Background

Bistekville 1 is a 1.5 hectare relocation site situated in Molave Street, Brgy. Payatas, Quezon City. The relocation project, which started in January 6, 2012, is a project of Mayor Herbert Bautista. The project is being implemented in cooperation with Habitat for Humanity, the National Housing Authority, and the Home Development Mutual Fund (PAGIBIG). The project targets to build as much as 355 units in the site. As of November 27, 2013, Habitat for Humanity has built 200-250 homes. Habitat hopes to finish the construction of the remaining 105 units by December 2013 or January 2014 to complete the 355 target units for this area.

The first recipients of this housing project are the informal settlers who live in Brgy. Mariana in New Manila. In 2012, informal settlements in Brgy. Mariana were demolished because the land where the houses stood was privately owned. Left without a home, the homeowner’s association submitted a formal request to Mayor Bautista to find them a relocation site. The first area suggested by the local government was Montalban in Rizal. However, many of the relocatees refused to transfer in Montalban because of its distance from their sources of livelihood. The homeowner’s association then was asked to look for an area where they wanted to transfer. They identified an area in Brgy. Payatas, and that was where the relocation site was built.

Beneficiaries of Housing

Bistekville 1 caters to specific groups of people. The first ones are the informal settlers who used to live in areas considered as danger zones specifically those who lived in along Tullahan.
River. The second are the “formal” settlers who were described to be those families not living in the danger zone but do not own the lot where their houses stood. The third ones are the Quezon City public school teachers who could do not have the capacity to buy their own homes.

Selection of Beneficiaries

Families or individuals who wish to avail of the housing would have to undergo a process and meet certain criteria. Applicants would have to submit application forms and documents to the Urban Poor Affairs Office (UPAO) of the Quezon City Hall. UPAO will do the initial screening by validating documents submitted and interviewing the applicants. Another screening would be done by Habitat for Humanity, who will then choose who will be the recipient of the houses.

Aside from the application and interview, the potential recipients would also need to pass the criteria set upon by both the Local Government of Quezon City and Habitat for Humanity. The criteria are as follows:

- A resident of Quezon City
- Has a capacity to pay the monthly mortgage payments
- Willing to do 400 hours of Sweat Equity. Sweat Equity is contribution to a project or enterprise in the form of effort and labour.

Social Preparation

Before the actual move-in to their respective units, Habitat for Humanity’s Community Development Unit conducts an orientation to the new homeowners. During the orientation, the beneficiaries were reminded of their responsibilities and counterparts specifically, the do’s and don’ts in the upkeep of their units and surroundings. This list of do’s and don’ts served as an agreement between the homeowners and Habitat where each has to sign. This agreement is Habitat’s way of preserving both the physical and structural integrity of the units. The
homeowner’s association agreed to coordinate with Habitat’s Community Development Unit with matters pertaining to the upkeep of the whole community.

SEE LIST OF DO’S AND DON’TS BELOW:
MGA DAPAT AT HINDI DAPAT BAGUHIN AT GAWIN SA BAHAY NA GAWA SA CONCRETE HOLLOW BLOCKS (CHB)

I. ISTRUKTURA NG BAHAY

Ang bawat CHB ay konektado sa isat isa. Ang pagtanggal o pagkasira ng isang CHB ay maaaring makaapeko sa tibay ng dingding kung ito ay hindi makakabitan ng tamang suporta o kaya ay tanganin ng di naayon sa tamang paraan.

(Hindi Dapat)

a. Ang pagtanggal o pagbago ng alinmang dinding ng bahay.
b. Ang pagputol ng alinmang bahagi ng bahay.
c. Ang pagd dagdag ng pintuan sa pamamagitan ng pagbutas sa dingding ng bahay.
d. Ang pag dagdag ng bintana sa pamamagitan ng pag butas ng dingding ng bahay.

(Dapat)

a. Ipagbigay alam muna sa opisina ng Habitat for Humanity Philippines (HFHP) (8462177, loc 111) ang anumang parte ng bahay na nais baguhin o idagdag sa labas o sa loob ng bahay bago gawin.

II. ELEKTRIKAL

Ang electrical connection (wires at circuit breaker) ay dinisenyo na angkop lamang sa kuryente na kailangan ng bawat bahay para sa mga ilaw, convenience outlets para sa electrical appliances (gaya ng refrigerator, TV at stereo). Iwasan ang pag connect o pag gamit ng extension wires para sa mga dagdag na appliances upang maiwasan ang circuit overload na matalas na pinagmumulan ng sunog.

Ang sino mang mag nanais na mag kabit ng karagdagang electrical connections ay kailangan munang makipag ugnayan sa HFHP upang sila ay magabayan sa tamang paraan at tamang materyales na maaaring gamitin.

(Hindi Dapat)

a. Ang paglagay ng anumang elektrikal na bagay, ay hindi maaaring ikabit sa pamamagitan ng pag butas, pag pulpok at pagpako sa dingding, bintana at bubong ng bahay.

(Dapat)

a. Ang paglagay ng anumang elektrikal connection o devices sa loob o sa labas ng bahay ay kailangan ikabit sa pamamagitan ng (pag butas na ang gamit ay electric drill lamang), upang ito ay gamitan ng (toks, bolts and...
washer) o (anumang kemikal) na pangdikit upang ito ay maikabit sa dingding, bintana at kesame ng bahay.

b. Pwedeng gumamit ng PVC electrical molding at PVC switch box.

c. Ang pagkakabat ng electrical connection ay dapat lamang gawin ng isang “licensed electrician” upang makasiguro na ito ay safe at nakaayon sa umiiral na ‘electrical code’ upang hindi pagsisimulan ng sunog.

III. LINYA NG TUBO PARA SA TUBIG AT PALIKURAN

Ang mga linya ng tubo ay dinisenyo na angkop lamang sa pangangailangan ng bawat bahay. Ang pagkakabat ng dagdag na tubo o gamit (gripo, lababo, inidoro) ay dapat din na isangguni sa HFHP.

(Hindi Dapat)

a. Ang paglagay ng anumang dagdag na linya ng tubo ay hindi maaaring ikabit sa pamamagitan ng pag butas, pag pukpok at pagpako sa dingding, bintana at bubong ng bahay.

(Dapat)

a. Ang paglagay ng anumang dagdag na tubo sa loob o sa labas ng bahay ay maaari lamang ikabit sa pamamagitan ng (pag butas na ang gamit ay electric drill lamang), upang ito ay gamitan ng (toks, anchor, bolts and washer) o (anumang kemikal) na pangdikit upang ito ay maikabit sa dingding, bintana ng bahay.

b. Maaaring gumamit ng PVC na tubo na may kakayahan na 400 psi.

IV. DIBISYON O KISAME

(Hindi Dapat)

a. Ang paglagay ng pangalawang dingding (double wall) ay hindi maaaring ikabit sa pamamagitan ng pag butas, pag pukpok at pagpako sa dingding, at bubong ng bahay.

(Dapat)

b. Ang paglagay ng dibisyong ito ay kailangang ikabit sa pamamagitan ng (pag butas na ang gamit ay electric drill lamang), upang ito ay (gamitan ng toks, turnilyo) o (anumang kemikal na pangdikit) upang ito ay maikabit sa dingding at bubong ng bahay.

c. Ang mga materyales na maaaring gamitin ay gypsum board, plywood, plyboard, lawanit board, sawali, kawayan, medium density board o kaya ay fiber cement board.

V. GRILLS NG BINTANA AT PINTUAN

Ang sino mang mag nanais na mag kabibit ng grills ng bintana at pintuan ay kailangan munang makipag ugnayan sa HFHP upang sila ay magabay sa tamang paraan, materyales na maaaring gamitin. Hangarin din ng HFHP na ang
disenyong grill ay naaoyon sa itinakdang kulay at disenyo lamang upang mahanap-tili ang kaayusan.

**(Hindi Dapat)**

a. Ang paglalagay ng grill ay hindi maaaring ikabit sa papamangitan ng pag butas, pag pukpok at pagpako sa gilid ng bintana, pintuan at dingding ng bahay.

**(Dapat)**

b. Sukatin ang laki at haba ng bintana at pintuan na pag lalagyan ng grill bago ipagawa ang grill ng bahay.

c. Ang paglalagay ng grill ay kailangan ikabit sa papamangitan ng pag butas na ang gamit ay electric drill lamang, upang ito ay gamitan ng toks at turniyo upang ito ay maikabit sa gilid ng bintana, gilid ng pintuan at ng bahay.

**VI. PAGKAKABIT NG TILES SA DINGDING AT SAHIG O PAGPAPALIT NG INIDORO SA BANYO**

**(Hindi Dapat)**

a. Ang paglalagay ng tiles o pagpapalit ng inidoro nga walang mahintulot nga Habitat Philippines.

**(Dapat)**

b. Magamit nga lamang nga gamitina titi sa dingding at sahig ng banyo ay ceramic tiles, hindi maaari ang mga mabilog na natural stones gaya ng marble o granite o anumang mabilog nga uri nga bato.

c. Sa bahay nga nasac ikalawang palapag, kailangan nga mag apply ng waterproofing materials sa sahig at minimum tula sa sahig bago mag kabit nga tiles o mag palit nga inidoro.

**VII. MGA KAGAMITAN NA KAILANGAN IKABIT SA DINGDING**

**(Hindi Dapat)**

a. Ang paglalagay ng anumang bagay o kagamitan ay hindi maaaring ikabit sa papamagitan ng pag butas, sa papamagitan ng pag pukpok at pagpako sa dingding.

**(Dapat)**

a. Ang paglalagay ng anumang bagay o kagamitan ay maari lamang ikabit sa papamagitan ng pag butas na ang gamit ay electric drill lamang, upang ito ay gamitan ng toks, turniyo o anumang kemikal na pangdikit upang ito ay maikabit sa dingding ng bahay.

b. Anumang bagay na ikakabit ay hindi masyadong mabilog upang hindi masira o bumigay ang dingding ng bahay.

**VIII. MAAYOS NA KAPALIGIRAN**

a. Mahigpit na ipinagbabawal ang pag lalagay o pagpapatayo nga anumang struktura sa harap nga bahay gaya ng tindahan, kulungan nga mga alagang hayop, mga kasangkapan gaya nga washing machine, sira man o ginagamit,
Construction Requirements and Housing Design

It is Habitat for Humanity’s mandate not to build homes in hazard prone areas. Thus, before signing an agreement with the local government of Quezon City, they had to make sure that the relocation site is safe from flooding and other disasters. The structural integrity of each unit is also one of the major concerns of Habitat for Humanity. They had to make sure that all the houses they build can withstand certain wind strength and earthquake magnitude. It is a major consideration for Habitat that any structure they construct should be based on the standards of the Building Implementation Code.

There are two types of units in Bistekville 1, depending on the recipient’s capacity to pay: the row houses with mezzanine and the walk up apartments. The row houses has a 25 square meter floor area with 17 to 18 square meter floor area at the ground floor and has a provision for a mezzanine of about 8.5 square meters making the total floor area to be around 28 square meters. For this type of unit, the recipient pays P2,600 ($63.00)/month for 25-30 years.
The other type of unit in the site is the walk-up apartments. These are row houses with units built at the second level. The walls are concrete interlocking block finish with paint on the outer wall of the facade. Each unit in the walk-up apartments has a 21 square meter floor area. Both types of houses are made of concrete and have painted outer walls, windows with jalousies and tiled bathrooms.

**Basic Services (Utilities)**

All houses have provisions for water and electricity. However, the homeowners would have to apply for a water and electricity line with help from Quezon City local government. To avoid illegal electric connections, electrical lines are underground.

The rowhouses has a 17 to 18 square meter floor area at the ground floor and has a provision for a mezzanine of about 8.5 square meters.

**Construction of Houses and Facilities**

Habitat for Humanity designated a site architect and a site engineer to oversee the constructions of the units. Individuals, groups and organizations from various sectors would...
render volunteer work in building houses for the underprivileged families. The Philippine Air Force (PAF) is also aiding Habitat for Humanity in the construction. Members from the 355th Air Engineering Wing based in Pampanga, are the resident construction volunteers in Bistekville 1. As part of the key principles of Habitat for Humanity, recipients of housing are required to do sweat equity wherein these individuals render labor (ranging from actual manual construction labor to arranging of construction materials) or hours of work in building their homes and those of their neighbors.

Facilities and Services

Education Facilities

Bistekville 1 is relatively walking distance from the public elementary and high school. The Justice Cecilia Munoz-Palma High School is just a few meters away from the relocation site. While the Madjaas Elementary School is around five to ten minute walk from the neighbourhood. Kindergarten classes, as mandated in the K-12 program, are offered in the elementary school. Still, Habitat for Humanity is said to be planning on building a Day Care Center and a Library inside the community.

Markets and Supermarkets
There are small sari-sari stores inside Bistekville 1. However, the nearest market is the Madjaas Mini Market in Madjaas Street in Payatas – about 200 meters away. A bit farther – 1.4 kilometers away is the Litex Market and the Commonwealth Market. On the other hand, the nearest supermarkets are in Commonwealth Avenue, which is about 6 kilometers away. Habitat for Humanity is said to be planning on building a multi-purpose center inside the community.

Health Facilities
At the moment, there is no health center inside Bistekville 1. The residents would have to go to the barangay health center which is one tricycle ride away. However, the center only offers limited services such as children’s immunization, pre-natal and post-natal check-up, and taking blood pressure. For complex health cases, the residents can go to FEU Hospital in Fairview or the Commonwealth Hospital and Medical Center in Commonwealth Avenue, which about 5 kilometers away. Another option where they can go to is about 4 kilometers away, is the Batasan Hills Health Center and Lying-In Clinic. These hospitals and clinics can be reached by riding a jeepney or two. Habitat for Humanity is said to be planning on building a health center inside the community.

Safety and Security Services
Bistekville 1 is just a few meters away from a police outpost but a little farther from the barangay hall. The community is relatively safe. However, there are isolated reports of stealing during the night. The community believes that those doing the stealing came from the communities outside the Bistekville compound. Habitat for Humanity will soon construct an entrance and exit gate in the compound for security purposes. The homeowner’s association is also planning to hire somebody who can do the nightly rounds to make sure that the community is safe.
Religious Facilities
The compound is near an Iglesia ni Kristo church (Church of Christ) and Baptist church. The nearest Catholic Churches are the Ascension chapel and the Immaculate Concepcion chapel. However, the residents would still need to ride a jeepney to get to the chapels. Habitat for Humanity is said to be planning to build a chapel inside the compound.

Transportation
The community is very accessible to various means of transportation. Just a few meters from the compound is a tricycle terminal. Along the Litex-Payatas Road, jeepneys travel from Commonwealth to Montalban and vice versa.

Open Public Recreation Places
As of the moment, Bistekville 1 has neither a basketball court nor a playground where the children and adults can play. Some residents made a makeshift basketball stand and is placed near the entrance of the compound. Habitat for Humanity is planning to build a children’s playground in Bistekville 1.

Organizations
Bistekville 1 has a homeowners’ association. Once a unit owner, one automatically becomes a member of the homeowner’s association. They meet at least once a month to discuss the monthly association fees worth P100.00 and the safety of their community. The monthly fee will be used as salary for the security person who will do the community rounds at night. The homeowners’ association also meet every month so the residents can get to know each
In addition, the Community Development Unit of Habitat for Humanity monitors and supports the projects being implemented by the Homeowners’ Association.

**Livelihood Trainings**

In early 2013, the Community Development Unit of Habitat for Humanity facilitated a livelihood training for interested residents on cosmetology, in partnership with Hortaleza. Some of the attendees to this training are now doing hair trimming/perming and manicure/pedicure to other residents for a minimal fee.

**Conclusion**

Bistekville 1 is the **best example of a remarkable partnership between the local government unit, a non-government organization and the community itself**. Each of these groups played a significant role in the realization of the dreams of informal settlers of improving their lives – that answers their thirst for security of tenure; owning a house they can call their own. Through the sweat equity and repayment principle, future homeowners develop a sense of pride as they work in building their own homes.

**Note:**

The information gathered to profile Bistekville 1 were given by Engr. Romin Clamor, assigned site engineer of Habitat for Humanity and Mrs. Babes Ebicner, a unit owner and relocatee from Brgy. Mariana.