced and healthy ecology.
Committee on Women & Family Relations	All matters relating to the protection and promotion of the welfare of women and family.
Committee on Cooperatives	All matters relating to the organization, development and support to cooperatives within the City.
Committee on Public Information and Peoples Participation	All matters relating to the exercise of the roles, rights and responsibilities of the people of Quezon City with regard to the institution of more responsible mechanism or consultation with the participation in the affairs of the City Government. (Resolution No. SP -125, S-93)
Committee on Public Order and Safety	All matters relating to the promotion of public order and safety
Committee for the Handicapped People(Special People)	Conduct studies and researches and propose legislation and action relative to handicapped people for the purpose of developing their skill and human resourcefulness with the end in view of uplifting their socio-economic condition or standard of living and for them to gain self-confidence, respect and dignity. (Resolution No. SP-123, S-93)

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Appendix 3. DEVOLVED FUNCTIONS

National Agency	Functions	Local Gov't Unit
LRB	Approval of subdivision schemes and development plans of all subdivision, residential, commercial, industrial, all economic and socialized housing projects and Zoning Administration/Enforcement.	Subdivision administration/enforcement under the Mayor's Office, Zoning Administration Unit.
SWD	Protection and rehabilitation of the segment of the city's population (individual, family and community) who has the least in life in terms of physical, mental & social well-being, needing social welfare assistance & social work interventions to restore their normal functioning and participation in community development.	SSDD
DOH	Establishment & operation of health care centers, maternity lying-in, clinics for sexually transmitted diseases, laboratories, mobile clinics and others. Pre-marital counseling, communicable disease control, disease surveillance and epidemic logical investigations, nutrition information, education and motivation.	QC Health Department
DENR	Implementation of the Anti-Smoke Belching Program of the City such as apprehension of smoke-belching vehicles.	Pollution Control Unit of the Task Force Clean & Green
Phil. Gamefowl Commission	Inspects and monitors conduct of cock-fighting and/or derby activity in the city and evaluates proposals for construction of cockpits.	SMILE
DA	Agricultural extension and on-site research Services and facilities, including: - Prevention and control of plant and animal pest and diseases - Dairy farms, livestock markets, animal breeding stations and artificial insemination centers - Assistance in the organization of farmer's; and fisher's cooperatives and other collective organizations - Transfer of appropriate technology	SMILE
DECS	School Building Program	City Schools
DOT	Registration of tourism establishments	CTAO
DTI	Public markets, slaughterhouses & other municipal enterprises	SMILE

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LOCATION OF QC GOVERNMENT OFFICES

Location	Departments/ Offices/Units
nd Floor	Business Permits and Licensing Office Liquor Licensing and Regulatory Board Division • QC Health Department • QC Civil Registry • QC Assessor's Office • QC Auditor's Office • QC Treasurer's Office
nd Floor	Office of the Mayor Office of the Secretary to the Mayor Administrative Office Press Office • Office of the Vice Mayor • Councilor's Offices • City Secretary's Office • City General Services Office • Electronic Data Processing (EDP)
d Floor	Bulwagan Hall / Office of the Mayor • Public Affairs Information Services Office • Carlos Albert Session Hall/ Function Rooms • Sectoral Representative's Office • Fiscal Control Unit • QC Personnel Office • QC Budget Office • QC Accounting Office
Floor	Vacant-For renovation
Floor	Vacant-For renovation
Floor	Vacant-For renovation
Floor	City Legal Office
Floor	Dept. of Engineering
Floor	Parks Development and Administration Department/ Cultural and Tourism Affairs Office (CTAO)
Floor	QC Planning and Development Office (QCPDO) Community Relations Office (CRO)
th Floor	Scholarship and Youth Development Program (SYDP)/ Industrial Relations Office (IRO)/ QC Public Assistance Center (PAC)
th Floor	City Administrator's Office Market and Slaughterhouse Performing Arts
th Floor	Vacant - For occupancy
th Floor	Vacant- For occupancy

Annex Building

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...single- storey building located along the eastern and southern perimeter of the city hall compound also house . the following ...ntated offices :

Location	Offices/Units
...Kamyan Avenue	Task Force SMILE Task Force Clean and Green Department of Public Order and Safety (DPOS) Fire Department PALAO Tricycle Regulating Unit (TRU) Laboratory Unit (QCHD) Quezon City Anti Drug Council
...rth Portion	Barangay Operations Center (BOC) Department of Social Services and Dev't. (SSDD) QC Public Library Control and Prevention of Illegal Structures (COPRISS) People's Bureau (UPAO) Office of the Secretary to the Mayor
...ern Portion	Justice Hall Dept. of Local Gov't. (DILG)

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VOLUME II
THE TEN YEAR PLAN
(2000-2010)

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VOLUME 2: THE TEN YEAR PLAN (2001-2010)

EXECUTIVE SUMMARY

Local Mandate for CLUP

- RA 7160 (Local Government Code of 1991) Sec. 458, Par. 2
- Urban Development and Housing Act (RA 7279)
- Executive Order No. 72 dated Mar. 25, 1993
- City Council Ordinance SP-113, S-93

Planning Considerations

- Existing Socio- Economic - Physical Condition
- Analysis of emerging patterns and trend of development
- Determination of NCR's function in the national context as laid down in the National Urban Development & Housing Framework, 1993-1998.
- Identification of Quezon City's role in regional and national development in accordance with the Physical Development Framework Plan for Metro Manila, 1996 – 2016.
- Linkages with and influence of major regional growth areas such as Clark – Subic Eco Zone, CALABARZON Growth Zone, RIZLAQUE Growth Zone.

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The Quezon City CLUP seeks to promote a balanced physical development , sustained economic growth and an enhanced quality of life for its citizenry.

Table 1 : Land Use Distribution

GENERAL LAND USE	AREA	%
RESIDENTIAL	7,791.19	48.35
COMMERCIAL	1,326.61	8.23
INDUSTRIAL	1,024.60	6.36
INSTITUTIONAL	1,315.81	8.17
UTILITY	215.53	1.34
PARKS/ RECREATIONAL	2,659.67	16.51
CEMETERY	74.57	0.46
ROADS/ RIVERS & CREEKS	1,704.12	10.58
TOTAL AREA	**16,112.10**	**100.00**

The Plan while providing ample area for residential purposes also strengthens the City's role as the seat of national government and the center of higher learning and specialized medical care. It sees the city as the "Green Lung" of the Metropolis (the city has the biggest park and open space system in the entire Metro Manila Area). The Plan, likewise provides adequate area for commercial activities to cater, not only to the needs of its constituents but, considering that it is at the crossroads of inter- regional development, also to the needs of the different growth zones. And since the city's economy is based largely on commercial activities, particularly on the retail and service sector, industrial activity has been de- emphasized , in fact no area has been designated for heavy industries (I-3). What the Plan foresees is the city's gradual shift from traditional industry to so called "Clean Industry" – the production of Information Technology- based goods & services, being brought about by the collaboration between business and the academic community. Hence, portion of the industrial zone in the Libis area has been allocated for "Cyberpark".

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Plan Implementation

For the next 10 years the Plan shall be implemented by the city, utilizing various tools, such as :

- **Zoning Ordinance** – the basic regulatory & control mechanism to ensure adherence to the Plan

- **Sectoral Programs and Projects**– Government- initiated projects, particularly in the Transport and Utility sectors would directly influence growth towards desired ends,
  while other socio-economic projects would address the people's increasing requirements brought by development.

- **Active Citizen Support and Participation -** It is undeniable that the participation of the citizenry in the efforts to attain the goals of the Plan is indispensable. After the series of public hearings and consultations, it is believed that the level of people's awareness and acceptance of the Plan have been raised, a necessary preparatory step towards participation.

Financing the Plan

Although the cost of pursuing the Plan may seem prohibitive, it is not impossible. The city's revenue has a steadily increasing trend, and expected to grow even further in the coming years due, not only to the growth of the tax base and rate but also to the increase in collection efficiency.

Further, the city administration has shown initiative in utilizing innovative financing schemes to fund essential projects such as bank loans to finance infrastructure projects and Built-Operate-Transfer (BOT) method for public market improvement. There are other capital financing

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schemes available that the city may tap under the New Local Government Code.

Also, many of the projects such as those in the transport and utility sectors are being funded by the National Government and foreign funding institutions, while others are now in the pipelines and funds therefor shall be committed in the coming years.

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Chapter 1. DEVELOPMENT FRAMEWORK

1.0 National and Regional Frameworks for Development

1.1 The National Urban Development and Housing Framework

Pursuant to Sec. 6 of RA 7279 (UDHA), the National Urban Development and Housing Framework for 1993-1998 was formulated to be the basis in achieving urban development in a manner that will realize the national vision of a self-reliant, prosperous and empowered citizenry and allow a better quality of life for urban residents.

The Framework provides policies and strategies for national urban development and categorizes the roles of urban areas at the national and regional levels as defined in a national urban hierarchy system.

Major policies and policy thrusts were prescribed to address concerns on the role of urban areas in national development, population distribution and migration, local government capability, role of the private sector and other groups, and access to land. Strategies suited to specific urban areas in the country were defined to implement the urban development policies. For Metro Manila, the tri-regional development strategy was prescribed to control/manage the development of Metro Manila and its environs while, at the same time, dispersing development throughout the country in areas like the identified growth centers, special economic zones and secondary urban centers. It involves planning and developing NCR, Region III and Region IV as one huge settlement where specific areas for specific functions are assigned, to wit:

1. Existing urban zones (EUZ) which are built-up areas of NCR and of cities and towns along the development corridors where certain areas shall be restricted.
2. Consolidation zones (COZ) which are areas with comparatively lesser development adjacent to or in between built-up areas which can still accommodate further development.
3. New development zones (NDZ) are areas where new industrial and other mixed-use urban development can be accommodated.
4. Preservation Zones (PRZ) which are either environmentally critical or prime agricultural lands.

The other strategies are intended primarily to tone down the primacy of Metro Manila and disperse development to the other regions of the country.

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1.2 Towards a Humane World-Class Metropolis: A Physical Development Framework Plan for Metropolitan Manila, 1996-2016

The Physical Framework Plan for Metropolitan Manila for the period 1996-2016 envisions Metro Manila as a humane , world-class metropolis renowned for its livability, economic vitality and sociocultural exuberance, as the center of a growth polygon which will influence the creation of socioe-conomic opportunities for areas beyond metropolitan boundaries.

To achieve the vision for Metro Manila, the Plan prescribed the strategy of adopting a preferred pattern of urban development based on selective specific policy zones consisting of areas with varying stages of development. These policy zones are as follows:

- Regeneration Development Areas (RDA) which are zones within the major urban centers - mainly the inner core - where new construction and expansion of factories, higher educational institutions, among others are to be contained. Activities proposed for these zones include regeneration, redevelopment and preservation.
- Suburban Development Areas (SDA) which are zones in the outer part of the immediate core as well as in the outer core of Metro Manila where planned development specially for shelter or housing are encouraged subject to local zoning regulations and environmental laws.
- Urban Promotion Areas (UPA) are zones located in the intermediate and outer cores of Metro Manila wherein industries may be promoted in order to serve as alternatives to activities which may no longer be feasible in the RDA's. These area also treated as redevelopment areas where structures and land use could be changed to other suitable activities aligned with the preferred development thrusts.
- Urban Control Areas (UCA) are zones extensively residential and commercial in nature and where land supply is considered exhausted except for some pockets of idle lands which are already intended for future development. New or additional developments are better deferred since they pose strain on existing amenities and facilities. Preferred activities are addition of basic services, enhancement of facilities and utilities and establishment of sound environmental management programs.
- Environmental Preservation Areas (EPA) are zones which are environmetally sensitive and where limited land use activities could be allowed.

As for Quezon City, the Plan indicates the area south of EDSA to be Regeneration Development Areas (RDA), the portion north of EDSA which is largely District II to be Urban Control Area (UCA), all the Triangle areas to be Urban Promotion Areas (UPA), the La Mesa Dam together with the faultline and the rivers to be Environmental Preservation Areas (EPA) and the Quezon Memorial Circle as Tourism Development Area (TDA).

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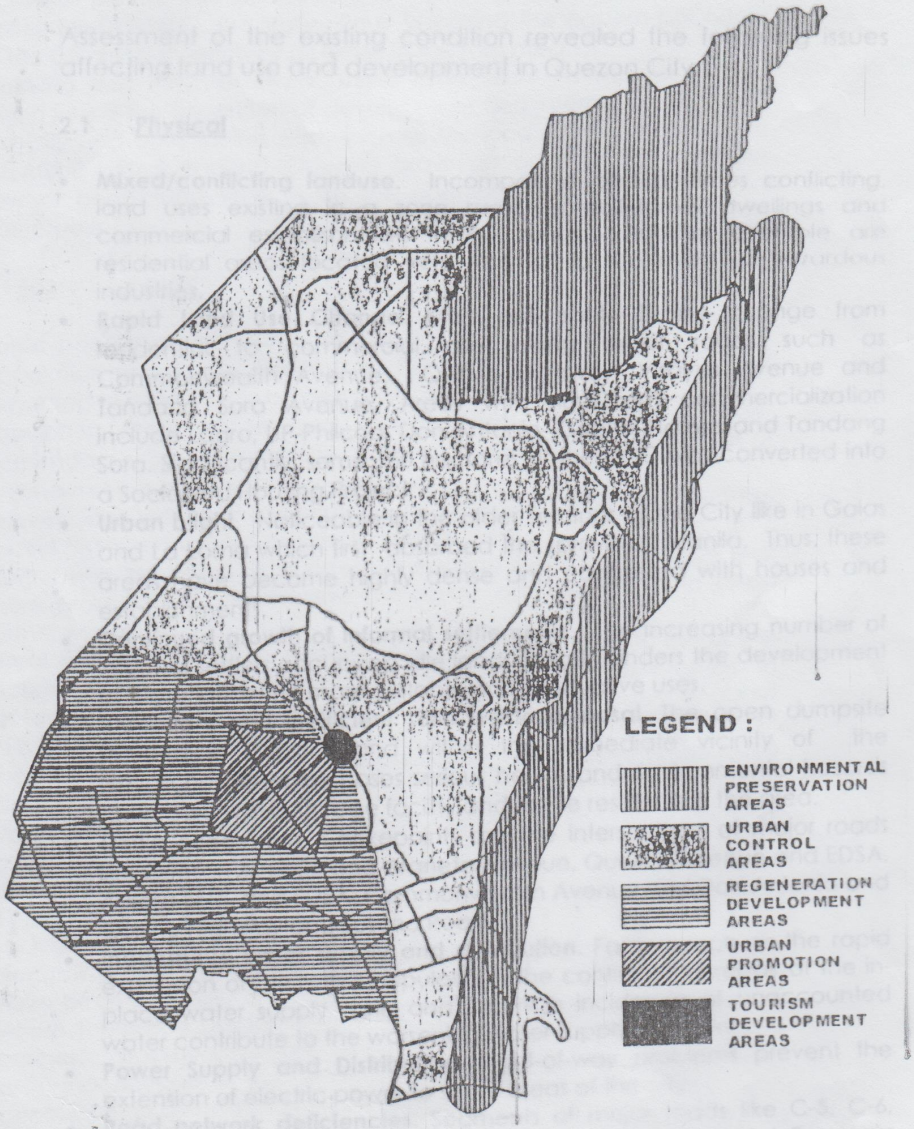

FIGURE DF-1: SPECIFIC POLICY ZONE MAP

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2.0 DEVELOPMENT CHALLENGES

Assessment of the existing condition revealed the following issues affecting land use and development in Quezon City:

2.1 Physical

- **Mixed/conflicting landuse.** Incompatible and at times conflicting land uses existing in a zone such as multi-family dwellings and commercial establishments in R-1 zones. Another example are residential areas located very near or in the midst of hazardous industries.
- **Rapid Land Use Change.** Most noticeable is the change from residential to commercial use along major roads such as Commonwealth Avenue, Quirino Highway, Visayas Avenue and Tandang Sora Avenue. Areas with significant commercialization include Lagro, UP-Philcoa, Don Antonio- Capitol Homes and Tandang Sora. Significantly, some 150 hectares of the NGC was converted into a Socialized Housing Project.
- **Urban blight.** Noticeable in the older sections of the City like in Galas and La Loma which first absorbed the sprawl of Manila. Thus, these areas have become highly dense and congested with houses and establishments.
- **Continued growth of informal settlements.** The increasing number of informal settlers occupying idle lands greatly hinders the development of these lands into more suitable and productive uses.
- **Unsanitary and inefficient solid waste disposal.** The open dumpsite located in Payatas and within the immediate vicinity of the Novaliches Reservoir poses serious health and environmental hazards to the said water storage facility and to the residents in the area.
- **Traffic congestion.** Chokepoints are the intersections of major roads like Quezon Avenue and Araneta Avenue, Quezon Avenue and EDSA, Aurora Blvd. and EDSA, Commonwealth Avenue and Don Antonio and Quirino Highway and Susano Road.
- **Inadequate water supply and distribution.** Factors such as the rapid expansion of the city's population , the continued disrepair of the in-place water supply grid and the high incidence of unaccounted water contribute to the worsening water supply problem.
- **Power Supply and Distribution.** Right-of-way problems prevent the extension of electric power to some areas of the city.
- **Road network deficiencies.** Segments of major roads like C-5, C-6, Visayas, Mindanao and Congressional Avenues in District 2 remain undeveloped. Uncoordinated and unintegrated road systems result in longer travel time and circuitous routes between adjacent communities. Lack of interneighborhood roads also aggravate the situation.

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- **Environment deterioration.** This is manifested by the poor quality of air along major roads, polluted rivers and creeks and the condition in the vicinity of the Payatas dumpsite.
- **Valley fault system.** The Valley Fault traversing the eastern boundary of the City limits a variety of activities in the said area.
- **Marikina and Tullahan Rivers.** These rivers serve as natural barriers which inhibit the expansion of development and interaction between the City and other points east, such as Marikina and the adjacent RIZLAQUE (Rizal, Laguna, Quezon) provinces and constrict efficient flow of goods and services on the northwest, ie, Caloocan and Valenzuela.

2.2 Socio-Economic

- **Rapid population increase.** At present, the city has an estimated population of 2.3 M . Growing at the rate of 3.6% per year, this is expected to reach 3.4 M by year 2010.
- **Population strain on services and facilities.** The city is under tremendous pressure to provide more services to address the needs of an enormous population.
- **Uneven distribution of population.** This creates imbalances in the spatial distribution of services and facilities.
- **Shelter/housing needs.** The need for housing is becoming more and more pronounced and massive measures are imperative to arrest further worsening.
- **Great disparity in income distribution.** Families belonging to the upper income class, although making up only 16.75% of the total families in Quezon City, registered a very high average monthly income of about P123,585 which is way above the average income of the families of the middle and lower income (families falling below poverty line level) classes which are P28,357 and P7,180 (poverty line level set by NSO), respectively. This clearly shows great disparity in income distribution among the city's households.
- **High unemployment rate.** Quezon City has an unemployment rate of 11.6%. Although lower compared to the national rate of 15.7%, this is still high.
- **Sluggish growth in business activities.** Growth of business activities have been generally slow and occurring mostly in the service sector where there is a predominance of small to medium scale type of business operations. This is due to lack of government assistance/incentives and limited business facilities such as financial centers better office/commercial facilities.
- **Increase in the number of informal sectors.** The informal sectors (hawkers, vendors, beggars) is increasing such that urgent government intervention to address their needs is important.

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- **Lack of first class hotels and convention sites.** There are no first class hotels and convention sites for visiting guests of the city, although it plays host to many organizations that provide a market for such facilities.
- **Lack of Maintenance/Improvements of Historical Spots/Landmarks** Although there are historical spots in the city, there is insufficient attention given and no promotion campaign to make them viable tourists destination points.

2.3 Institutional

- **Uninstitutionalized mechanism for adequate community and private sector participation.** Adequate community and private sector participation in the planning and implementation of projects is essential to overcome/lessen possible resistance thereto. Clearly defined areas of cooperation and involvement and established mechanisms to operationalize them serve to enhance active involvement of all sectors.
- **Inadequate institutional linkages.** Weak coordination and lack of cooperation between and among government and non-government agencies result to overlapping of programs and eventual wastage of resources. Without agreeing on working or coordination arrangements and clarifying their respective areas of concern, these agencies proceed on their own planning and implementation. The outcome is the concentration of services in some areas and the inadequacy or absence in other areas.
- **Limited funding resources.** Building a large city and looking after the welfare of its populace require tremendous amount of funds. With limited financial resources at its disposal, the city government is faced with the challenge of rationally and equitably distributing these resources while continuously improving its fiscal management capability and increasing revenues to finance development programs.
- **Inadequate enforcement and monitoring of laws and regulations affecting land use and development.** While there are enough laws and regulations controlling the use of land, development efforts and general order in the city, there seems to be inconsistency and laxity in enforcing and monitoring them. The evident results are overcrowding, traffic, congestion, urban blight and squatting, accidents on and off the streets, pollution and many more.
- **Inefficient land titling and registration system.** The deficiency in land registration and titling system is manifested in the proliferation of overlapping titles giving rise to squatters and informal settlers syndicates and in the tedious process of securing a title. Hence, land owners and developers are discouraged to undertake investments and development efforts.
- **Statutory obligations and burdens of the city are substantial.** The city's finances is insufficient to keep up with the continuous increase in the variety and magnitude of services required by the population.

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- **Inadequate data systems**. The city's data system leaves much to be desired in data capture and processing.
- **Uncollected real property tax**. Uncollected taxes affect revenue generation in Real Property Tax. The city has many cases of tax delinquencies and are not immediately followed up or are given notices. Present tax amnesty being implemented by the city is not fully effective in the collection of tax delinquencies. A stiffer penalty for these cases should be undertaken such as the distraint/seizure of personal properties of tax delinquents or possibly imprisonment. Although there is a provision in the Quezon City Revenue Code for this penalty, as observed, there are no cases of such instances that has been reported.

3.0 DEVELOPMENT POTENTIALS & OPPORTUNITIES

The city's competitive edge is attributed to several internal and external factors, to wit:

3.1 Physical

- **Land.** QC is endowed with the largest land resource in Metro Manila. The price of land is competitive with those of Manila, Makati and the neighboring cities and towns.
- **Soil and terrain suitable for urban development** Located on an undulating plateau and with soil foundation that is hard and compact, the city can absorb development ranging from intensive to highly intensive . Except for marginal areas along the fault and near the Marikina River, lands in QC are generally suitable for urban development.
- **Major transport projects**. The construction and completion of major transport and infrastructure projects shall enhance linkage with growth areas and is expected to trigger further development in the city. When completed, the projects shall increase flow of people, goods and services. There shall be multiplier-effects on the economy.
- **Expansion programs of utility service providers.** During consultations, various utility companies assured the city that their respective programs would be able to address present and future needs.
- **Major parks and open spaces**
  - The La Mesa Watershed, Quezon Memorial Circle, Ninoy Aquino Parks and Wildlife, UP Arboretum and large institutional grounds can be best utilized to promote ecological balance and recreation that is nature-oriented.

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- **The existence of pertinent laws.** There are a number of national laws and local ordinances that aid the city government in upgrading its capability to manage the city, improving its financial position and implementing development programs and projects.
- **Decentralization of Tax Collection.** The City Treasurer's Office has established five (5) branch offices to facilitate the collection of taxes in all districts of the city:
  - District I — La Loma
  - District II — Novaliches Center, Sangandaan
  - District III — Farmers' Market, Cubao
  - District IV — Galas
- **General Revision on Real Properties.** The full implementation of the General Revision on Real Property Tax will greatly increase the city's income therefrom.

4.0 DEVELOPMENT VISION, GOALS AND OBJECTIVES

4.1 Development Vision

Quezon City was created in 1939 out of the vision of President Manuel L. Quezon. The vision which has always been the basic guiding principle of the development of the city states that:

> *"I dream of a capital city that politically shall be the seat of the national government; aesthetically, the showplace of the nation - - a place where thousands of people will come and visit as the epitome of culture and spirit of the country; socially, a dignified concentration of human life, aspirations and endeavors and achievements; and economically, as a productive, self-contained community."*

The city grew and evolved largely in consonance with this principle. It developed as a self-reliant community but more notably, it became the center of government services and was venue of different historical milestones that would change the destiny of the country. Significantly, Quezon City contributed to the political and socio-economic shaping of the Filipino nation. The city shall essentially adhere to the vision of President Quezon as it strives to conquer the challenges brought about by the economic changes and the new technologies occurring in the local and global markets. Located at the crossroad and appropriately linked to old and emerging growth areas, the city shall be a vital interregional service hub providing goods and complementary services to the industries and enterprises in these areas. It shall reinforce its role as the center of government services, higher education and specialized medical facilities as it responds more efficiently to the demands of its growing population.

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Capturing the essence of these roles, the desires and aspirations of the citizenry obtained in constant dialogues with them and the noble dream of President Quezon, the City Mayor, Ismael A. Mathay, Jr., pictures a vision of the city as follows:

> *"It is a vision of a model city. A congenial community to live in, to work in. A beautiful city in many respects. A city of opportunities for the hardworking, for the talented, for the enterprising and creative, for the young with ambitions, and for a committed citizenry eager to define a future of peace and progress for a city they can love and work for."*

4.2 Goal

To realize the vision, the overall development goal adopted for Quezon City is geared towards achieving balanced physical development, sustained economic growth and an enhanced quality of life for its citizenry.

4.3 Objectives

To achieve the goal in consonance with the principle of sustainability and equity, the plan seeks to attain the following major objectives:

- Efficient land use to achieve balanced distribution of population, services and industries
- Institutionalized land use control systems to prevent problems associated with urban growth
- Improved and efficient infrastructures and utilities necessary to address present and future demands of the population
- Urban development harmonized with environmental protection and conservation
- Healthy investment climate for economic opportunities
- Health, educational, recreational, shelter and other social needs of the population adequately addressed

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Chapter 2 SPATIAL DEVELOPMENT STRATEGY

1.0 DEMAND-SUPPLY ANALYSIS

With the present estimated population of 2.374 M, the city has a density of 147.34 persons or 29 households per hectare. This population is projected to increase to 2.834 M by year 2005 and to 3.382 M by year 2010. Given a land area which is about one-fourth of Metro Manila, the city can accommodate the additional population and yet maintain a density that is well within the medium range. By 2005, the density is estimated to be 175.89 persons/hectare (35 households/hectare) while by 2010, this is expected to increase to 209.90 persons/hectare (42 households/hectare).

Table SD-1. Estimated Population and Population Density; 2000, 2005, 2010

Year	Population (in million)	Density	
		Person/ha.	Hh/ha.
2000	2.374	147.34	29
2005	2.834	175.89	35
2010	3.382	209.90	42

The land use survey conducted in 1995 showed that vacant lands comprised about 27.03% or 4,355 hectares. The vacant lands are mostly in Payatas where socialized housing is considered most feasible. A considerable part of the population increase will be addressed by the development of these vacant lands while the remaining portion will be absorbed by areas where infill development and rational densification are to be allowed.

2.0 DEVELOPMENT STRATEGY

2.1 Transportation Network

In the study undertaken jointly by national government agencies (DOTC, DPWH, NEDA, HUDCC, MMDA) entitled "Metro Manila Urban Transportation Integration Study (MMUTIS, 1997) it was forecasted that the continuing urban sprawl of Metro Manila will be most pronounced towards the north (Bulacan) and the south (Cavite, Laguna). It will be less on the east (Rizal) due to constraints in terrain conditions.

With this growth scenario, the study advanced a road network framework development proposal which highlights the need to extend as well as expand Metro Manila's major transport infrastructures towards these north-south directions. Being situated at the north-east part of Metro Manila, Quezon City will be traversed by several arterial roads designed to serve as

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the northern growth corridors and by secondary roads for lateral integration of existing suburban growth nodes in this region.

The extension of Mindanao Avenue and Commonwealth Avenue towards the proposed Circumferential Road 6 (C-6) and the planned extension of C-5 via Luzon and Republic Avenues are among the forthcoming significant road projects intended to promote this northwards expansion of Metro Manila. Simultaneous thereto will be the construction of an LRT Line along Quezon Avenue-Commonwealth Avenue (LRT 4) and the proposed rapid rail system (NorthRail) which will utilize the existing north Luzon track of PNR until Clark International Airport.

Within Quezon City, major road proposals like the extension of Visayas Avenue towards Fairview, Congressional Avenue until Luzon Avenue and the widening of Litex Road are now being evaluated. The City Government meanwhile is readying its propositions for the extension of Mindanao Avenue in North Fairview, Katipunan Avenue in Novaliches and Payatas, the widening of Tandang Sora Avenue and such other district-level road projects. These are to provide the needed avenues to open new areas for urbanization, population dispersal and maximize capacities to accommodate the expected population.

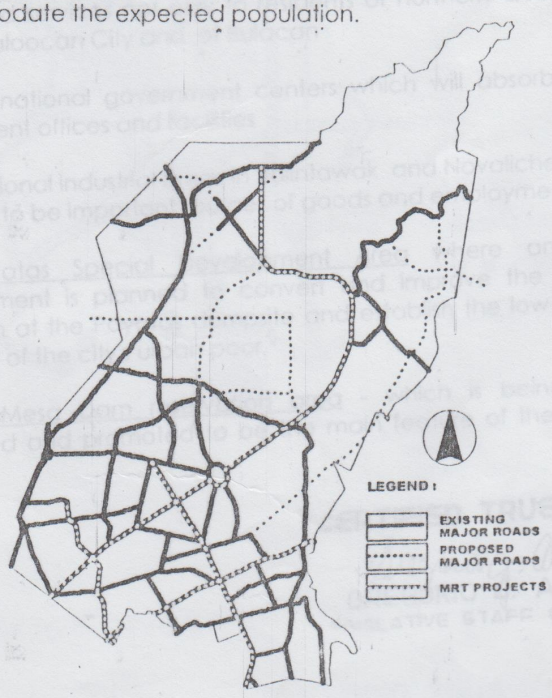

FIGURE SD-1: MAJOR TRANSPORT INFRASTRUCTURE PROJECTS

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2.2 Areas of Growth / Influence

The spatial development strategy indicates the following areas of growth / influence:

- The North Triangle Business District- where a mix use development incorporating terminal requirements of the MRT Line 3 Project with business and residential development is being implemented

- The Eastwood Cyberpark - strategically located mid-way of C-5 it is the country's first information hub where Information Technology- based services and products for export are to be located and integrated with residential, recreational and commercial facilities

- Cubao Central Business District- which shall undergo renewal to be transformed into a new entertainment and retail center and improve its role as a major transport hub

- The emerging Lagro/Fairview Commercial sub-center -which provides goods and services not only to residents of northern Quezon City but also of Caloocan City and of Bulacan

- The two national government centers which will absorb more key government offices and facilities

- The traditional industrial areas in Balintawak and Novaliches which shall continue to be important sources of goods and employment

- The Payatas Special Development Area where an integrated development is planned to convert and improve the environment condition at the Payatas dumpsite and establish the low-cost housing for many of the city's urban poor

- The La Mesa Dam reservation area - which is being preserved, protected and promoted to be the main feature of the Green Lung Network

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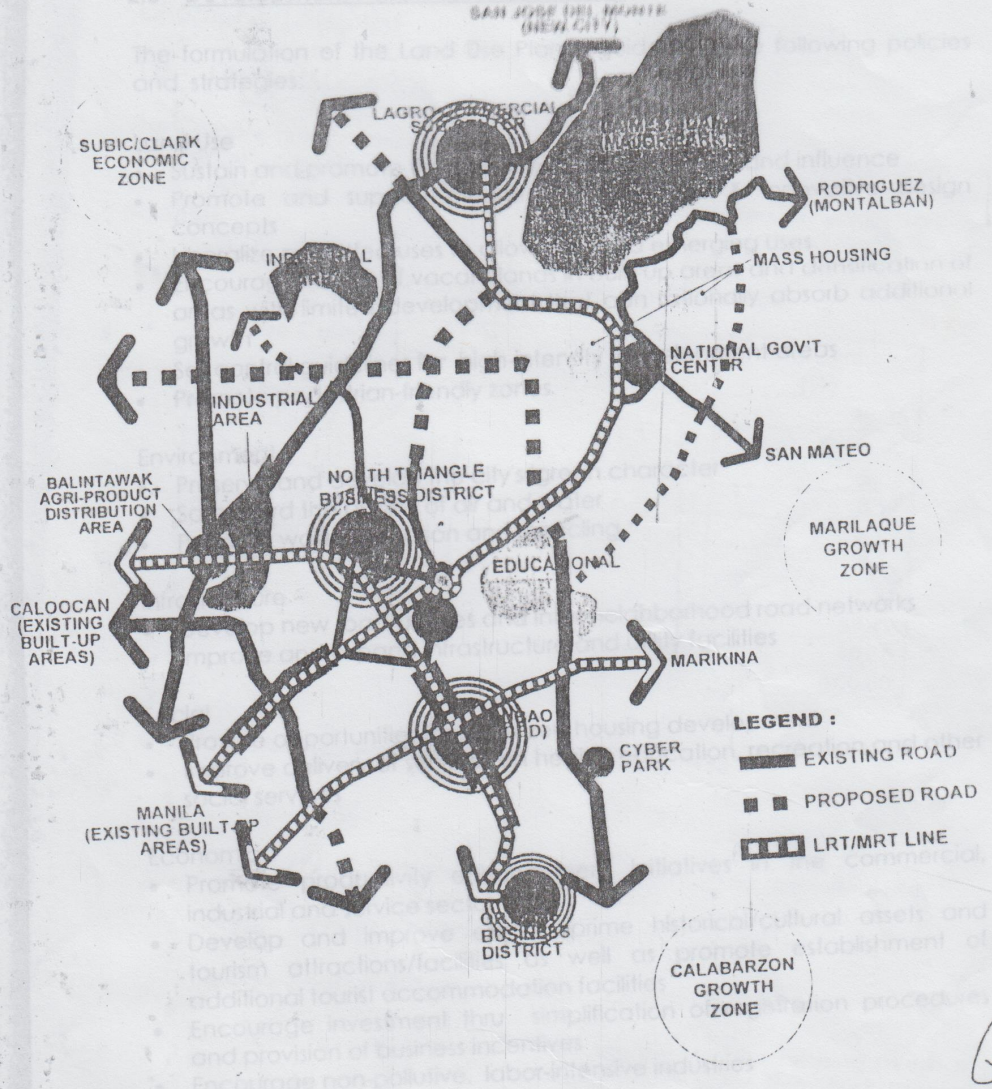

FIGURE SD-2: DEVELOPMENT CONCEPT PLAN

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2.3 Development Policies and Strategies

The formulation of the Land Use Plan is guided by the following policies and strategies:

Land Use
- Sustain and promote the identified areas of growth and influence
- Promote and support planned development & innovative design concepts
- Liberalize permitted uses to allow new and emerging uses
- Encourage infilling of vacant lands in built-up areas and densification of areas with limited development that can rationally absorb additional growth
- Set control guidelines for high-intensity development areas
- Promote pedestrian-friendly zones

Environment
- Preserve and develop the city's 'green character
- Safeguard the quality of air and water
- Promote waste reduction and recycling

Infrastructure
- Develop new road arteries and inter-neighborhood road networks
- Improve and expand infrastructure and utility facilities

Social
- Provide opportunities for socialized housing development
- Improve delivery of services on health, education, recreation and other social services

Economic
- Promote productivity enhancement initiatives in the commercial, industrial and service sector
- Develop and improve existing prime historical/cultural assets and tourism attractions/facilities as well as promote establishment of additional tourist accommodation facilities
- Encourage investment thru simplification of registration procedures and provision of business incentives
- Encourage non-pollutive, labor-intensive industries

Institutional
- Promote private sector & community participation
- Strengthen institutional linkages
- Streamline bureaucracy
- Institutionalize information technology use

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Chapter 3 LAND USE

1.0 LAND ALLOCATION

The Comprehensive Land Use Plan of Quezon City reflects its fundamental role as the center of national government institutions and as a congenial residential community with ample opportunities for entrepreneurial endeavors of its residents.

Table LU-1: Proposed Land Use Distribution

Use Category	Area (in hectares)	Percent (%)
Residential	7,791.19	48.35
Commercial	1,326.61	8.23
Industrial	1,024.60	6.36
Institutional	1,315.81	8.17
Parks & Open space	2,659.67	16.51
Cemetery	74.57	0.46
Utility	215.53	1.34
Sub -total	14,407.98	89.42
Roads	1,704.12	10.58
Total	**16,112.12**	**100.00**

2.0 PLAN FEATURES AND DEVELOPMENT GUIDELINES

2.1 Residential

- Abou 7,791.19 hectares (48.35% are allocated for residential use.
- Quezon City shall remain largely residential in character.
- No significant additional land allocation was undertaken.
- Socialized housing sites shall be designated for the housing needs of low-income groups. These includes CMP sites/ low cost housing projects/ on-site upgrading that have been approved and other areas earmarked/intended as such.

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QUEZON CITY PUBLIC LIBRARY

2.2 Commercial

- Increase in land allocation to allow growth of support services and industries of local, metropolitan and inter-regional dimensions.
- While ribbon development is traditional and seemingly unavoidable, mitigating measures shall be provided to control its impact on the environment.
- New major commercial centers with great potential for private sector undertakings include the North and East Triangles, and the Lagro-Fairview area and the Cyberpark in Libis.
- New Neighborhood commercial sites shall be provided to disperse commercial activities.
- The Cubao commercial area shall be revitalized as central business district.

2.3 Industrial

- No increase in land allocation as original industrial areas are basically retained.
- Existing Industrial sites in APDs shall be added to the land allocation for industries.
- Industrial areas which did not developed as intended shall be classified into their actual predominant used.

2.4 Institutional

- Institutional areas shall be maintained and protected in pursuit of the City's traditional role as an institutional area.
- All sites for medical, military, educational and other government facilities shall be under the general classification of institutional.

2.5 Parks and Open Space

- Remaining open spaces are to be preserved and protected for ecological balance and recreational purposes.
- The La Mesa & Reservoir shall be preserved to form the core of the Green Lung Network, which shall include fault zone, rivers and creeks easements utility right- of- ways(aqueduct, transmission lines) road sides and center islands.

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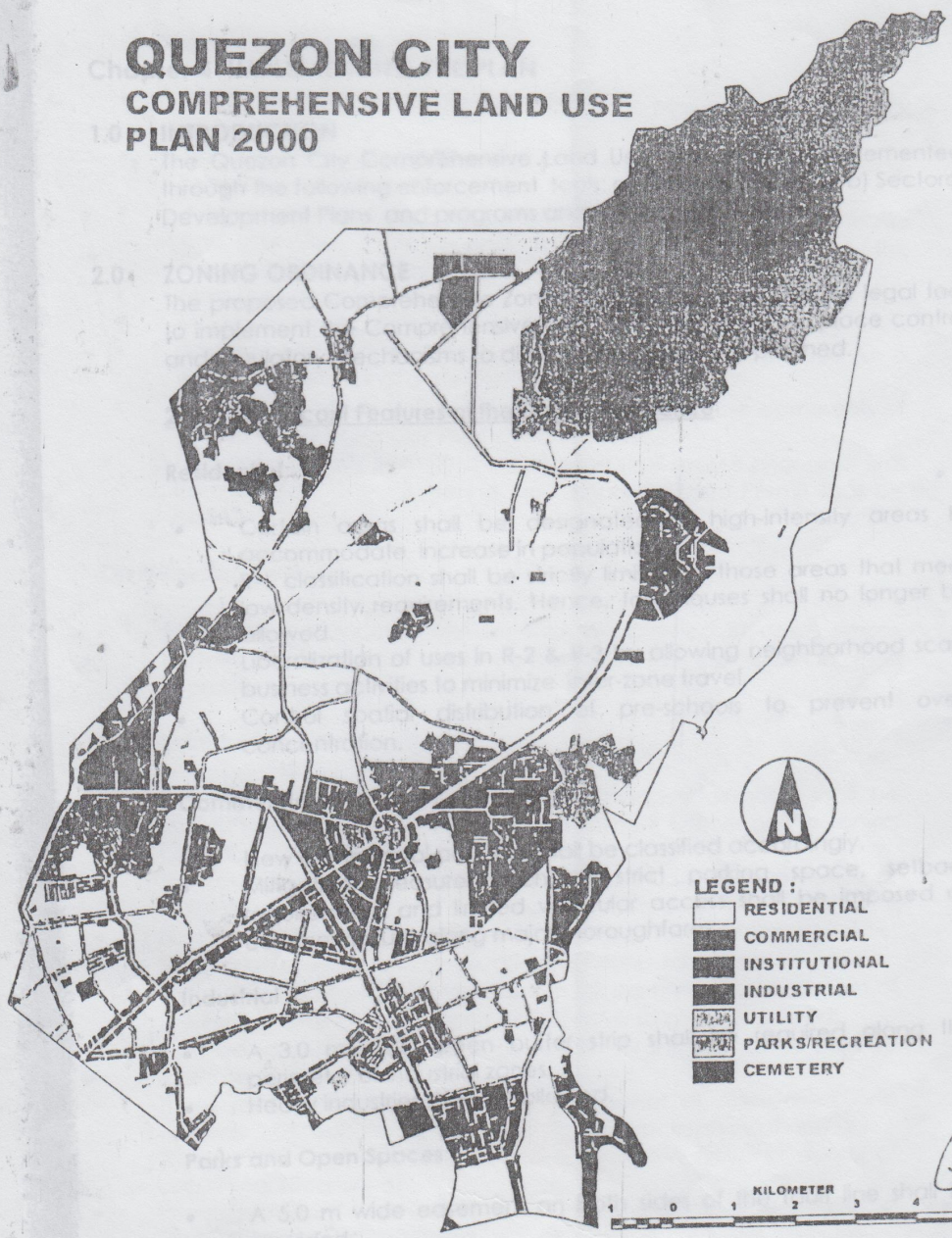
QUEZON CITY
COMPREHENSIVE LAND USE PLAN 2000



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Chapter 4 IMPLEMENTING THE PLAN

1.0 INTRODUCTION

The Quezon City Comprehensive Land Use Plan shall be implemented through the following enforcement tools: a) Zoning Ordinance b) Sectoral Development Plans and programs and c) Financial Plan.

2.0 ZONING ORDINANCE

The proposed Comprehensive Zoning Ordinance of 2000 is the legal tool to implement the Comprehensive Land Use Plan. It puts in place control and regulatory mechanisms to direct development as planned.

2.1 Significant Features of the Zoning Ordinance

Residential

- Certain areas shall be designated as high-intensity areas to accommodate increase in population.
- R-1 classification shall be strictly limited to those areas that meet low-density requirements. Hence, townhouses shall no longer be allowed.
- Liberalization of uses in R-2 & R-3 by allowing neighborhood scale business activities to minimize inter-zone travel.
- Control spatial distribution of pre-schools to prevent over-concentration.

Commercial

- New commercial activities shall be classified accordingly.
- Mitigating measures such as strict parking space, setback requirements and limited vehicular access shall be imposed on commercial use along major thoroughfares.

Industrial

- A 3.0 m wide green buffer strip shall be required along the perimeter of industrial zones.
- Heavy industries shall not allowed.

Parks and Open Spaces

- A 5.0 m wide easement on both sides of the fault line shall be provided.
- The mandatory 3.0 m wide easement along rivers and creeks shall be maintained.

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On District Requirements

- Vehicular access to properties along major roads shall be regulated.
- Parking requirements for all traffic generating activities have been raised and made stricter.
- Advertisement/business signs shall be allowed only in commercial and industrial zone and shall not extend beyond the establishment's property line.
- Maximum height of structures in R-1 shall be raised to 3-storey.
- Maximum height of structures in R-2 shall be raised to 7-storey.
- Any structure in a district abutting an R-1 zone shall provide for a minimum setback of 3 meters.
- Conditional use in residential zones shall secure the comments of the HOA and barangay council concerned.
- Uses not expressly permitted in any zone shall secure prior approval from the City Council. Hence, no Temporary Used Permit shall be issued.

On Mitigating Devices

- Exceptions/variances/deviations shall be allowed in cases where certain factors exist that compliance to the ordinance is impractical.

On Administration & Enforcement

- Enforcement & administration of the Zoning Ordinance shall be vested with the City Planning & Development Officer as the Zoning Official.
- The Zoning Official shall be vested with authority to issue notice of violation, cause order and cease and desist orders.
- Locational Clearance shall be required for the approval of subdivision projects and applications for signboard permits.
- There shall be provided a mechanism for the review/amendment of the Zoning Ordinance to keep it responsive to changing needs.
- Fees being collected in the enforcement of this ordinance shall be increased to a maximum of 50%, as allowed.
- There shall be created a City Zoning Board of Adjustment and Appeals to act on applications for variances/exceptions/Non - Conforming Uses, complaints and appeals on grant or denial of Locational Clearance.
- Penal provisions for violation of the provisions of the Zoning Ordinance shall be increased.

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3.0 Sectoral Development Plans

3.1 Physical Infrastructure Development Plan

3.1.1 Over-all Goals and Objectives

- Direct urban sprawl towards the northern outer core
- Facilitate dispersal of development
- Maximize capacity of districts to accommodate growth
- Provide efficient linkages among different land functions

3.1.2 Roads and Transportation System

Taking cognizance of the role of transport infrastructures in achieving the goals and objectives of the Plan, the following roads and transport development proposals are regarded as vital elements to the City's physical development.

1. Commonwealth Avenue Extension

   Extending the 40 m wide Commonwealth Avenue in Neopolitan Fairview from Jordan Plains to Caloocan to connect with the proposed C-6 will provide an avenue for accelerated urbanization of north-most Quezon City and Caloocan. Its extension further north being contemplated under the Manila-Cagayan Valley Expressway shall ultimately serve as the new growth corridor.

2. Mindanao Avenue Extension

   The planned extension of Mindanao Avenue towards General Luis Avenue until the proposed C-6 will greatly improve traffic situation in Novaliches Proper as well as strengthen access to the industrial district at Caloocan-Valenzuela-Quezon City boundary area.

3. Mindanao Avenue Lagro Extension

   The existing 40 m. wide Mindanao Avenue across Neopolitan Fairview when extended north-east at Lagro and south-west at Gulod will act as by-pass to traffic choke points at Lagro, SM Fairview and Novaliches Proper and will thus reinforce growth integration towards San Jose del Monte, Bulacan

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4. Extension of Circumferential Road 5 (C-5)

   Construction of C-5 segment from UP to Luzon Avenue then westward via Republic Avenue until R-10 in Navotas will interconnect the industrial districts of CAMANAVA (Caloocan, Malabon, Navotas, Valenzuela) with the City's Novaliches-Balintawak zone. Increased activity of businesses in this region is expected as linkage with the seaports in Manila becomes more direct and new gateways from North Luzon (including the Special Economic Zones at Subic and Clark) will be opened.

   Same road shall also improve access to the inner areas of Tandang Sora, San Bartolome and Sauyo enhancing its potential to accommodate growth thus encouraging population dispersal from highly densified districts of the City.

5. Widening of General Luis Avenue

   This primary road serving Novaliches district and extending until MacArthur Highway in Valenzuela direly needs widening to increase its capacity to carry both industrial and passenger traffic.

6. Widening of Tandang Sora Avenue

   Tandang Sora Avenue strategically runs across central Quezon City from Commonwealth Avenue to Quirino Highway and further westward to Valenzuela and is therefore highly potential in accelerating developments in its direct influence area to significantly contribute in absorbing urban growth.

7. Extension of Visayas Avenue

   The extension of Visayas Avenue from Tandang Sora to Commonwealth Avenue in Fairview will speed up growth in the inner vicinities of Tandang Sora and Sauyo. It shall also provide a good alternative route for the Fairview and Lagro areas.

8. Extension of Congressional Avenue

   Preparatory activities are being undertaken by the DPWH to extend Congressional Avenue from Visayas Avenue to Luzon Avenue. Seen as a diversion route to decongest traffic at the QMC-PHILCOA area, this road shall likewise improve access to interior communities in Pasong Tamo.

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9. Development of Proposed Payatas Major Roads

The plan for the development of Payatas for government mass housing projects includes the construction of three (3) major roads that will strengthen its integration to the rest of the City, link the area to adjoining municipalities of Rodriquez and San Mateo, Rizal and provide area-wide access and circulation.

These are:

a. Widening of Litex Road
This 10 m wide road from Commonwealth Avenue to Montalban is the sole public access road in the area. Its widening to a 30 m. wide avenue was designed to accommodate a projected large population for this mass housing project site.

b. Construction of Katipunan Avenue Extension
To provide a link with the rest of the City and as a new primary access for Payatas, the 30 m. wide Katipunan Avenue Extension will traverse parallel Marikina River from UP Balara to Litex Road.

c. Construction of Madya-as Road
The proposed 20 m. wide Madya-as Road will interconnect Litex Road and the proposed Katipunan Avenue Extension cutting through the inner areas of Payatas to serve as main collector-distributor road and a new link road towards San Mateo and Rodriquez, Rizal.

10. Inter-neighborhood Roads Development

The interconnection and improvement of local road networks to provide convenient access to interior vicinities so as to maximize capacity to absorb growth will also result in relieving partly traffic loads on main thoroughfares.

a. Widening of Howmart Road
To improve effectiveness of this road as detour for Baesa-bound motorists by passing the Cloverleaf area

b. Shorthorn Avenue Extension
Construction of segment from Project 8-GSIS to Quirino Highway as an alternate route for Tandang Sora Avenue and to Quirino Highway- Baesa

c. Extension of Katipunan Avenue, San Bartolome
The existing 20 m. wide road at Kingspoint-Goodwill-California extended southwards will connect with Mindanao Avenue and northwards to Gen. Luis Avenue to serve as a new main road servicing this northwest part of the City, providing direct

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linkage to the rest of the City and help relieve traffic at Novaliches Proper

d. Interconnection of Dona Rosario-San Luis-Villaflor Streets (Bgy. Novaliches Proper to Gulod)
e. Inter-connection of Gen. Malvar St. Heavenly Drive (Bgy. San Agustin)
f. Interconnection of Forest Hill-Mindanao Avenue Extension (Bgy. Gulod to Sta. Monica)
g. Interconnection of Maximo-Dao Sts.-Quirino Highway (Bgy. Novaliches Proper)
h. Extension of Katipunan Avenue (Maligaya Park, Bgy. Kaligayahan)
i. Interconnection of North Olympus Subd. Susano Road (Bgy. Kaligayahan)
j. Interconnection of St. Peter-Masaya-Rolling Meadows (Bgy. Gulod to Sauyo)
k. Extension of Queens Road (Northwinds Subd.)-P. Urduja St. (Bgy. Nagkaisang Nayon to Novaliches Proper)
l. Inter-connection of Pasacola-Northwind Subd. (Bgy. Nagkaisang Nayon)
m. Extension of Rockville Avenue-Old Sauyo Road (Bgy. San Bartolome to Sauyo)
n. Interconnection of Sampaguita St.-Binga St. (Bgy. Pasong Tamo)
o. Extension of Union Subd. Road-Central Avenue (Bgy. Culiat and New Era)
p. Interconnection of Sauyo–Banlat Rd.-Ma. Cristina (Bgy. Sauyo to Tandang Sora)
q. Construction of Bayani–10th Street Bridge (Bgy. Dona Imelda to Damayang Lagi)
r. Interconnection of Chestnut–Atherton Extension (Bgy. Pasong Tamo to Sta Lucia)

3.1.3 Mass Transport Plan

Additional LRT/MRT lines are planned within the 10-year period of the Comprehensive Land Use Plan

1. LRT 4 (Quezon Avenue - Commonwealth Avenue)

From Espana Street in Manila to Quirino Avenue in Lagro using alignments of Quezon Avenue, Commonwealth Avenue and Regalado Avenue, this 22.6 kms. LRT line is scheduled for implementation from 2001-2004 to serve 550,000 passengers per day.

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2. NorthRail (Araneta Avenue)

Involves the construction of 100 kms. electric rapid rail system that will connect Clark International Airport to NAIA through Fort Bonifacio, Section I (Caloocan to Clark) using existing PNR line is scheduled 2001-2003.

3.1.4 Utilities Development Plan

Water Supply

Programs

Distribution Mains Extension/infilling Projects – Laying of distribution pipes to extend water supply service to inner communities mostly in vicinity of Novaliches and Payatas.

Angat-Umiray Transbasin Project- An on-going MWSS project designed to increase raw water supply at Angat Dam and subsequently to La Mesa Reservoir, by tapping the Umiray Dam thru an interconnecting aqueduct presently being constructed. About 800,000 cu.m. per day is expected to be produced by the project.

La Mesa-Laiban Dam Transbasin Project Study- A study being undertaken by MWSS to evaluate the feasibility of utilizing Laiban Dam in Tanay, Rizal as additional source for water supply of Rizal Province and southern Metro Manila

Power Supply

Program

- Installation/Construction of four (4) sub-stations at Araneta-NPC, Libis, Fairview and North EDSA, respectively

Communication

Programs

- Installation of P.O. boxes in Bgy. Post Office and other strategic places
- Implementation of an organized and systematic city-wide house numbering system and installation of street signs.
- Provision of support such as motorcycles for faster mail collection and delivery

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3.2 Socio-Economic Development Plan

3.2.1 Overall Goals and Objectives

Ensure the continuing improvement and attainment of the general well-being of every resident of the city

3.2.2. Demography

Objective

- To reduce the city's annual population growth rate

Programs

Population Control Program- Intensification of the Family Planning Program with emphasis on information, education and communication campaign.

Population Management Program – Program designed to attain the goal of sustainable development which is the balance between population resources and environment.

3.2.3 Health and Nutrition

Objectives

- Systemize and maximize the utilization of health and medical services and resources of existing health agencies.
- Continuously improve the delivery of health programs and services.
- Develop an effective health and medical information system for a wider perspective of the health status of the city.
- Replan existing public cemetery sites and identify additional cemetery sites to meet burial needs of the city populace.

Programs

Rationalization of Health Services – Coordination and integration of all health programs and services by various health agencies to maximize utilization of services.

Health Facilities Development Program – This program is geared towards upgrading the existing condition of public health facilities as well as acquisition of sites for the establishment of additional health facilities.

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Proposed Expansion of the QCGH to Medical Center Status – Increase bed capacity to 500 beds as well as expand its facilities and services.

Public Cemetery Development Program – This includes the improvement and development of the city- owned cemeteries and the acquisition of lots for expansion or for establishment of new cemetery sites as well as the establishment of a QC Public Crematorium.

3.2.4 Education and Culture

Objectives

- To provide the residents particularly the young population better access to education
- To improve the quality and relevance of education in the city
- To enhance provision of vocational/technical and entrepreneurial skills education
- To develop a citizenry that is aware and proud of the city's historical and cultural legacy

Programs

School Building Program – Construction of school buildings to address present and future needs.

Vocational and Skills Training Development Program – Improvement of current curriculum on vocational and skills training to keep pace with industry needs and new technological developments.

Book Mobile Program – This program intends to provide additional "book mobile" to reach more depressed areas.

Establishment of a Polytechnic University – Upgrading of the existing Polytechnic into a university to provide affordable tertiary education focused on technological courses.

Culture and Arts Promotion Dev't. Program – Develop and promote culture and art by providing opportunities for the enhancement of talents and popular awareness and establishment of venues (museums, galleries and convention halls) for various cultural and art projects and activities.

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3.2.5 Sports and Recreation

Objectives

- To preserve and develop existing parks and recreation areas
- To coordinate and integrate all sports programs and related activities.

Programs

Comprehensive Parks and Open Space Development Program_ - The program aims to continuously conserve and develop parks and open space to satisfy the recreational needs of the population.

Integrated Sports Development Program – Integration of all sports programs and activities and provision of sports facilities in the barangay, district and city levels.

Integrated Youth Development Program – The program is designed to consolidate all youth affairs programs and provide a venue for the various projects and activities of the youth.

3.2.6 Housing

Objective

- To provide access to decent and affordable housing.

Programs

New In-City Community Housing Development – This concerns the development of in –city socialized to economic housing sites.

New Near- City Community Housing Development – This refers to the development of socialized to economic housing sites in near –city areas like San Jose del Monte, Montalban, San Mateo and Antipolo.

Community Upgrading – This shall be implemented in depressed/squatter communities such as ZIP areas, APD's, areas under the Urban Redevelopment Program and other communities with potential for on-site upgrading.

Resettlement Sites Development – This involves the development of resettlement areas for squatters relocated from danger zones and sites for infrastructure projects and for overspill families from community upgrading projects. The resettlement areas may be situated within or outside but near QC.

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Private Sector Housing Production – This covers housing projects traditionally developed by the private sector catering to the middle and higher-income families as well as socialized housing projects being developed under RA 7279.

Squatter Prevention–Program on squatter prevention to focus on measures to contain existing settlements and avert formation of new ones.

3.2.7 Protective Services

Objectives

- To reduce the incidence of crime and create a secure city
- To reduce the incidence of fire and create a fire-safe city
- To improve and decongest the city jail and the Molave Youth Home

Programs

City-Wide Crime Suppression and Prevention Program –Program to prevent crime occurrence through police-community partnership, intensified, systematic patrolling and increase police visibility.

Fire Prevention Program- Strengthening existing fire prevention program and activities through massive city wide campaign on fire prevention and control, recruitment of additional fire- fighting force and acquisition of equipment.

City Jail Relocation and Improvement Program –Construction of new Penology Center to address congestion and improve jail management.

Disaster Preparedness and Mitigation Program- Prevents probable effects of the threatening hazard on man and his environment, limiting its impact by structuring the response and effecting a quick and orderly reaction.

3.2.8 Social Welfare

Objectives

- To provide social welfare services to socially- disadvantaged individuals, groups and communities in need of such services.
- To maximize the use of available resources that could be utilized in providing the fullest welfare services.

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Programs

Program On the Rationalization of Social Welfare Services - Integrate and coordinate all welfare programs and services extended by GOs and NGOs to reach out to as many areas as possible.

Social Welfare Facilities Dev't. Program – Upgrade of existing as well as construction of new facilities (Reception and Action Center for Mendicants, Day Care Centers for Pre-Schoolers and elderly and Social Crisis Center for socially disadvantaged children and women) for a wider delivery of socila welfare services.

3.2.9 Tourism

Objectives

- To develop and promote the city as an ideal tourist destination.
- To increase tourist arrivals in the city.
- To increase the inflow of foreign exchange and investment.

Program

Cultural and Tourism Development Program - Develop and promote the city as an idle tourist destination through the improvement and enhancement of the city's tourist attractions and historical sites, establishment of tourist-oriented facilities, with the active participation of the community.

3.2.10 Trade & Industry

Objectives

- To create an environment conducive to business development in the city.
- To protect and uphold consumer welfare through promotion of responsible entrepreneurship.

Programs

Small and Medium Enterprise Development Program - to assist in the integration and consolidation of the SME sectors to increase productivity, enhance marketing services and facilitate inter-sectoral networking and direct development efforts towards global economic growth.

Market Development Program - to improve and maintain the city's public markets to serve the consuming public better & ensure lower prices of prime commodities.

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Consumers Protection Program- Program that assures consumer access to adequate supply and reasonably priced prime commodity and provide awareness on consumer rights and responsibilities.

3.2.11 Manpower and Livelihood Development

Objectives

- To uplift the economic condition and standard of living of the Quezon City families by providing them with employment and livelihood opportunities.
- To develop and train world class Filipino workforce.
- To facilitate and assist job placements.

Programs

Manpower Development Program – To provide employment opportunities through skills training ,extending employment assistance and placement through an effective labor market information program
Livelihood Development Program - To provide livelihood opportunities and uplift the economic condition of the family.
Hawker's Management Program - To regulate the operations of hawkers through proper regulation or designation of feasible vending sites.
Cooperative Education and Development Program - Assistance in the formation of cooperative in order to enhance/uplift the socio-economic status of the residents.

3.2.12 Food Security

Objective

To contribute to the provision of adequate supply of food products

Program

Urban Agriculture- Utilization of available land space for food production

3.3 Environment Plan

3.3.1 Goal

- An environment conducive to healthy living by the city's residents

3.3.2 Objectives

- To Reduce pollution of the city's air and water resources
- Develop more green areas

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- Establish a more efficient and environment-friendly waste disposal system

3.3.3 Plans and Programs

QC Environment Management Program

Objectives

- To keep life pleasant and comfortable by restoring and preserving the city's natural environment
- To ensure and maintain healthful living

Sub-Programs:

a. Formulation of QC Environment Management Plan

b. Green Lung Network-Primarily component is the preservation and protection of the La Mesa Dam and Reservoir, particularly its vegetative cover to serve as the city's organic lungs. Other aspects are the establishment of green areas, green strips and plant nurseries in all barangays

b.1 Greenbelt Development Project- Greening of main thoroughfares, properties located along transmission lines, fault zones, aqueducts rights-of-way.

b.2 Barangay Plant Nursery Project- Establishment of plant nurseries in every barangay not only for greening purposes but for income generation as well

c. Solid Waste Management –Efficient waste collection and disposal to reduce incidence of uncollected garbage and prevent indiscriminate dumping of waste

d. Save-Our-Rivers Program- Improve the water quality of the city's natural waterways by reducing the pollution load, recovering lost easements and segments and harnessing people's concern and support to reviving the city's rivers and creeks

e. The major aspects are the development of other green areas, Anti- Pollution Campaign- Focused on the reduction of air pollution resulting from motor vehicle and industrial emissions.

3.4 Special Projects

3.4.1 Over-all Goals and Objectives

To sustain/enhance areas with distinct characteristics or advantages contributing to the city's economic growth

To improve conditions were there is pronounced deterioration or inadequacy of basic facilities and services such as housing, health and sanitation.

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3.4.2 Programs

3.4.2.1 Integrated Management Program- Development of certain areas enhancement and preservation of its distinct character or prevent traffic congestion, deterioration of services, facilities, and environment through the introduction of mitigating ans improvement measures such as setback requirements, access limitation, mandatory greening with the participation of the community.

3.4.2.2 Payatas Special Area Development – Pursue balanced physical development for Payatas through the provision of efficient access and circulatory network, sustain delivery of basic services and provision of housing and livelihood opportunities.

3.4.2.3.CBD Develoment Program- To revitalized the Cubao Central Business District to fully utilized its potentials as the new entertainment and retail center and major transport hub.

3.4.2.4. North Triangle Business – Mixed –used development incorporating the terminal requirements of the Mass Rail Transit with business and residential development.

3.4.2.5 Cyber Park- The country's first Information Technology Center where IT –based services and products for export are located and integrated with residential, recreational and commercial facilities.

3.4.2.6 NGC Development – Another mixed-use development project integrating the national government offices with residential and commercial activities.

3.5 Development Administration

3.5.1 Goal

More responsive, effective and efficient governance and administration

3.5.2 Objectives

- To improve delivery of basic services and provide assistance responsive to the public.
- To improve collaboration with the national government, civic organizations and NGOs
- To strengthen the linkage between the city government, the barangays and local communities

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3.5.3 Programs

Human Resource Development . Enhance the skills and work attitudes of human resources for more efficient job performance

Information Dissemination. Providing the general public with timely, accurate information on various city development regulations.

Organization Development – Improving management systems, structures and procedures to attain service excellence.

Computerization – Enhancing systems and procedures through application of information technology such as GIS –based Management Information System.

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Chapter 5 FINANCING THE PLAN

With the various programs and projects being lined-up for implementation, the need for a more effective and efficient use of funds becomes imperative. At present, the city is confident of meeting the plans financial requirements which has been estimated to reach P 100 Billion for the entire ten-year period. It intends to explore new sources of revenues and financing as well as improving the efficiency in collection of traditional sources of revenue currently imposed in the city as follows:

LOCAL SOURCES:

Taxes - This includes real property tax, business tax and other taxes.

Real Property Tax

Real property tax, which is one of the city's top sources of income refers to the tax imposed on real properties such as land, buildings, machinery and other improvements. As provided for in Section 13 of the Quezon City Revenue Code, the proceeds of the basic real property tax, including interest thereon, shall be distributed as follows:

70% for the city which shall then accrue to the general fund; and
30% for the barangay

Collections from real property tax are expected to increase in the coming years. This will be due largely to the revision on the schedule of fair market values of real properties, intensive tax collection campaign and to the continuing construction boom resulting to massive conversion of lands from residential to commercial use thus further expanding the property tax base in the city. Other positive factors are regular inventory of property parcels and updating of property values, close coordination of the City's Assessor's Office and Treasurer's Office for enhanced tax collection and utilization of the latest in computer technology in the area of tax administration, collections from Real Property Taxes alone is assumed to exceed the P 4 Billion mark by the year 2005.

Business Taxes

In 1998, collection from Business taxes reached P 805.94 or 20% of the city's total income. Collection efficiency on Business Taxes has remained at a constant level of 90% during the period 1996-1998. It has been expected that this level of efficiency will improve by at least two percentage (2%) points annually as a result of improved administrative and collection procedures as well as aggressive and intensive tax campaign.

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Big increases in business taxes is also foreseen in the coming years due to various development projects that are being undertaken such as the EDSA Financial Center Development Project, the Eastwood Cyberpark, etc. It is also worthy to note that the income tax holidays granted to the two big water utility companies, the Maynilad Water Services and the Manila Water Company, will soon expire and as such the income to be generated from these two companies will be a big contributory factor in the increased revenue resources of the city.

Other Taxes

Earnings derived from Other Taxes (franchise tax, amusement tax, tax, etc.) have increased by an average of about 6% during the last five (5) years and is expected to reach P581 Million in the year 2005.

Non-Tax Revenues

Income derived from regulatory and service fees (non-tax revenues) comprise about 5% of the city's income. Collection from non-tax revenues reached 208 million in 1998. It has relatively increasing trend and contributes as a steady regular source of income.

Various programs have also been undertaken to increase the financial resources of the city. One is the computerization of all income centers of the city and the provision of tax incentives especially for new businesses. It will also utilize the revenue to be generated on idle lands. Idle lands has been redefined to cover lands with area of 1,000 square meters, 50% of which remain unutilized or unimproved. Tax on idle lands, if fully implemented can be viewed as one possible major sources of revenue for the city considering the fact that a large portion of Quezon City's land use is classified as idle.

Imposition of special levies on lands specially benefitted by public works projects or improvements funded by the city will also be explored the city government.

EXTERNAL SOURCES:

Internal Revenue Allotment (IRA)

The Cit's share in the IRA has tremendously increased in the last five (5) years averaging by about 11%. In 1998, it has received 1.12 billion and is expected to reach more than 2 billion in the year 2005.

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National Funding

Another external source of funding is the national government's financial contribution to national projects in the city such as building of major roads, bridges/fly-overs and schools. One such project/program in the city in which the national government has a major participation is the Payatas Development Program wherein it largely proposes to finance said program specifically land acquisition.

OTHER SOURCES:

With numerous projects being proposed in the city, to which available resources become inadequate, the city government had sought innovative means to finance these projects such as credit financing and the access to private capital markets, including:

- Entry into credit and financial transactions such as contracting loans, credit and other forms of indebtedness with private bank and/or other lending institutions. This form of financing option was already utilized to finance various infrastructure projects in the city.

- Entry into contracts with any duly pre-qualified individual contractor for the financing, construction, operation and maintenance of a service facility such as in the case of the newly-developed Dapitan Public Market under the Build-Operate-Transfer (BOT) scheme.

- Availment of grants/funding from foreign countries/institutions and non-government organizations (NGOs)

- Issuance of bonds, debentures, securities, notes, collaterals and other obligations to finance self-liquidating, income-producing development projects; and

- Creation of market mechanism that would provide incentives for private financing to the city's infrastructure investment requirements (Joint Venture Agreements)

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