

Page 1 : General Information of the Program

1. Title of the Program : Zero Squatter Program
2. Name of the LGU Implementing the Program : Angono, Rizal
3. Population of the LGU (latest data) : 115, 685
4. Income Classification of the LGU : 1st Class
5. Profile and Number of the Beneficiaries of the Program : 9,876 informal settlers
6. Date (Day, Month, Year) of the Start of the Program : September 2012
7. Financial Profile of the Program in the Previous Year/s (Maximum of 3 Years):

Source of Funds	Expenses	2014	2015	2016
Municipal	Zero Squatter Program	1,973,166.28	2,478,166.28	4,646,558.90

Introduction:

When Mayor Gerardo V. Calderon assumed office in 1998, Angono had its share of squatting problems. Informal settlers sprouted along riverbanks, highway, and on private lands. In 2002, the LGU initiated the development of an informal settler's database and netted 5000 households. Its Urban Settlement Development Office introduced various approaches to address this issue.

With the change in local administration in 2007 and maybe due to other intervening factors, the number of informal settlers ballooned to more than 11,479 when another mapping was done in 2010.

The alarming growth of professional squatters in the municipality topped with the existence of various professional squatting syndicates pose a great threat to the LGU's Social Services Fund, Peace and Order in the municipality, Environmental Hazard and to the Economic Development of the LGU.

Beneficiaries' Needs Addressed by the Program:

Security and Security of Tenure. It is important that the informal settlers must be protected from being further victimized by professional squatting syndicates that may take advantage of them. Unable to secure land and house ownerships gave the informal settlers un-peaceful minds and lots of sleepless nights worrying of getting kicked out of their temporary settling areas.

Institutionalized Program to address the concerns of the Informal Settlers. To ensure that informal settlers concerns will be prioritized by the local government, an institutionalized program must be created and prioritized. Creation of an office/unit that will focus on providing solutions to the problems facing the informal settlers. Provision of pertinent legislative interventions to address the needs of the informal settlers: funding, implementation and sustainability.

Objectives of the Program:

The Local Government of Angono presented various interventions to address the needs of the informal settlers. In 2012, Mayor Calderon crafted and introduced the "Zero Squatter Program". The program aims to:

1. Provide security to the informal settlers through active campaign against the spread and operation of professional squatting syndicates in the municipality.
2. Create a win-win mechanism to help alleviate the lives of the informal settlers through the provision of various assistance and aid the informal settlers gain legal ownerships of lands and houses.
3. Institutionalize an office/unit that will focus in addressing the various needs of the informal settlers.
4. Enactment of various legislative interventions to support the program.

Strategies:

The LGU of Angono implemented various interventions to attain the goals set by the Zero Squatter Program.

Institutionalized Urban Settlement Development Office

The USDO or Urban Settlement Development Office has been in existence for sometime as the unit tasked to handle issues on Informal Settlers, Professional Squatters, and Squatting Syndicates. On September 2012, via a Sangguniang Bayan Resolution No. 12-125, USDO was formally created as a unit under the Office of the Mayor. It is headed by Mr Rey M. Tan and has a budget of almost P/ 1.5 M in 2016. The USDO Fund is complemented by a P/ 500,000 assistance from MSWDO and another P/500,000 convergence fund for mapping purposes sourced from the 5% Calamity Fund.

The Local Housing Board has been created and its composition updated last March 2015 through Executive Order 2015-03. Included to the Board are HUDCC representatives Mr Jason C. Mabazza and Ms Gilda J. Torres.

Angono has an existing and functional Local Committee Against Squatting Syndicates and Professional Squatters.

There is a Local Shelter Plan designed to address the issues on Squatting Syndicates and Professional Squatters.

Planning in Relation to Anti-Squatting

A Local Shelter Plan (LSP) is in place with the objective of attaining Zero Squatters by 2021. Included in the Municipal Development Plan and in the Annual Budget are the following: 1. Emergency Shelter Assistance; 2. Balik-Probinsya Program; 3. Community Upgrading/Relocation Program; and 4. Poverty Mapping. Funds for IEC Against Squatting Syndicates and Professional Squatters are lodged with the Municipal Information Office.

On August 25, the LGU's Updated CLUP and Zoning Ordinance was approved by the Provincial Land Use Council. Resettlement areas were included in the Housing Plan under the Social Sector of the CLUP.

Legislative Support

Aside from the various executive orders issued by the Office of the Mayor creating the Local Housing Board and the Local Committee Against Squatting Syndicates and Professional Squatters, pertinent policies were passed by the Local Sanggunian to address the said issues. Resolusyon Blg 15-003, "Kapasiyahang Ina-adopt at Pinagtitibay ang Local Shelter Plan 2013-2021 ng Pamahalaang Bayan ng Angono", at Ordinance No. 15-702, " An Ordinance Prohibiting the Proliferation of Informal Settlers and the Construction of Dwelling Units and/or Other Structures Without Written Consent/Approval from the Owner or Head of Office, Bureau or Government Agencies having jurisdiction over the affected land and Providing Penalties for Violation Thereof, and Implementing the Zero Squatter Program of the Municipality of Angono.

Public Awareness Campaigns and Activities

There exist a continuous information campaign against professional squatters and squatting syndicates. This is implemented through the Urban Settlement Development Office. Notice to the Public, Billboards, "Paseyo" (Town Crier), and other means were employed to inform the stakeholders about the Municipal Program on Informal Settlers and at the same time, warn them against squatting syndicates. It is worth noting that **professional squatters were systematically driven out of the municipality as a matter of policy.**

In addition to this, purok meetings and public consultations are regularly conducted in close coordination with the legitimate/organized informal settlers association.

Issues on Squatting Syndicates and Professional Squatters are regularly discussed and addressed during the Municipal Peace and Order Council meetings as well as during the meetings of the Expanded Municipal Development Council.

Community Involvement

Effective Community Involvement is harnessed through the various local special bodies like the Local Development Council and the Municipal Peace and Order Council. Furthermore, the urban poor sector is represented in the local Housing Board and in the Local Committee Against Squatting Syndicates and Professional Squatters. (Please see attached documents on the creation of LHB and LCASSPS. Presently, there are at least 75 organized groups in relation to Zero Squatter Program composed of more or less 11,479 households (Angono's Zero Squatter Program brochure).

Participation of Business Community

Seventeen businessmen/corporations are directly involved with the Zero Squatter Program and Angono's business community are indirectly involved through the various special local bodies. Community upgrading, as a cornerstone of the Calderon Administration, is regularly reported to the Angono Business Forum- a loose organization of sectoral business organizations frequently consulted by the LGU on economic and developmental issues.

Page 3 : Positive Results and Impacts

With 11,479 affected households, the Zero Squatter Program has assisted 10046 families through various interventions: **DIRECT BUYING, COMMUNITY MORTGAGE PROGRAM, NHA PROGRAM, and AUCTIONING of LEVIED PROPERTIES.**

Eight Squatting Syndicates were thwarted and a number of Professional Squatter Leaders were jailed.

On July 2, 2016, five persons were apprehended by the local police upon representation of our Urban Settlement and Development Office Head, Mr. Reynaldo Tan, for alleged illegal squatting at the Visitacion Narciso Property located in Barangay Mahabang Parang, Angono, Rizal. ***Pertinent documents including the Police Report are attached to this brief.***

The Squatting Syndicates that were refused entry to Angono were: Wilfredo Torres Group, Tallano Acop Group, Henry Rodriguez Group, Don Mariano San Pedro Esteban Group, World War II Veterans Legionaries Group, October 779 Divinely Fantastic Land Recovery (de Flores), La Compania de Agricola de Ultra Mas, and Dona Lourdes Rodriguez Yaneza Estate.

This year, Kadakilaan Estate Group (Romeo Tuando et al) were brought to the police on July 2, 2016, while Sitio Labahan Upland Farmers Association President, Fernando Clutario, reported the presence of Maharlikans in their area. Mr. Clutario reported it to the police on August 15, 2016. The same was reported to the USDO Head, Mr Reynaldo Tan.

This year, the Anti-Illegal Squatting Task Force conducted inspection and demolition operations in partnership USDO, PNP, PSO, CSU, and Barangay personnel. Illegally constructed makeshift houses were demolished last July 2, 2016 (photos attached to this brief).

Pertinent Executive Orders, Resolutions and Ordinances were issued/enacted in relation to the problems on squatting syndicates and professional squatters, thus, providing sustainable and institutionalized response by the LGU.

The creation of an effective and functional Urban Settlement Development Office (USDO), through EO 2010-11 and SB Resolution 12-125, which serves as the coordinating unit between the government, private owners, and the informal settlers, provided timely government response to the people's needs.

When Angono was adjudged **2015 National Champion and 2016 1st Runner Up for Best LGU Practices Against Professional Squatters and Squatting Syndicates**, it enabled the LGU to showcase a cost-effective, practicable, realistic, and replicable approach for an effective campaign to prevent and curb Professional Squatters and Squatting Syndicates. The recognition also bolstered the municipality's efforts to achieve zero squatter through its own folksy and indigenous approaches consistent with the uniqueness of its constituency. Kindly take note that LGU Angono is the only municipality that was awarded with the said recognition. The other awardees were all cities.

From being informal settlers, the town's marginalized and vulnerable sector are now recognized as formal settlers and regular lot buyers. They were given dignity, their quality of life vastly improved. They are now productive members of the community, paying their taxes and making themselves available for voluntary service to government.

With excellent executive and legislative support to the campaign to prevent and curb PSSS, coupled with various technical assistances from National Housing Agencies, we look forward to a future that is professional squatter-free and squatting syndicate-free.

Impact of LGU Policies Against Professional Squatters and Squatting Syndicates

- **EO 2012-06: Local Committee Against PSSS** – This measure is effective in its goal of preventing professional squatters and squatting syndicates. Since its inception in 2012 it was able to “nip in the bud” cases of illegal squatting and curtails the activities of squatting syndicates that are attempting to operate in Angono, Rizal.

Aside from the syndicates that have been refused entry in Angono in the past years, Kadakilaan Estate Group and Maharlikans were effectively thwarted last year. Excellent coordination of the Committee members was instrumental in this regard.

- **OFM 2014-10: Barangay Committee Against PSSS** – This particular Memorandum effectively mobilized the Barangays at the grassroots level. The excellent barangay-municipal coordination cemented the combined LGU efforts to thwart squatting syndicates and professional squatters.
- **EO 2015-03: Updating the Membership of the Local Health Board** – This is necessary to effectively implement Angono’s Zero Squatter Program.
- **ORDINANCES NO. 2014-07 (Establishing Coordination Links between LCAPSSS and Owners of Undeveloped Real Properties), 2013-669 (Requiring Survey Permit Preparatory to titling/Registration of Real Property), 15-702 (the Zero Squatter Program)** – This legislative interventions provided the legal bases to effectively implement the local government efforts to curb and prevent Professional Squatters and Squatting Syndicates. The Survey Permit, is an effective proxy indicator to discourage PSSS.
- **Kautusang Tagapag-paganap 2015-04** – This particular EO strengthened local action against the proliferation of PSSS. Mednaville, an area most susceptible to organized PSSS has to be strengthened, empowered and supported by inter-agency support group convened by the Mayor with the Urban Settlement and Development Office as Secretariat.

Community Involvement

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Participation of Business Community

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The Zero Squatter Program poses various innovative approaches that contributed to its success.

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Participation of Business Community

The LGU through the USDO involved the business sector in the informal dialogues with the informal settlers. As a direct result, seventeen businessmen/corporations are directly involved with the Zero Squatter Program and Angono's business community are indirectly involved through the various special local bodies. Community upgrading, as a cornerstone of the Calderon Administration, is regularly reported to the Angono Business Forum- a loose organization of sectoral business organizations frequently consulted by the LGU on economic and developmental issues.

Functional institutions dealing with Informal Settlers issues and concerns

This further strengthen the structure of the Local Committee Against Squatting Syndicates and Professional Squatters, the LGU initiated the creation of sub-committees in all ten (10) the barangays. Monitoring, reporting and safe guarding of Angono from professional squatters are made a lot easier and area-based.

Developing convergence and complementation strategies unifying national and local agencies involved with Informal Settlers' concerns

Memorandum of Agreement between the lot owner, the beneficiaries and the LGU

The MOA defines the terms of reference between parties. The instrument is a safety net for all concerned.

Page 6 : Transferability and Sustainability

The Zero Squatter Program is a product of various documents initiated by the executive and those legislations approved by the Sangguniang Bayan that can ensure the sustainability of the program.

Due to strong stakeholders' participation, the program can be sustained even after the term of office of the LGU champion.

The program's asset is in its simplicity. The program design and its components were neatly filed and documented making it easier to sustain. For replicability, the program is cost-effective and very easy to implement.

The use of various multi-media network (TV, social media, conferences, seminars, inter-action with its lakbay-aral visitors). The LGU of Angono never fails to share their unique practices and innovative approaches to address issues on Professional Squatters and Squatting Syndicates.

