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学位論文の題名	A Study on the Philippine' s Gated Communities as Correlated with the Barangay: Development in Metro Manila with Focus on Quezon City（「バラングイ」との関係にみるフィリピンのゲーテッド・コミュニティに関する研究 マニラ首都圏ケソン市における開発を対象として）
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A STUDY ON THE PHILIPPINE'S GATED COMMUNITIES AS CORRELATED WITH THE BARANGAY: Development in Metro Manila with Focus on Quezon City

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1. Purpose, significance, method of research

1.1. Purpose and significance of research

The main purpose of this paper is to highlight the connection of the gated community with the barangay in the Philippines by providing concrete data through history and current examples of these major community concepts flourishing in Metro Manila's built environment. Studying these correlations then led to a second purpose of offering typologies that exist in the region today.

Based on literature on gated communities and the barangay, this is the first study that focuses on the link of the two enclosed societies in the Philippines. Persistent examination of this topic could be significant since architecture should work closely with other fields. Also, comprehensive land use plans should recognize and suitably integrated these types of communities, aiming for enhanced planning for the nationwide progress. The gated community is familiar with many models across the globe. It is a master-planned residential development offered primarily by private corporations, with walls or fences and gates that restrict traffic into and out of the estate. On the other hand, the barangay is easily recognizable to the Filipino yet unfamiliar to most outsiders. It is defined in many ways –a traditional community in the Philippines, a community of like-minded personalities– but, mainly, it is the smallest administrative unit in the Philippines. These community concepts are deeply interwoven through history, shaped by tangible and intangible aspects. Regrettably, a central agency dedicated on gated communities do not exist in the Philippines when this is the most common type of residential neighborhood especially in urbanized areas thus needing supervision. A master list of all the gated communities is nonexistent and information on the current status of these distinctively Filipino communities are fragmented. Moreover, there is not enough dialogue on the correlation of the barangay with the gated community. The Philippines possesses a rich past, which is as vibrant as its tropical surroundings; however, not enough study has been conducted on its community architecture with regards to gated communities that dominate major cities in the country juxtaposed on the smallest administrative division in the country. Thus, with this paper, I shall be providing historical data, case studies and existing archetypes of these community concepts in the urban landscape where we shall clearly see their correlation.

Analyzing its present condition and offering concrete examples of their correlation contributes to the general knowledge thus much can be derived to help not only urban planners, citizens, executives, economists, but most other fields, as well. Having extensive data could easily produce complete typologies that exist in the country which could help administrations better integrate private spaces to public domains. Knowing the architectural features may assist local artisans produce furniture, fixture and other associated systems appropriate for these vast spaces present most everywhere. Cultural and political implications should direct policies to include resolutions for cohesive societies. Psychological associations could educate users and lead to accepting existing environments and bettering situations. The opportunities are infinite and reassuring.

1.2. Research method

Review of related literature, discussions with planners and designers, collections of maps, lists of registered Homeowner's Associations (HOA), and other details from agencies such as National Mapping and Resource Information Authority and Housing and Land Use Regulatory Board (HLURB) were analyzed. Note that specific data about the gated communities were uncommon, and at times, non-existent, as the Philippines do not have a single governing body for these. Therefore, documents collected from organizations were often general, many incomplete and outdated, and needed to be directly or physically confirmed. This significantly reduced the land area studied, as well as the data that could be presented. It has been 70 years since the first appearance of the gated community in the Philippines but an agency, nor a department within a national organization, do not exist. This leads to insufficient records and confusion or unwarranted procedures, as with any aspect in society that does not have appropriate governing body. There are seven Key Shelter Agencies, and even with the existence of a devolved administration to

the barangay, there are various specialized information lacking in the government’s database. A list specifically on the types of gated communities that exist in Metro Manila is not readily available.

2. Selection of case studies and content of each chapter

2.1. Cases targeted by this study

This study focuses on the National Capital Region (NCR), which played an important role in the formation of the country as it is today. Historical development through the City of Manila, which is the capital of the country, and Makati City and Quezon City, where the earliest gated communities appeared, were offered. The case studies were focused only on 17% of the total land area of Quezon City closest to the City of Manila, with 57 barangays out of the 142 within its jurisdiction. It was shortlisted from the HLURB’s list of accredited HOA. There are 12,223 total entries, 391 of which are HOA in Quezon City, then filtered to solely residential communities which resulted to 14 entries. Out of these, Damar Village and Montgomery Place were chosen. The former is an example of a gated community that is also recognized as a barangay and the latter is a typical gated community offered nowadays. West Triangle is a well-known barangay and was selected since it has been gated recently.

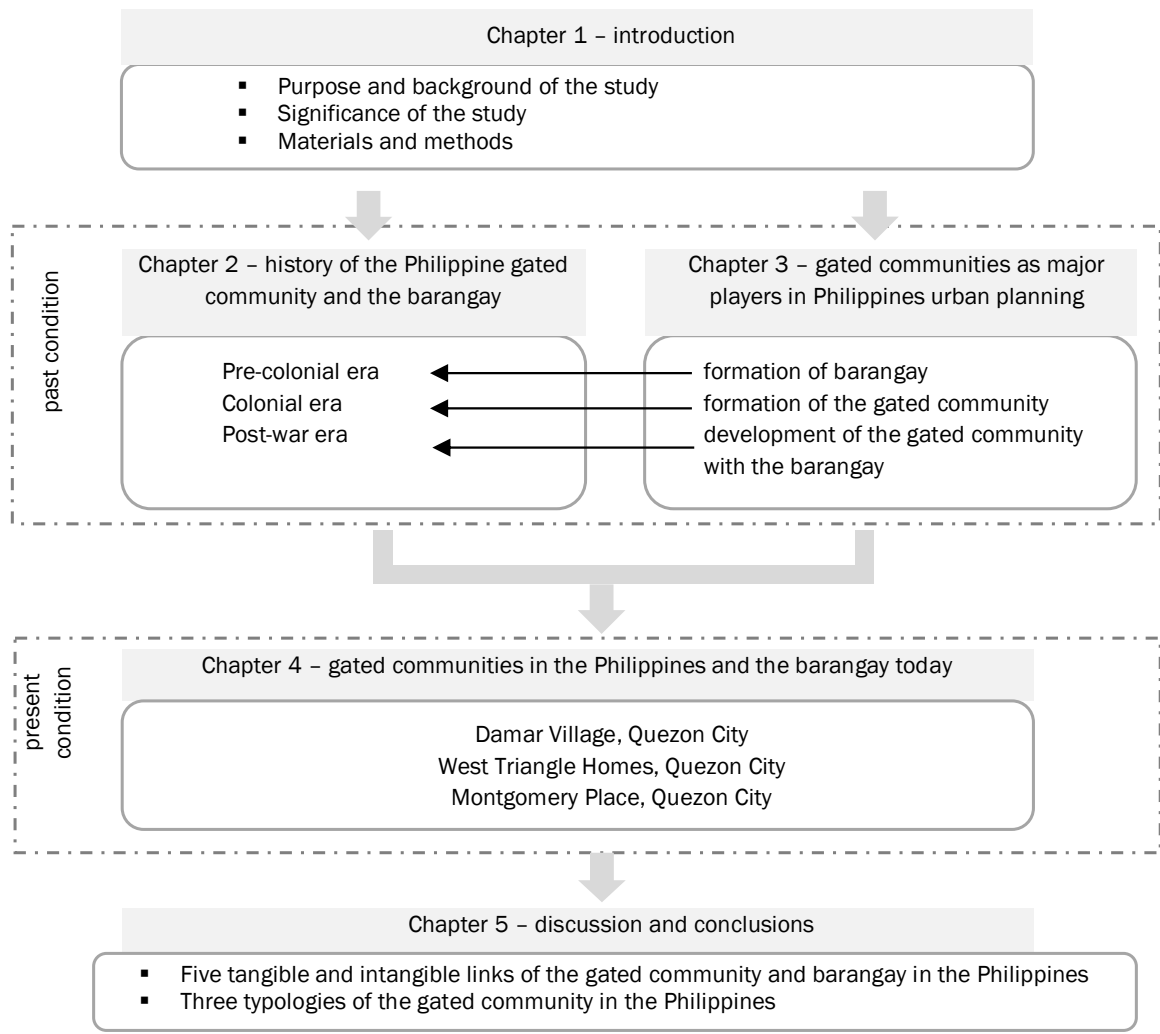


Fig 1. Framework of the study (made by LORENZOcm)

2.2. Structure of this research and contents of each chapter

This research consists of five chapters (Fig 1). Chapter 1 introduced the barangay and gated community, through narratives of various authors and experts on the topic. History which focused on the urban landscape and architecture

particularly about the gated communities in the Philippines and administrative structures such as the barangay were discussed. Origins of the gated community from around the world were offered for contrast. Significance of the study was elaborated, then research method and terms were listed.

Chapter 2 began with the hierarchy of administrative divisions in the country. It then offered an overview of the two enclosed societies in a timeline from its foundation to its present significance. The narrative started with the earliest permanent settlements in the 16th century called a barangay, brought by the Malay people. It moved to development during centuries of colonization thus understanding how western concepts influenced housing greatly. With the Spanish Era, which strictly enforced city planning ordinances set by the king, a layout of spaces that followed a hierarchy arose wherein the most evident prompt is Intramuros. Then, through the American Era, formation of the urban landscape was supplemented with City Beautiful Movement as manifested in Burnham's Plan of Manila and the Frost-Arellano Plan for the capital cities of the Philippines. This chapter also reviewed the earliest gated communities in the Metro, namely Forbes Park in Makati City and Philam Homes in Quezon City, and the present-day urban landscape.

Chapter 3 stressed the role of the barangay and the gated community in the Philippine society and their impact on the housing landscape. The place of these distinctively Philippine community concepts was identified to clearly position these in the built environment. The first exclusive neighborhoods came into fruition at the end of World War II, which offered residential homes to the upper-class residents of the country. Land in the Philippines began as communal, wherein land was a resource for the benefit of all. Real estate only began with the American businessmen thus land now became an economic item or commodity, something that can be purchased and owned by the people. As with the housing gap, the private sector has been major proponents to mitigate poor infrastructure quality and deficiencies in the country. Housing supply and distribution, infrastructure distribution, and the key shelter agencies were examined to understand the effort of owning a residence in the country.

Chapter 4 furnished case studies of gated communities juxtaposed with the barangay. An overview of the earliest gated communities, the importance of Quezon City as study area, and the history of the three case studies were declared. Quezon City had a fervent purpose for the citizens broken by war. A Charter of Quezon City signed by President Quezon laid out the details for the creation of a new municipality known as Quezon City. The master plan was drafted by Filipino architect Juan Arellano under American planner Harry T. Frost. Like the Burnham Plan of Manila, only a few elements of the Frost-Arellano Plan were fulfilled. The case studies were the following: Damar Village by San Miguel Corporation which was delivered in 1963, West Triangle Homes developed by various housing dealers in the 1960s, and finally, Montgomery Place by Ayala Corporation which began construction in 2002. Categories were defined, such as location and boundaries, amenities and infrastructure; then, architectural features were detailed. At the end of the chapter, a tabled summary was laid out for easy comparison of these residential communities.

Chapter 5 is a summary and discussion of this research. It concluded that based on history and visual cues, five profound connections exist between the barangay and gated community. By identifying these similarities, three typologies could also be recognized.

3. Findings obtained from this study

3.1. Five features of the barangay and gated community

The barangay, along with the gated community in the Philippines, is a very familiar to Filipinos. At present, Metro Manila has hundreds of these gated communities and the number keeps growing, with more appearing outside NCR. Through this study, the connection of the gated community with the barangay in the Philippines can be summarized in five distinct points.

First, both the gated community and barangay reflect a deep-seated awareness of hierarchy in social status. Second, they are physical aspects of town planning as a result of colonial expansion by Spain and the United States. A figure on the typical site development plan of a gated community in the Philippines was offered to indicate these influences on the built environment. The perimeter walls and regulated access points are reminiscent of Intramuros and military camps abundant under occupation, the shared amenities are inspired by the Garden City Movement prevalent during that time, and the housing lots are comparable to the sanitary *barrios* scheme. Subdivisions of mass

housing were required postwar, and these master-planned villages by property developers differed mainly in that they were created for specific demographics, as a specialized response to the needs of landless Philippine residents. Nowadays, there are even variations in the types of developments and target markets. This is a truthful glimpse of the Filipino culture manifested in the built environment – an outlook of segregation translated into isolated physical spaces – which continues to evolve.

Third, encompassing hectares of land, both the barangay and gated community value the extent of their territories. These can be seen with the distinct character each neighborhood display. There are also grand entrances, perimeter walls and landscaping to enclose the spaces. Fourth, both have their own administrative and civic centers. Administrative centers for the barangay and gated community are the barangay hall and clubhouse, respectively. Civic areas available for use of the residents include chapels, parks and playgrounds, multi-purpose halls and the like. Fifth, both are overseen by elected individuals from within their domain. The barangay is managed by barangay officials and headed by the Barangay Captain, on the other hand, the gated community is managed by HOA officers with the direction of the HOA President. These are all elected individuals by residents within their domain. The first two distinct points gave emphasis on the formation and greatly motivated by the West. The next three were specific features influenced mainly by national and local government laws.

3.2. Three typologies of the gated community as correlated with the barangay

As the study undertook the main purpose of highlighting the connection of the gated community with the barangay in the Philippines, three categories of development could be made. These in no way represent all the gated communities in the Philippines. Optimistically, several fit and some may find resemblances.

Archetype I is the “gated barangay,” wherein the boundaries of the gated community and barangay are one and the same. Generally, these were built before 1975 since the formal barangay system was implemented from that year. Its foundation is similar to many housing ventures that appeared post-war around the world. These are privately owned lots, developed to provide housing for people who choose to live in a secure neighborhood with complete facilities for the family. It is a master-planned project by a private corporation where individual lots are sold to a certain demographic.

Archetype II is the common “gated community,” and in the Philippines, one or more can be found within a barangay. Each is considered a private development and largely independent from the barangay. The entire property is improved by a private developer and, upon turnover, the supervision of common spaces and infrastructure is contingent on the HOA.

Archetype III is the “modified community” wherein residential neighborhoods in a barangay were gated following a consensus among homeowners. The area was enclosed through fences and gates on existing public streets, mainly aiming to restrict access to the private residences. It is not a master-planned development thus perimeter walls are non-existent. It is important to note that the gates are added through the request of the residents to the LGU for additional safety, but it is understood that the gates are temporary and should it be necessary to remove such enclosures, the LGU is able to do so without opposition. Also notable are the countless instances of residents foregoing bureaucracy and erecting the gates or barriers on public roads without proper clearance. As such, Archetype III is a transformation of the urban landscape that necessitates further study.

3.3. Projection based on the findings

Many of the prominent land developers have been continuously producing numerous gated communities for decades, recently catering to different demographics and undertaking other building forms. In Metro Manila, even in other Metropolitan cities in the country, these are always gated communities. There are security guards that greet you at the entrance, perimeter walls that define the edges, and a distinctive lifestyle that inhabits it. Enormous raw lands in NCR are now scarce but there is still high demand for housing. Comprehensive land use plans should recognize and actively work with these enclosed neighborhoods understanding their multifaceted correlation with the barangay.

Through analysis of the findings and an updated map of the study area showing the archetypes, a trend could be seen. Another Archetype I may no longer materialize but occurrences of Archetype II are expected with the convenience of owning a home through private proponents becoming increasingly simple and fast. Noticeably, the spread of Archetype III seems inevitable. The author believes this heavily relies on the political climate and the

delivery of basic services to the citizens. It is widely recognized that there have been difficulties with the administration to provide basic needs efficiently, wholly, and even at all. This has led to a mindset of self-reliance for many citizens, for instance, acknowledging private sectors as prime providers for most goods and services for decades. Other possible factors to consider for more cases of Archetype III are the sense of security and, more importantly, the relationships formed within communities and neighboring barangays. Further studies on community dynamics could be extremely advantageous to urban planners in the Philippines to create more harmonious movement through public and private spaces.

論文審査の結果の要旨

本研究は、フィリピンのマニラ首都圏の住民コミュニティの概念とその歴史を近年の事例に着目して整理し、最小の行政単位であるバランガイ(Barangay)と民間開発のゲーテッド・コミュニティ(Gated Community)の関係をソフト／ハード両面から明らかにしたものである。

これまでフィリピンのバランガイの歴史や文化、住宅地の特徴に関する研究がなされてきたが、歴史的背景を踏まえた上で、住宅地のコミュニティの運営と実空間の関係性を精緻に読み解いた成果はない。特に、近年ゲーテッド・コミュニティの形式は徐々に変化を遂げているが、その特徴については未だ十分な検討がなされていない。また、そもそも国の住宅関連機関が全体数を押さえておらず、今後の都市経営に活かすこともできない状況にある。

本研究では、マニラ首都圏ケソン市を事例として、開発年代と開発主体に準じた事例を選択し、先行研究や古地図や古写真から旧状を整理すると共に、開発者や計画者へ聞き取り、行政文書や民間ディベロッパーが作成した計画図、そして現地調査を通じて現況を把握した。

その結果、バランガイとゲーテッド・コミュニティの関係について5つの特徴を見出すと共に、3つ類型を見出した。特に、近年、ゲートを有しつつも塀やフェンスを持たない類型が出現したことを見出したのは、本研究の大きな成果である。そして、この型は今後の住宅地開発や都市再開発でも増加しており、バランガイの運営にも影響を与えると予想される。

課題の設定と論文の構成、研究の方法、導かれた結論および現代都市経営への示唆という点において博士論文を申請するに値する成果であると判断する。