

2017 EVICTION MONITOR

ASSOCIATES OF THE URBAN POOR
ANNUAL REPORT

The Urban Poor Associates (UPA) is a non-government organization established in 1992 to work with the urban poor communities to attain land tenure, housing and basic services including jobs, health and education. UPA dedicated a team to monitor evictions/ demolitions in Metro Manila.

The following report is the result of the Urban Poor Associate's yearly monitoring of evictions/ demolitions that happened in Metro Manila. It also includes observations on relocation sites and fires that displaced urban poor families. The following list was drawn up mainly by UPA.

This study covers January to December 2017 eviction cases, processes that govern evictions as indicated in RA7279 or the Urban Development and Housing Act, status of land ownerships and the number of families affected.

It is hoped that NGOs, the academe and other interested public will use these eviction data as reference for discussions and to assess how demolitions/ evictions are carried out by the government and/or the private sector against the nation's poor.



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PROCESS

The monitoring of evictions by the UPA Team was done in the field by interviewing the leaders and families from the evicted communities, as well as the barangay leaders and some city hall officials and staff.

The UPA monitoring staff followed stories and news of reported evictions on television, radio and broadsheets. Some cases were reported to the UPA office by the affected families themselves, leaders of its network organizations, personal friends of the staff and other government offices such as the CHR, PCUP and DILG.

Also, the UPA Team visited various Metro Manila local government offices to get documents relevant to relocation (eviction) and validated these data by going to the relocation sites and interviewing families. UPA was able to talk with relocation developers in Bulacan, Cavite and Laguna. There were other demolitions that UPA was unable to monitor. The usual estimate is that for one demolition case monitored by NGOs, two or more went not monitored.

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ASSOCIATES OF THE URBAN POOR

Is a nonstock, nonprofit organization registered with the Philippine Government. It was established in 1992. Since then it has educated thousands of families on housing rights matters and assisted communities in eviction crises all over Metro Manila.

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COMPARATIVE DATA ON MONITORING FROM 1992 TO PRESENT

NUMBER OF CASES OF EVICTION: FOR THE FIRST 5 YEARS

PRESIDENTS	INCLUSIVE YEARS	CASES OF EVICTION
Fidel V. Ramos	1992 - 1997	147
Joseph E. Estrada	1998 - 2000	67
Gloria Macapagal-Arroyo	2001 - 2009	193*
Benigno S. Aquino	2010 - 2015	1,378**
Rodrigo R. Duterte	Jul 2016 - 2017	721

* The total number of cases under the Arroyo Administration excludes the number of families that were evicted due to North-South Rail Linkage Project.

VIOLENT CASES OF EVICTION FROM 2001 TO 2017:

YEAR	NUMBER OF CASE
2001	16
2002	No data
2003	5
2004	0
2005	2
2006	3
2007	0
2008	0
2009	6
2010	5
2011	7
2012	3
2013	3
2014	1
2015	2
2016	5
2017	4

NUMBER OF ILLEGAL EVICTIONS FROM 2009 TO PRESENT

YEAR	ILLEGAL EVICTIONS (%)	TOTAL EVICTIONS	REMARKS	CASES WITH RELOCATION
2009	25 (87%)	29	Mostly no notice of eviction	17 (59%)
2010	24 (78%)	31	Mostly no Certificate of Compliance (COC)	18 (58%)
2011	36 (93%)	39	No COC, no notice, & no consultation	30 (77%)
2012	62 (81%)	77	Mostly no Certificate of Compliance	57 (74%)
2013	3 (3%)	95	No census, no COC, no notice & no consultation	11 (11%)
2014	1 (0.3%)	325	No census, no COC, no notice & no consultation	1 (0.3%)
2015	2 (0.39%)	507	No census, no COC, no notice & no consultation	2 (0.39%)
2016	5 (0.96%)	521	No census, no COC, no notice & no consultation	5 (0.96%)
2017	4 (0.8%)	525	No census, no COC, no notice, no consultation	0 (0%)

TOTAL NUMBER OF CASES: 525
TOTAL NUMBER OF AFFECTED FAMILIES: 8,438

LOCATION :	LAND SITUATION :	ORDERED BY :
Caloocan 63	Danger (road, creek, river,estero, waterways easement, bridge and shoreline) 386	Court Order 3
Las Pinas 77	Fire victims 22	DPWH 82
Makati 5	Private land 17	MMDA 46
Malabon 4	Infrastructure Project(bridges, road-right of way, MNTC-Harborlink, LRTA and C3) 91	LGU 53
Mandaluyong 4	NGA 4	PRRC 143
Manila 127	LGU 5	PRRC/MMDA 196
Marikina 0	TOTAL 525	LRTA 1
Muntinlupa 6		NHA 1
Navotas 4		TOTAL 525
Paranaque 19		
Pasay 2		
Pasig 30		
Quezon City 109		
San Juan 0		
Taguig 0		
Valenzuela 74		
Baras, Rizal 1		
TOTAL 525		
	LAND OWNER :	IMPLEMENTED BY :
	Local Government Unit (LGU) 444	LGU 502
	National Government Agency 64	DPWH 20
	Private 17	Court (Sheriff) 3
	TOTAL 525	TOTAL 525
ASSISTANCE RECEIVED BY FAMILIES FROM GOVERNMENT :	OTHER SITUATIONS :	VIOLATIONS :
In-City Relocation 1,479	Court Order/ Illegal 4	No Certificate of Compliance 4
Off-Site Relocation (Bulacan, Rizal, Cavite, Laguna) 6,426	Legal 499	No notice 4
No assistance 533	Started with Fire 22	No consultation 4
TOTAL 8,438	TOTAL 525	No census 4
		Violent 4