

ANNEX 1

PROBLEM – SOLUTION MATRIX

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Residential Development			
<ul style="list-style-type: none"> Increase in Residential area 	<ul style="list-style-type: none"> The 2009 residential area of 4,403.62 has. increased by 3.57% or 151.75 has. more from 4,251.87 has. in 2003. The increase may be brought about by the <ul style="list-style-type: none"> Opening of new subdivisions in areas classified as residential specifically in District II (Capitol-The Manor & Sophia Bellevue), Tandang Sora (City Plaza Subd. & Magnolia Place) Fairview (FloraVista), Sauyo (Glenmont Subd.) and in District III (Libis area) Undeveloped industrial zones and areas formerly occupied by industrial establishments in District II (Nagkaisang Nayon-Sierra Vista Subd.) and III (Bagumbayan-Circulo Verde Subd.) were used as residential area 	<ul style="list-style-type: none"> The existing residential area constituting 27.43% of the city's total land area, still conforms with the 48.35% of land allocated for residential use per approved 2000 CLUP. No potential for commercialization/did not developed into a commercial area Improper disposal of household wastes may contaminate the water reservoir. The developed informal settlements sites now have security of tenure. 	<ul style="list-style-type: none"> Ensure the predominant residential character of the city Re-classify industrial areas, military and C-2 areas that were utilized as residential No significant additional residential lands should be allocated, to manage population growth. Preservation of La Mesa Reservoir to its original character and contain portion converted to residential use with proper monitoring of household's sewer lines
<ul style="list-style-type: none"> Densification of Residential Use 	<ul style="list-style-type: none"> Thirty four (34) barangays consisting of eighty two (82) subdivisions had changed intensity from R1 to R2 (11 bgy; 7 subd) and from R2 to R3 (24 bgy; 75 subd). Major changes is in District II, and may be due to the following: <ul style="list-style-type: none"> Residential lots in R1 were converted to multi dwelling units like townhouses. (Don Enrique Heights, Mira Nila, Mapayapa Village, Villa Ferrenze & Magre Subd.). Utilization of lots in R2 areas were maximized, accommodating extended family members and rentals to other families. (Subd. In Bgy. Baesa, Pasong Tamo & Matandang Balara) Some R2 areas were converted to medium rise residential buildings. (Flora Vista, Bgy. Fairview, San Benisa, Bgy. Sta. Monica) 	<ul style="list-style-type: none"> Densification in residential use would bring about; <ul style="list-style-type: none"> Increase in population density resulting to overcrowding and congestion Increase demand for basic services and utilities Lack of open space and parking lots Traffic congestion 	<ul style="list-style-type: none"> Re-classify intensity of residential areas according to its dominant use. <ul style="list-style-type: none"> Retain original character for areas where there are no changes in residential intensity. Designate areas for mixed use developments Strictly enforce amended Zoning Ordinance and other related code and local ordinances Implement effective traffic management plan Provision of basic services and facilities
<ul style="list-style-type: none"> Conversion from Residential to Commercial 	<ul style="list-style-type: none"> Linear expansion of commercial development notably in District I from R-2 and R-3 areas to C-1 Emerging growth zones follow the conversion of residential areas to commercial (Libis, Fairview & CBD) Opening of new roads and the improvement of existing ones, specifically in District II (SB Diversion, Central Avenue, Congressional Ave. Ext., C-5 Ext., Regalado Ext. & Quirino Hi-way-Mindanao Ave. Underpass) 	<ul style="list-style-type: none"> Peace and order situation in adjacent residential areas is affected. Inadequate parking space Traffic congestion Generates employment opportunities More revenues for the city 	<ul style="list-style-type: none"> Limit or control linear commercial areas to one lot deep only. Control intensity of commercial use along major roads to C1 only Implement effective traffic management plan Effect mitigating measures such as strict parking space, setback requirements and limited vehicular access along roads used as commercial areas.

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
<ul style="list-style-type: none"> Residential Development 			
<ul style="list-style-type: none"> Deterioration of some Residential areas 	<ul style="list-style-type: none"> Old residential areas show signs of deterioration such as La Loma in District I, Project 4 in District III and Galas in District IV due to ; <ul style="list-style-type: none"> - <i>Absence of property owners</i> - <i>Majority are occupied only by tenants</i> - <i>Some properties subdivided into smaller lots</i> 	<ul style="list-style-type: none"> Creates urban blight Highly dense with houses and establishments 	<ul style="list-style-type: none"> Re-develop urban blight or implement Urban Renewal Program Preservation/Restoration of old residential structures
<ul style="list-style-type: none"> Decrease in Informal Settlements Area and increase in Socialized Housing Area 	<ul style="list-style-type: none"> From an informal settlement's area of 1,110.83 hectares in 2003, this decreased to 1,038.27 has. in 2009, or less 72.55 hectares. The decrease may be due to the development and improvement of informal settlement sites to Community Mortgage Program and Direct Sale Program. The data on Socialized Housing Area supports the findings, since there was tremendous increase from only 16.04 hectares in 2003 to 87.27 has. in 2009. The increase of 71.22 has. in Socialized Housing Area are lots coming from the development of the informal settlement sites consisting of 171 SHP/CMP areas, 159 of which are in District II. 	<ul style="list-style-type: none"> Continued proliferation of informal settlers in the city; <ul style="list-style-type: none"> - <i>Hinders development of encroached private and public lands into more suitable and productive uses</i> - <i>Results to overcrowding and congestion</i> - <i>Increases demand for basic services and facilities</i> 	<ul style="list-style-type: none"> Contain informal settlements in designated socialized housing sites. Encourage property owners to develop their vacant lands to prevent proliferation of informal settlers. Intensify informal settlers Prevention and Resettlement Program Adoption and implementation of the Quezon City Shelter Plan

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS						
Commercial Development									
<ul style="list-style-type: none"> Increasing Development Trend based on Actual Land Use Survey (in % share of land use) <table border="1"> <thead> <tr> <th>1995</th> <th>2003</th> <th>2009</th> </tr> </thead> <tbody> <tr> <td>2.91 %</td> <td>5.98%</td> <td>6.31%</td> </tr> </tbody> </table>	1995	2003	2009	2.91 %	5.98%	6.31%			
1995	2003	2009							
2.91 %	5.98%	6.31%							
Intensification of commercial activities									
<i>In Residential Areas</i>									
<ul style="list-style-type: none"> D1 Examiner, Corumi, D. Tuazon Road 20 Corregidor; Rd 8, Del Monte (Paltok), Dangay D2 Dahlia, Luzon Ave., San Mateo-Batasan Rd, Litex Road Buenamar St. D3 Molave, Xavierville, Esteban Abada, 20th Ave. Liberty Ave., Main Avenue; D4 Maginhawa, Sct. Chuatoco, Ybardolaza St, V. Luna Ext. Kitanlad St 	<ul style="list-style-type: none"> Many of these roads are transport routes & are affected by commercialization of adjoining main roads Some residential areas (particularly in Dist 2) have densified requiring more commercial support services 	<ul style="list-style-type: none"> Commercialization is inevitable Income and employment generator for the city Development / increase of homebased businesses 	<ul style="list-style-type: none"> Rezoning of areas based on concepts of mixed use rather than the traditional exclusionary zoning practice. 						
<ul style="list-style-type: none"> Other residential areas have increasing commercial activities ((Rd. 1, Main Ave. Liberty Ave, Ermin Garcia St.) 	<ul style="list-style-type: none"> Used as alternate transport routes 	<ul style="list-style-type: none"> Would cause further traffic as many are narrow roads 	<ul style="list-style-type: none"> Review of the existing Zoning Ordinance 						
<i>In Commercial Areas</i>									
<ul style="list-style-type: none"> D1 NS Amoranto, Shorthorn, Mindanao , Visayas Ave & Tandang Sora 	<ul style="list-style-type: none"> Many of the roads are national roads & are major transport 	<ul style="list-style-type: none"> Commercialization is inevitable Income and employment generator for the city 	<ul style="list-style-type: none"> Rezoning 						
<ul style="list-style-type: none"> D2 Commonwealth, Fairview Ext, Quirino Hi-way, Gen. Luis Regalado 	<ul style="list-style-type: none"> Dist. 2 (no C-2 areas) 								
<ul style="list-style-type: none"> D3,4 None 									
<i>In Industrial Areas</i>									
<ul style="list-style-type: none"> Portion of Bgy. Ugong Norte 	<ul style="list-style-type: none"> Area affected by High Rise commercial developments of Eastwood City as IT center 	<ul style="list-style-type: none"> Areas zoned as industrial are now decreasing 	<ul style="list-style-type: none"> Review of the existing Zoning Ordinance 						
<ul style="list-style-type: none"> Expansion of Commercial Activities In Growth Areas <ul style="list-style-type: none"> - Cubao – (Gateway, Shopwise & Impv't of Farmers & Ali Mall) - SM Fairview - Eastwood-Libis Area 	<ul style="list-style-type: none"> Strategic location Available vast land for development Private sector participation Fierce competition among the big players in the real estate industry 	<ul style="list-style-type: none"> Income and employment generator for the city Contributes to growth and dispersal of commercial activities in the area Traffic generator 	<ul style="list-style-type: none"> Incentive package for investors Promotions of growth areas capitalizing on its function and provision of infra support facilities 						
<ul style="list-style-type: none"> Emergence of Commercial Centers in the <ul style="list-style-type: none"> • SM Centerpoint, Ever Gotesco, Robinsons Galleria-Ortigas, Trinoma, Gateway, Eton Centris, Eton Cyberpad, Eastwood Mall, Waltermart, Expansion of SM City- The Block, SkyGarden & SM Annex 	<ul style="list-style-type: none"> Development caused by increase in population in various districts Private Sector initiatives 	<ul style="list-style-type: none"> Generates income & employment Stimulates economic growth in the city, region & the country Old public markets are becoming blighted 	<ul style="list-style-type: none"> Business promotion Public enterprises to be competitive with private investment initiatives <ul style="list-style-type: none"> - Market development - Conversion to multi-use of non-serviceable markets 						

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Commercial Development			
<ul style="list-style-type: none"> Major Land Development Projects in 2009 <ul style="list-style-type: none"> - <i>Central Business District (CBD)</i> - <i>Ayala Techno Hub</i> - <i>Eton</i> 	<ul style="list-style-type: none"> Mixed use development being promoted with construction of high buildings / condominiums and Establishments ICT bldgs. within the site There is a Presidential Proclamation- Executive Order 620 (for the development of the North and East Triangle and Veterans Memorial for mixed use development with site has big potential for large scale development within NCR) 	<ul style="list-style-type: none"> Effect greatly stimulates growth in the city, the region, and country May create a new CBD that extends its influence to neighboring Bulacan and Rizal Provinces 	<ul style="list-style-type: none"> Incentive package for investors Set controls on special developments in the area
<ul style="list-style-type: none"> Increase in High Rise Bldg Mixed use Residential and Commercial uses <ul style="list-style-type: none"> (<i>SM Residences, Gilmore Ave, Mother Ignacia, Timog Ave, Katipunan, Xavierville Ave, Bagumbayan, South Triangle, Boni Serrano, E. Rodriguez-St.Lukes Area</i>) 	<ul style="list-style-type: none"> Scarcity of land for horizontal expansion Increase due to high impact infra support projects e.g. (LRT 7, LRT Ext, opening new major roads such as Republic Ave, Commonwealth, Quirino Ave., Katipunan Ext-C-5) Mobility and accessibility of residents 	<ul style="list-style-type: none"> Increase city's income Traffic generator Contribution to the growth of commercial activities in the area Generates job 	<ul style="list-style-type: none"> Incentive package for investors City Government to study and develop more innovative regulatory measures beyond conventional zoning
<ul style="list-style-type: none"> Emerging New Uses (Development in technology) <ul style="list-style-type: none"> <i>Business Process Outsourcing (BPO)</i> <i>E-commerce</i> <i>E-gaming</i> <i>E-loading center</i> <i>Internet café</i> <i>High technology and clean industries – Industries to use anti-pollutive devices</i> <i>Information & Communication Industry (ICT) – Majority (15 out of 33 ICT parks/bldgs.) are located in District III</i> <i>Malls/shopping centers have become ideal location for BPO companies</i> 	<ul style="list-style-type: none"> Increase number on business activities in commercial and residential areas Available Human Resource/Educated Manpower Presence of Top notch educational institutions Presence of support facilities Low rental real property value and rental rates compared to other NCR cities 	<ul style="list-style-type: none"> Improvement of business climate in the city Major employment generator for the city Moves the city closer to realizing its vision 	<ul style="list-style-type: none"> Provision of local incentives Institutionalization an IT training ctr. Link-up with private sector and other ICT industry organization Provision of Infrastructure support development e.g. roads, footbridges, street lightings Provision of a safe, healthy and secure environment for workers of BPO's

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Commercial Development			
<ul style="list-style-type: none"> Deteriorating commercial areas - <i>(Along Aurora Blvd/Balintawak)</i> 	<ul style="list-style-type: none"> Construction and operation of the LRT 	<ul style="list-style-type: none"> Further closure/shutdown of small retail/service ships in the area 	<ul style="list-style-type: none"> Enhancement initiative thru: infra support project (street improvement, street lighting) Urban Redevelopment Conduct of study on the improvement of the area with the participation of the stakeholders Conduct of Business Summit/Forum
<ul style="list-style-type: none"> Commercial zones not or slowly developing into intended use <ul style="list-style-type: none"> D1: Area bounded by Calamba, Macopa and Don Jose Agregado Streets (C2 to R2) D2: C-3 area in Fairview (w/ SM & Robinsons) D4 – Quezon Inst. Compound <i>only Puregold area developed as commercial)</i> 	<ul style="list-style-type: none"> Narrow streets not conducive for high commercial activities; Big residential lots. Immediate residential properties (Neopolitan area) remains vacant Previously also zoned as institutional; was originally intended to be acquired by SM but did not materialize 	<ul style="list-style-type: none"> Slow/stagnant increase of commercial activities 	<ul style="list-style-type: none"> Rezone to R2 Conduct of development study Declare QI compound (portion) as heritage precinct
<ul style="list-style-type: none"> Other Land Uses that have high concentration of commercial activities 			
<ul style="list-style-type: none"> <u>Institutional-</u> <i>Heart Center & St. Lukes Center Science & Technology Center/ Ayala Techno Hub Philcoa Area (City Mall & Market Area)</i> <u>Socialized Housing Zone -</u> <i>Commonwealth Area Masaya St. (Old Capitol Site)</i> <u>Parks & Open Spaces -</u> <i>QMC</i> <u>Transport & Utility Zone</u> <i>ABS-CBN, GMA area</i> <u>SUDZ</u> <i>-Commonwealth - NGC</i> 	<ul style="list-style-type: none"> Support Services Most are members of the Informal Sector who conduct business for livelihood Support Services Support Services, ABS-Eulogio Bldg. developed as IT Bldg. Most are members of the Informal Sector who conduct business for livelihood 	<ul style="list-style-type: none"> Generates income & employment 	<ul style="list-style-type: none"> Area under jurisdiction of UP Area under HUDCC Under jurisdiction of NGCHP Improve internal traffic and pedestrian safety and security in these areas
<ul style="list-style-type: none"> Existence of many bus terminals along major thoroughfares (<i>EDSA, Cubao Area</i>) with operations being expanded 	<ul style="list-style-type: none"> Existence of big lots Strategic location of the city 	<ul style="list-style-type: none"> Create traffic in the area as there is no sufficient parking, loading / unloading areas Hampers mobility Improves intermodal connection 	<ul style="list-style-type: none"> Strict compliance with traffic control regulations Provision of a Modern Grand Central Station (Bus Terminal) Preparation of a Traffic Management Plan

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Commercial Development									
<ul style="list-style-type: none"> • New Enacted Laws/Ordinances affecting Commercial developments National - <i>Pres. EO 620 – Rationalizing & Speeding up of dev't of the East & North Triangle & Veterans Memorial area of QC as well planned, integrated & environmentally balanced mixed use dev't</i> - <i>Dept. of Energy Circular no. DC2007-02-0002 requiring all LPG Stations & auto LPG dispensing stations to secure Standards Compliance Certificate from Dept. of Energy</i> Local • <i>Ordinance No. 1573, s-2005 Declaring Banawe Street as Banawe Special Economic Growth Area</i> • <i>Resolution No. 3153, s-2005 Requiring issuance of SUP for operation of gambling-related establishments</i> • <i>Ordinance No. 1826, s-2007 Providing for business regulations & area viability for auto gas / LPG stations</i> 	<ul style="list-style-type: none"> • To regulate business operations 	<ul style="list-style-type: none"> • Safeguards/Protects public welfare 	<ul style="list-style-type: none"> • Strict Implementation 						
<ul style="list-style-type: none"> • Slowly decreasing development from 1995-2000 <table border="1" data-bbox="127 1310 478 1366"> <tr> <td style="text-align: center;"><u>1995</u></td> <td style="text-align: center;"><u>2003</u></td> <td style="text-align: center;"><u>2009</u></td> </tr> <tr> <td style="text-align: center;">4.31%</td> <td style="text-align: center;">4.01%</td> <td style="text-align: center;">3.86%</td> </tr> </table>	<u>1995</u>	<u>2003</u>	<u>2009</u>	4.31%	4.01%	3.86%	<ul style="list-style-type: none"> • Due to policy on dispersion of big industries outside Metro Manila 		
<u>1995</u>	<u>2003</u>	<u>2009</u>							
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Industrial Development																																											
<ul style="list-style-type: none"> Growth of the sector is confined in traditional zones from 1995 to present (Areas at Balintawak, Novaliches and Libis-Ugong Norte) 	<ul style="list-style-type: none"> Due to proximity to industrialized areas of adjoining cities (Caloocan & Pasig Cities). 		<ul style="list-style-type: none"> Encouragement of growth of new/modern & high tech clean industries to replace old industrial activities in the area 																																								
<ul style="list-style-type: none"> Industrial zones not developing into intended use. Large scale industries are fading what remains are small scale type of industries with sporadic spread in some parts of the city. (Areas at Balintawak, Novaliches and Libis-Ugong Norte) 	<ul style="list-style-type: none"> Due to national policy to disperse industries outside Metro Manila 	<ul style="list-style-type: none"> No industrial development 	<ul style="list-style-type: none"> Development of area into a more effective use 																																								
<ul style="list-style-type: none"> There are areas that have develop with special types character – Special Urban Development Zones - Balintawak – Agro Industrial type of industries 	<ul style="list-style-type: none"> Development of several major roads that link to the seaport and to the North Luzon Agro Industrial Economic Center (Subic & Clark) 																																										
<ul style="list-style-type: none"> - Payatas Area – Waste Disposal and Resource Recovery Facilities & Other Environmental Rehabilitation & Enhancement activities 	<ul style="list-style-type: none"> Due to the presence of dumpsite 																																										
<ul style="list-style-type: none"> Growth of Industrial activities which are non-hazardous to environment 	<ul style="list-style-type: none"> Continuing advancement of modern technologies 	<ul style="list-style-type: none"> Demand for skilled manpower 	<ul style="list-style-type: none"> Encourage development of modern Clean industries 																																								
<ul style="list-style-type: none"> Registered No. of businesses from BPLO do not reflect existing situation on commercial / industrial development <i>Business Establishments Issued With Permits</i> <i>Quezon City: 2002 – 2007</i> <table border="1"> <thead> <tr> <th>Year</th> <th>New</th> <th>Renewal</th> <th>Total</th> <th>% Increase/Decrease</th> </tr> </thead> <tbody> <tr> <td>2002</td> <td>13,234</td> <td>27,188</td> <td>40,422</td> <td>-</td> </tr> <tr> <td>2003</td> <td>17,181</td> <td>35,546</td> <td>52,727</td> <td>30.44</td> </tr> <tr> <td>2004</td> <td>14,542</td> <td>34,638</td> <td>49,180</td> <td>-6.73</td> </tr> <tr> <td>2005</td> <td>12,579</td> <td>39,997</td> <td>52,576</td> <td>6.91</td> </tr> <tr> <td>2006</td> <td>12,058</td> <td>44,740</td> <td>56,753</td> <td>7.95</td> </tr> <tr> <td>2007</td> <td>10,792</td> <td>46,046</td> <td>56,838</td> <td>0.15</td> </tr> <tr> <td>2008</td> <td>11,110</td> <td>32,749</td> <td>43,859</td> <td></td> </tr> </tbody> </table>	Year	New	Renewal	Total	% Increase/Decrease	2002	13,234	27,188	40,422	-	2003	17,181	35,546	52,727	30.44	2004	14,542	34,638	49,180	-6.73	2005	12,579	39,997	52,576	6.91	2006	12,058	44,740	56,753	7.95	2007	10,792	46,046	56,838	0.15	2008	11,110	32,749	43,859		<ul style="list-style-type: none"> There us deficiency in the existing computerization system 	<ul style="list-style-type: none"> Lack of database affects formulation of effective programs & projects 	<ul style="list-style-type: none"> Improvement of the computerization system to capture vital information on business development
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OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Institutional Development			
<ul style="list-style-type: none"> • Conversion to commercial 	<ul style="list-style-type: none"> • Portion of the Properties converted into commercial of the strategically located <ul style="list-style-type: none"> - Hospitals: <i>Phil. Heart Center</i> <i>St. Lukes Hospital(w/ hospitals)</i> <i>World City</i> <i>VMC (included in CBD plan)</i> <i>Quezon Institute</i> <i>Delos Santos Hospital</i> - Church <i>Episcopalia Church (E. Rod)</i> - Schools <i>Trinity College</i> <i>UP (Techno Hub, Philcoa)</i> - National Gov't. Office <i>SSS (side)</i> <i>Front of LTO (as smoke belching testing area)</i> <i>Offices included in the CBD Plan</i> <i>TriNoma</i> 	<ul style="list-style-type: none"> • Support services • Convenience on the part of respective clients 	<ul style="list-style-type: none"> • Re-develop urban blight or implement Urban Renewal Program • Preservation/Restoration of old residential structures • Retain heritage character
<ul style="list-style-type: none"> • Conversion to Residential (Areas at Balintawak, Novaliches and Libis-Ugong Norte) 	<ul style="list-style-type: none"> • Portion of the properties converted to socialized housing NGC (West & Eastside) • Portion of UP Campus property for employees housing, two (2) BLISS and Krus na Ligas 	<ul style="list-style-type: none"> • Increased demand for basic services • Increased population 	
<ul style="list-style-type: none"> • Conversion of Industrial Use 	<ul style="list-style-type: none"> • Entrepreneurial School • (Industria St., Dist. 3) 		
<ul style="list-style-type: none"> • Conversion of Residential Structure 	<ul style="list-style-type: none"> • Learning institutions (<i>Esteban Abada, Xavierville White Plains, West Kamias, etc.</i>) 	<ul style="list-style-type: none"> • Lesser strip distance in school children • Increased noise & traffic in residential 	<ul style="list-style-type: none"> • Regulate distances and intensity of operation
<ul style="list-style-type: none"> • Conversion of Military Use 	<ul style="list-style-type: none"> • Camp Bagong Bantay (idle land for so long) was converted in residential/commercial (SM Grass-Condominium-48,928.78 m2) 	<ul style="list-style-type: none"> • Maximized use of land • Increased density and for basic services and facilities • Increased population 	<ul style="list-style-type: none"> • Encourage development of modern Clean industries
<ul style="list-style-type: none"> • Lack of site for public schools 	<ul style="list-style-type: none"> • High classroom deficiency in Dist. II • High Percentage of enrollees • Free rider problem 	<ul style="list-style-type: none"> • Big class size • 2.3 shifts sched. • Low achievement due to poor learning environment • Overpopulated school • Convenience on the part of school children living in neighboring town 	<ul style="list-style-type: none"> • Acquire add'l. school sites • Construct add'l. buildings
<ul style="list-style-type: none"> • Lack of space for public cemetery 	<ul style="list-style-type: none"> • Filled up Bagbag, Baesa and Nova public cemeteries • Number of burial increasing 	<ul style="list-style-type: none"> • Have and alleys occupied pathwalks 	<ul style="list-style-type: none"> • Conduct multi-level burial Construct affordable crematorium • Construct bone crypts
<ul style="list-style-type: none"> • Increase of Institutional Area 	<ul style="list-style-type: none"> • School <ul style="list-style-type: none"> - Acquisition of land as school site 2003 Old Balara – 1,983 m2 2004 Old Balara - 612 612 Holy Spirit - 3,483 2006 Holy Spirit - 6,691 2007 Tandang Sora-596m2 2008 Old Balara - 1,720 2009 - 400 	<ul style="list-style-type: none"> - Address deficit in classroom - Smaller size 	
	<ul style="list-style-type: none"> • Cemetery <ul style="list-style-type: none"> • Recuerdo Memorial Park at Payatas • Expansion of Himlayan Memorial Park, Holy Cross Memorial Park 	<ul style="list-style-type: none"> • Address needs for cemetery area 	<ul style="list-style-type: none"> • Strict implementation of Health/Sanitation regulation

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS																								
Physical Development																											
<ul style="list-style-type: none"> Increase in existing total road length <table border="1" data-bbox="108 338 481 584"> <thead> <tr> <th>1995</th> <th>2003</th> <th>2009</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>156.68</td> <td>158.46</td> </tr> <tr> <td>Secondary</td> <td>160.14</td> <td>161.26</td> </tr> <tr> <td>Collector</td> <td>410.56</td> <td>414.23</td> </tr> <tr> <td>Tertiary</td> <td>1311.93</td> <td>1333.04</td> </tr> <tr> <td>Service</td> <td>144.25</td> <td>148.82</td> </tr> <tr> <td>Others</td> <td>31.65</td> <td>31.95</td> </tr> <tr> <td>Total</td> <td>2215.51</td> <td>2247.75</td> </tr> </tbody> </table> 	1995	2003	2009	Primary	156.68	158.46	Secondary	160.14	161.26	Collector	410.56	414.23	Tertiary	1311.93	1333.04	Service	144.25	148.82	Others	31.65	31.95	Total	2215.51	2247.75	<ul style="list-style-type: none"> New subdivision developments generated new local road networks: <ul style="list-style-type: none"> - Robinson Land Subd. at Maligaya Park - Sierra Vista Subd.. at Nagkaisang Nayon - La Mesa Hts. Subd. in La Mesa Dam Compound - Magnolia Place Condominiums at Tandang Sora Avenue - San Benisa Condo at Kaligayahan - Glen Mont Subd. at Sauyo - La Bresia Subd. at Fairview - Spring Country P-4 at Payatas - Diamond Place at Tandang Sora - Montgomery Townhouses at Kalusugan - Meiling Subd. at Pag-ibig sa Nayon - CMP projects Construction of new main road segments: <ul style="list-style-type: none"> - Katipunan Ave. Ext. (SB Diversion Road) at Nagkaisang Nayon - Commonwealth Ave. Ext. at Kaligayahan - Congressional Ave. Ext. at Culiati and Pasong Tamo - Zuzuaregui Ext. at Old Balara - Northwind-P. Tupaz Road (Rillo Prop.) at Novaliches - Bicol-Leyte-Tofemi Road at Payatas 	<ul style="list-style-type: none"> Increase in population Provide access to properties Increased area of built-up land environment Additional residential units to accommodate increasing population Provide direct access to properties Facilitate connection to utilities (power, water, telephone, cable TV) Minimize traffic congestion along main roads Facilitate urban growth 	
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<ul style="list-style-type: none"> Lack of main roads (Primary and Secondary) in some parts of the City 	<ul style="list-style-type: none"> Proposed primary roads remains undeveloped <ul style="list-style-type: none"> - Republic Avenue - Luzon Avenue - Visayas Avenue Ext. - Katipunan Avenue in Payatas - Mindanao Ave in Gulod and Lagro Proposed Secondary Roads to consider <ul style="list-style-type: none"> - Shorthorn Road Ext. in Baesa - Sampaguita Ave. Ext. in Pasong Tamo 	<ul style="list-style-type: none"> Large tracts of land in Payatas remains idle due to inaccessibility Traffic presently pass through narrow and circuitous subdivision roads to access inner communities Lack of alternate roads forces traffic to congest 	<ul style="list-style-type: none"> Pursue with the National Government completion of proposed primary and secondary roads including necessary programs on acquisition of rights-of-way and resettlement of affected squatter families Phased work program for manageability and viability such as initially constructing the four outer lanes of Republic Ave. or segment of Visayas Ave. Ext. from T. Sora Ave. to Republic Ave. only 																								

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Physical Development			
<ul style="list-style-type: none"> Narrow roads serving as main access route to highly populated communities 	<ul style="list-style-type: none"> Roads in old (pre-war) communities or so-called “barrio roads” that are merely 5 to 6 meters wide that have not been widened and were thus over-taken by urban growth <ul style="list-style-type: none"> <i>General Luis Ave. in Novaliches Proper; - Sitio Aguardiente, Nitang and Villareal Streets in Gulod;</i> <i>Francisco-CIPRDarlos and P. dela Cruz Streets in San Bartolome;</i> <i>Damong Maliit Road in Nagkaisang Nayon</i> <i>Seminary Road in Bagbag;</i> <i>Howmart Road, Kaingin Road and Oliveros Drive in Apolonio Samson;</i> <i>Mendez Road in Baesa are 2-lane roads serving as main if not sole access to thousands of families residing in inner communities</i> 	<ul style="list-style-type: none"> Prone to traffic congestion causing difficulty of ingress-egress to residents High land values and presence of structural improvements (houses and buildings) on roadsides makes it costly and troublesome to pursue road widening Chokes urban growth of inner communities 	<ul style="list-style-type: none"> Undertake widening of main roads and including acquisition of right-of-way thru innovative schemes such as land readjustment, donation, land swap and increased set-back of proposed structures Adoption of Road Framework Master Plan designating the alignment of proposed city secondary roads incorporating the alignment plans of National Government to guide subdivision plans to be approved
<ul style="list-style-type: none"> Unrestored and poorly-restored diggings on roadways 		<ul style="list-style-type: none"> Traffic slow down Pose traffic accident hazards 	
<ul style="list-style-type: none"> On-going rehabilitation of water supply distribution pipes in several parts of the City by the two (2) concessionaires (Maynilad & Manila Water) 	<ul style="list-style-type: none"> Old pipe lines (MWD and NAWASA era) are being replaced, accordingly, to improve flow volume and eliminate leakage 	<ul style="list-style-type: none"> New supply lines and improved flow in communities served Minimized water loss from leakage and pilferage Traffic and pedestrian flow disruptions/ inconveniences during construction Several instances of poor roadway restoration work observed leading to damaged of road infrastructures Delay of road improvement projects to give way for pipe replacement works by concerned utility firm 	<ul style="list-style-type: none"> Strict supervision by City Engineer of restoration works to ensure proper compliance and quality performance of contractor Closer coordination between concessionaire firms and City Government or DPWH on schedules of future pipe rehab projects of the former and road improvement projects of the latter to avoid excavations on newly improved roads or delay of projects

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Physical Development			
<ul style="list-style-type: none"> • Increase in “Utility” land use 	<ul style="list-style-type: none"> • New gas stations, garages for public utility and transport vehicles and communications antennae/ tower sites constructed 	<ul style="list-style-type: none"> • Increased availability of fuel supply for transport vehicles and cooking (LPG) • Additional facilities to enable operation of transport services to commuting public and delivery of supplies and goods • Potential hazards on safety and pollution (noise, fumes and used oil/lubricants) 	<ul style="list-style-type: none"> • Regulate location • Enforce buffers • Performance standards

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Vacant Lands			
<ul style="list-style-type: none"> • Vacant lands decreased by 175.04 has. or 1.08 from 2003 to 2009. Such lands were being developed at the rate of 60.57 has/year. 	<ul style="list-style-type: none"> • After the 1997-1998 Asian financial crisis, the economy rebounded in and investors were once again active in development. QC became the place of investment because of the presence of large tracts of land ripe for development. 	<ul style="list-style-type: none"> • Growth in employment and income of the residents is expected • Growth in population as people is attracted by new opportunities emerging in the city. • Uncontrolled growth results to unbalanced development and inefficiency in land use and economy. 	<ul style="list-style-type: none"> • Sound land use policies and development initiatives to direct growth to desired areas and directions

OBSERVATION	EXPLANATION	IMPLICATIONS	POLICY INTERVENTIONS
Parks and Open Spaces/Reservoir			
<ul style="list-style-type: none"> Of the 175.04 has. of vacant lands in 2003 that were developed , 119,26 has. or 52.6% were utilized for residential projects which, theoretically, should have open space allocation ranging from 3.5% to 9% depending on the density. The minimum area expected to be generated from the residential development is 4 has. however, the changes in land use distribution from 2003 to 2009 shows that the total area of open spaces even reduced by 0.57 ha. which should not be the case. 	<ul style="list-style-type: none"> The reduction in the area of OS is attributed to the development of a government housing project with an estimated area of 1 ha. in an OS in Barangay Vasra. There was very minimal OS contribution from the new housing projects that were developed, an indication that the projects have areas 1 ha. or below which are not required by law to have OS. PD 1216 requires 3.5% of gross area for low-density or open market housing, 7% for medium-density or economic housing, and 9% for high-density or socialized housing. 	<ul style="list-style-type: none"> Essential public services and amenities like schools, barangay halls, multi-purpose halls and health centers that could not be provided due to lack of space. 32 barangays do not have any park and playground at all. Lack of greenery in some areas, unattractive surroundings and poor quality of the environment 	<ul style="list-style-type: none"> Preservation of open spaces and acquisition of land.
<ul style="list-style-type: none"> Practice of some developers to divide their properties and construct subdivisions or housing projects with sizes below one hectare to be exempted from the open space requirement of the law. 	<ul style="list-style-type: none"> The strategy allows developers to maximize the use of the land and generate and market more units for profit. 	<ul style="list-style-type: none"> When integrated, the small subdivisions or housing projects form one huge project without any open space or parks at all 	<ul style="list-style-type: none"> Enactment of measures preventing or prohibiting developers to divide projects into small projects and first requiring the master plan for the big project or entire property.
<ul style="list-style-type: none"> In the last eight years, many parks were either developed or rehabilitated. Major improvements on popular and big parks like La Mesa Eco Park, QMC and Balara Park. Neighborhood/community parks were constructed or upgraded and furnished with park amenities and facilities. 	<ul style="list-style-type: none"> The Belmonte Administration embarked on a massive infrastructure program including parks development. The city government recognizes the role of parks in the improvement of the environment and the quality of life of the people 	<ul style="list-style-type: none"> Improvement of the environment and recreation of the residents 	<ul style="list-style-type: none"> Sustained support for the recovery and development of more parks
<ul style="list-style-type: none"> Competition for allocation among allowed public uses in open spaces such as schools, health centers, barangay halls, places of worship, roads, parks, playgrounds and recreational areas. 	<ul style="list-style-type: none"> PD 1216 defines open space as an area reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospitals, health centers, barangay centers and other similar facilities and amenities. Technically, all these uses could be accommodated but due to limitation in land area of most open spaces, there is conflict as to which use should prevail over the other. 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">

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Parks and Open Spaces/Reservoir			
<ul style="list-style-type: none"> Structural encroachments and informal settlements on many open spaces. 	<ul style="list-style-type: none"> Undeveloped OS attract nearby adjoining private property owners and urban dwellers to utilize the OS for their own purpose. 	<ul style="list-style-type: none"> Loss of OS for ecological balance and recreational needs of the inhabitants 	<ul style="list-style-type: none"> Integrated Parks and Open Space Development Program Development of undeveloped and underdeveloped open spaces
<ul style="list-style-type: none"> The La Mesa Dam land reservation decreased by 0.046% (from 15.92% in 2003 to 15.87% in 2009) 	<ul style="list-style-type: none"> An area of 7 has. was converted to a housing project for MWSS employees. 	<ul style="list-style-type: none"> Development such as the housing project compromises the integrity and role of the reservation in the protection of the environment of the City 	<ul style="list-style-type: none"> Preservation of the La Mesa Dam and prohibiting the conversion of any of its portion to uses like housing, commercial and others that threaten its integrity and role.
<ul style="list-style-type: none"> Schools like UP, Ateneo University and Miriam College and some government institutions have huge premises that have remained largely open with relatively small building footprints. 	<ul style="list-style-type: none"> These institutions from the very start have big land reserves and do have plans with huge open space allocations. 	<ul style="list-style-type: none"> Big public and private institutional grounds add up to the inventory of open spaces in the city. 	<ul style="list-style-type: none"> Support institutional development plans utilizing less land space.
Waterways			
<ul style="list-style-type: none"> The total area of waterways decreased by 1.21 has. 	<ul style="list-style-type: none"> The decrease is attributed to the growth of informal settlers 		<ul style="list-style-type: none"> Recovery and development of easement into parks
Waste Management Areas			
<ul style="list-style-type: none"> The Payatas Controlled Disposal Facility occupying some 24 hectares of land is already over-dumped and has long been ordered for closure by the DENR. While several infrastructure improvements have been done to make it more safe, sanitary and environmentally-acceptable, some sectors consider it an environment and health threat. 	<ul style="list-style-type: none"> The city is said to be generating some 1,800 tons of a solid waste a day. The absence of metropolitan facility in Metro Manila for many years led to the emergence of the Payatas dumpsite which was unsafe and unsanitary at first. Without any alternative for disposal, QC used it to contain its solid waste. The dumpsite was later improved/rehabilitated to conform to some environmental standards. It was allowed to absorb more waste due to the huge generation amidst the absence of disposal site option for the city. 	<ul style="list-style-type: none"> Should the controlled facility be allowed to operate and absorb more waste beyond capacity, the eminent danger to health and environment would be realized. 	<ul style="list-style-type: none"> Development of sanitary disposal facility Intensification of solid waste reduction at source More incentives for communities and barangays to implement their own solid waste projects