

Raison d'Etire of Exclusive Villages - A Comparative Case Analysis

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ABSTRACT

A unique residential system, the Exclusive Village can be considered as a result of some unique features of the Philippines. This research is based on a global survey about the existence of similar system of Exclusive Village in other parts of the world. It aims to establish the reasons why they use this system. This research revealed an interesting knowledge that the culture, history and the economic conditions have an influence on the existence of the Exclusive Village.

1. INTRODUCTION

Background/Rationale

Exclusive Village (EV) is a unique residential area in the world. It is widely seen in Metro Manila (MM). Its development was started by the Ayala Corporation with Forbes Park in 1948 after World War II, and has progressed and continued to spread at a very fast pace to suburban areas.

At the last annual conference of the TSSP in 1993, the study team consisted of Mr. Nishioka, Ms. Manahan and Mr. Garcia presented a paper on this system. It explained the present status of residential subdivisions in MM according to the HLURB (Housing and Land Use Regulatory Board) inventory, and considered the reasons for the existence of this system in the Philippines from legal, historical and political viewpoints. It also mentioned the features of road network and examined the merits and demerits of this system from transportation perspective.¹⁾

Objectives

This paper presents the progress of this study and aims to establish the reasons for the existence of the Exclusive Village in the Philippines according to two additional surveys: global survey and local government survey conducted by the NCTS from late 1993 to early 1994.

Outline of This Paper

This paper consists of five chapters including the introduction. Chapter 2 contains the updated present status of residential subdivision using the Housing and Land Use Regulatory Board (HLURB) and Municipality/City data.

Chapter 3 presents with the two phases of global surveys on similar systems as the Exclusive Village in the Philippines. This was conducted by the NCTS.

Chapter 4 discusses the reasons why such a unique residential system exists in the Philippines according to the analysis of information gathered from the global survey.

Chapter 5 contains the conclusion of this report.

2. Present status of the Exclusive Village in the Philippines

The paper presented last year shows the basic data on residential subdivisions in Metro Manila such as the number and average lot size for each of the seventeen Municipalities and Cities from HLURB registration data. Since the HLURB was established in 1975, most of the information available were on subdivisions planned and developed after 1976. NCTS expanded this information to subdivisions developed before 1975 by contacting development planning offices of local government.

Compared with the number of subdivisions in the previous paper, there are 356 additional subdivision data this year. These planning offices did not only add the number of subdivisions but also checked the accuracy of the original database and added other information like exclusiveness, transportation conditions, etc. Table-1 shows the partial results of the survey.

Surprisingly, about half of existing residential subdivisions in MM are exclusive or have controlled access, and the inner roads are managed privately.

Table-1
Residential Subdivision Data by Municipality/City
in Metro Manila

| | Number of Subdivisions | % of Exclusive Village | Ave. Lot Size m ² |
|-------------|---------------------------|---------------------------|---------------------------------|
| Caloocan | 229 | 37.6% | 284 |
| Las Pinas | 219 | 46.1% | 279 |
| Makati | 9 | 88.9% | 1,153 |
| Malabon | 25 | 76.0% | 386 |
| Mandaluyong | 23 | 73.9% | 135 |
| Manila | 39 | 15.4% | 107 |
| Marikina | 151 | 1.3% | 354 |
| Muntinlupa | 86 | 94.2% | 394 |
| Novotas | 2 | 0.0% | - |
| Paranaque | 210 | 79.0% | 316 |
| Pasay | 6 | 16.7% | 97 |
| Pasig | 131 | 27.5% | 362 |
| Pateros | 2 | 100.0% | 201 |
| Quezon | 489 | 41.5% | 475 |
| San Juan | 11 | 100.0% | 209 |
| Taguig | 26 | 60.7% | 442 |
| Valenzuela | 126 | 69.0% | 238 |
| Total | 1784 | 48.9% | 367 |

Note: The average lot size given in this table was derived by simple averaging computation of total land areas in subdivisions and total number of lots.

In terms of the distribution of the Exclusive Village, it can be noticed that the share of the Exclusive Village in Makati and in municipalities which are connected to Makati by major trunk roads (Muntinlupa, Paranaque, Pateros and San Juan) are higher than others as shown in Figure-1. Since these Municipalities are usually the residential areas for the executives in Makati business center, it can be said that the people working in Makati prefer Exclusive Village for their residence. Living in such exclusive villages may be part of the Makati workers' life style.

Definition

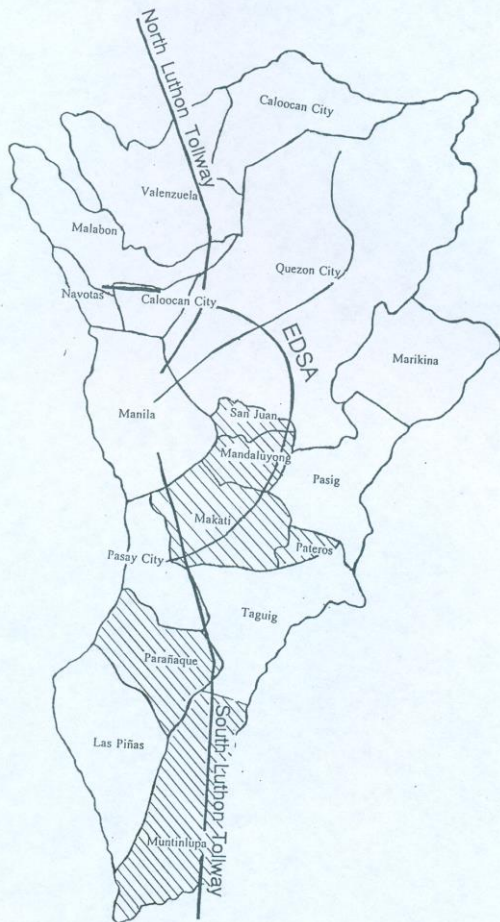
For the purpose of this study, Exclusive Village is defined as a:

- * planned,
- * residential
- * exclusive subdivision (with controlled access)
- * with single-detached housing units.

3. GLOBAL SURVEY ON EXCLUSIVE VILLAGES

To study the reasons for the existence of the exclusive village in the Philippines, the NCTS conducted two types of international surveys for similar residential systems in other countries as defined above.

Figure-1 Location of Municipalities which have dense EV



Survey phase 1

The first survey involved Japanese MOC (Ministry of Construction) and MOC-related organization officers working abroad as JICA experts or embassy staff, asking about the existence of similar system as Exclusive Village in their countries of assignment or their neighboring countries. Forty (40) questionnaires were sent to thirty (30) countries in November 1993, and twenty-three (23) have been sent them back to the NCTS within two (2) months. The result is shown in Table-2.

Table-2
Global Survey for Exclusive Village in 1994 (Phase 1)

| COUNTRY | Existence | Note |
|--------------------------|-----------|---|
| Australia | No | |
| Brazil | No | Guarded individually |
| Columbia | Yes | Worsening security cause using small size exclusive residential area recently. |
| France | No | |
| Honduras | Yes | "Case Bola" in Tegucigalpa. There are also in the Republic of Dominicans. |
| Indonesia | Yes | Some were developed recently, but without barriers. |
| Iran | Yes | Some foreigners' settlement |
| Kenya | No | Some racial residential areas, but not exclusive |
| Kingdom of Saudi Arabia. | Yes | |
| Malaysia | No | Exclusive townhouses only |
| Myanmar | No | |
| Nepal | No | |
| Panama | Yes | Remarkably after the US invasion in 1988 |
| Republic of Korea | No | Exclusive apartments area only |
| Singapore | No | Exclusive apartments area only |
| Tanzania | No | |
| Thailand | Yes | They developed MJD method recently. |
| Turkey | No | Good security. |
| USA(Washington DC.) | No | Generally they mind to avoid passing through traffic. |
| USA(California) | Yes | They call it "Gated Community". Gates are managed by security guards or residents. |
| Venezuela | Yes | Company owned house for its employees. |

This small survey brought us two interesting ideas as follows;

- 1) Many Muslim and Latin countries have a similar system as EV.
- 2) There are few countries in Asia and Africa with EV. It is expanding to Asia recently.

As an example of the first idea, there are many Gated Communities in the west coast of the USA which was historically a part of Spanish colony, though there are few in the east coast.

Survey phase 2

To confirm these ideas, it was necessary to increase the samples to include other countries. The second survey was conducted from February to April 1994. This was by telephone interview with foreign officers of embassies located in Metro Manila. Respondents were asked about existence in their countries of the same system as Exclusive Village, the age of the system and the residents social class. There are seventy-four (74) embassies in Metro Manila and approximately fifty (50) responses were received from them.

Table-3
Global Survey on the Exclusive Village in 1994 (Phases 1+2)

| Continent | Country | Existence | Old/new | Murder rate (1/100,000) | GNP/cap. (\$1,000) | Major Religion |
|----------------|----------------------|-----------|----------|----------------------------|-----------------------|-------------------|
| 1 Asia | Bangladesh | No | | | 0.20 | Muslim |
| 2 | China | No | | 1.9 | 0.73 | |
| 3 | India | Yes | 10-20 y. | 3.5 | 0.35 | Hindu |
| 4 | Indonesia | Yes | -10- y. | 0.9 | 0.56 | Muslim |
| 5 | Japan | No | | 1.0 | 25.43 | Buddhism |
| 6 | Korea | No | | 1.5 | 5.40 | - |
| 7 | Malaysia | No | | 1.9 | 2.34 | Muslim |
| 8 | Myanmar | No | | 4.9 | - | Buddhism |
| 9 | Nepal | No | | 2.2 | 0.17 | Hindu |
| 10 | Philippines | Yes | 50 y. | 30.9 | 0.73 | Catholic |
| 11 | Pakistan | Yes | New | 5.6 | 0.38 | Muslim |
| 12 | Singapore | No | | 1.5 | 12.31 | Buddhism |
| 13 | Sri Lanka | No | | 11.6 | 0.47 | Buddhism |
| 14 | Thailand | Yes | 10-20 y. | 9.5 | 2.34 | Buddhism |
| 15 | Vietnam | No | | - | 0.21 | Buddhism |
| 16 America | USA | Yes | Old | 9.4 | 21.70 | Protestant |
| 17 | Brazil | No | | - | 2.68 | Catholic |
| 18 | Canada | Yes | Old | 5.7 | 20.45 | Catholic |
| 19 | Columbia | Yes | Old | 40.5 | 1.24 | Catholic |
| 20 | Cuba | No | | 3.2 | 2.97 | Catholic |
| 21 | Dominican Republic | Yes | | 11.9 | 1.94 | Catholic |
| 22 | Honduras | Yes | Old | 9.4 | 0.59 | Catholic |
| 23 | Mexico | Yes | Old | 7.3 | 2.49 | Catholic |
| 24 | Panama | Yes | Old | 6.1 | 1.83 | Catholic |
| 25 | Venezuela | Yes | Old | 9.1 | 2.56 | Catholic |
| 26 Africa | Egypt | No | | 1.6 | 0.60 | Muslim |
| 27 | Kenya | No | | 4.2 | 0.37 | Catholic |
| 28 | Libya | No | | 2.9 | 0.45 | Muslim |
| 29 | Nigeria | No | | 0.2 | 0.27 | - |
| 30 | Tanzania | No | | 6.4 | 0.12 | - |
| 31 Oceania | Australia | No | | 4.5 | 17.08 | - |
| 32 | New Zealand | No | | 4.1 | 12.68 | - |
| 33 | Papua New Guinea | No | | 7.9 | 0.86 | Protestant |
| 34 | Republic of Nauru | No | | 25.0 | 9.09 | Congressional |
| 35 | Tonga | No | | - | 1.01 | Free Wesleyan |
| 36 Europe | Austria | No | | 2.3 | 19.24 | Catholic |
| 37 | Belgium | No | | 2.2 | 15.44 | Catholic |
| 38 | Czechoslovakia | No | | 2.0 | 3.14 | Catholic |
| 39 | Denmark | No | | 4.6 | 22.09 | Protestant |
| 40 | Finland | No | | 0.6 | 26.07 | Protestant |
| 41 | France | No | | 4.4 | 19.48 | Catholic |
| 42 | Germany | No | | 3.9 | 22.73 | Protestant |
| 43 | Greece | Yes | Old | 2.0 | 6.00 | Greek Orthodox |
| 44 | Italy | No | | 6.4 | 16.85 | Catholic |
| 45 | Hungary | Yes | Old | 3.1 | 2.78 | Catholic |
| 46 | Netherlands | No | | 14.8 | 17.33 | Catholic |
| 47 | Spain | Yes | Old | 2.4 | 10.92 | Catholic |
| 48 | Sweden | No | | 7.0 | 23.68 | Protestant |
| 49 | Switzerland | No | | 3.2 | 32.79 | Christian |
| 50 | United Kingdom | No | | 2.2 | 16.07 | Catholic |
| 51 | Yugoslavia | Yes | Old | 5.4 | 3.06 | Siberian Orthodox |
| 52 Middle East | Lebanon | No | | 13.2 | 1.65 | Muslim |
| 53 | Iran | Yes | Old | 0.5 | 2.45 | Muslim |
| 54 | Iraq | No | | 1.7 | 3.02 | Muslim |
| 55 | Israel | No | | 2.2 | 10.97 | Muslim |
| 56 | Palestine | No | | 5.6 | - | Muslim |
| 57 | Saudi Arabia | Yes | Old | 0.6 | 6.02 | Muslim |
| 58 | Turkey | No | | 1.7 | 1.63 | Muslim |
| 59 | United Arab Emirates | Yes | Old | 1.5 | 19.86 | Muslim |
| 60 | Yemen | Yes | Old | - | - | Muslim |

Source: Murder rate, Major religion; 1993 Britanica Book of the Year¹⁾,
GNP/cap.; 1993 Chiezo²⁾

Note: Major religion would be indicated when the share of the religion is more than 50%.

After merging this additional information with the former one, there is a total of sixty (60) countries as source of information about exclusive villages. Table-3 shows the final results with other reference information for analysis.

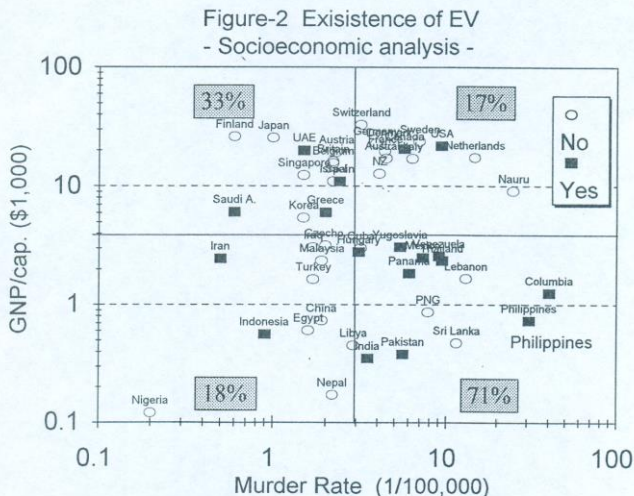
This table confirms the two above mentioned ideas, and also testify that the existence of EV has some relation with socioeconomic conditions indicated by murder rate and GNP per capita. In the next chapter, these relations will be discussed.

4 REASONS FOR THE EXISTENCE OF EXCLUSIVE VILLAGE

According to the respondents in the survey, all of these exclusive residential villages are used only by few privileged people. But in the Philippines, middle class people also use exclusive villages. Within the countries which are covered in these survey, it can be said that the Philippines is the only country where the exclusive village is for both upper and middle classes. It means that the Philippines is the extreme case in some sense.

Socioeconomic analysis

We now look for the extreme indicators to explain the uniqueness of the Philippines in the database. Murder rate and GNP/cap. are the indicators selected in this sense. When we plotted these countries with the axes being these two indicators, the Philippines is plotted on the right-bottom corner of the chart. (Figure-2) It shows that much is to be desired in terms of security and economics in the Philippines.



Dependent variable:

| | | |
|----|-------|--|
| EV | = 1 | (if EV exists in the country for about 50 years or more) |
| | = 0.5 | (if EV exists in the country for 10 to 20 years) |
| | = 0 | (if EV does not exist) |

Independent variables:

| | |
|------------|---|
| MurderRate | (1/100,000) |
| GNP/cap. | (US \$ 1,000) |
| Muslim | =1 (The country whose major religion is Muslim) |
| | =0 (The country whose major religion is not Muslim) |
| Latin | =1 (The country whose major religion is Catholic or Orthodox) |
| | =0 (The country whose major religion is not Catholic or Orthodox) |

Though the R Squared does not show enough strength of the model, each coefficient shows logical meanings. It means that higher murder rate, lower GNP/cap., Muslim religion, and Latin culture cause more usage of similar system as EV.

Consideration

From the analysis of the global survey, We can conclude that the existence of the Exclusive Village is reflected by socioeconomic and cultural considerations.

Murder rate is selected as the measurable indicator for social condition. It is very clear why murder rate can be the independent variable for the regression analysis because if it is high people will instinctively want to protect themselves and seek refuge in a secure place such as the EV.

GNP/cap. is selected as the measurable indicator for economic condition. The Philippines has a low one at this moment compared with other nations in the world. Low GNP/cap. does not only indicate the difficulties of the macro economy but also the difference between high and low classes. That is the reason why GNP/cap. can explain the existence of similar system as EV, because the small number of the rich can afford to employ a larger number of workers for their security easily.

Culturally, there are two trends of exclusive residential area, one is Muslim and the other is Latin. Both of these are originally from the Middle East which started about 1,300 years and 2,000 years ago. It is also said that the origin of the walled city is in Jericho, Israel also in the Middle East, about 9,000 years ago.⁴⁾

When people stopped hunting and gathering for food and started settled lives, they built walls surrounding their settlement as protection from aggressors. With the expansion of human settlement and organization from village to city to nation and to international alliance, people have enlarged their defense line and changed their protection method from putting up walls to using military power.^{4) 5)}

If the original protection method, using walls, is used until today, it means that the size of the basic human organization is small enough to use it as in the prehistoric age. One of the features of Catholic religion, as the typical factor of Latin culture, or Muslim religion is the strong relationship between the people and the church or mosque. It may be noted that there is stronger relationship among people within a small level of organization like barangay or village level than at a wider level such as city or national level. In other words,

feeling for nationalism is not as strong as feeling for the barangay or village to which people belong to. This is demonstrated by the presence of walls even in ordinary communities in the Philippines and in some Muslim and Latin countries.

5. CONCLUSION - POINTS TO OPEN THE EXCLUSIVE VILLAGE -

There are both advantages and disadvantages of the exclusiveness of the village as presented in the last conference¹⁾. This year and in this paper, it has become clear that the existence of the Exclusive Village is caused by some socioeconomic conditions and cultural factors.

It is frequently discussed whether or not EV roads should be opened to public traffic in the Philippines to ease traffic congestion. It is necessary to consider the following matters when we open the EV in Metro Manila.

- * Security of residents

As shown by murder statistics, there is a problem of security in Metro Manila and other places. If it is necessary to open some roads in EV, the countermeasures for the security of residents in the EV should be considered.

- * Maintaining the strong relationship within the community

If it is correct that the existence of the EV is proof of strong relationships among the residents, it is necessary to consider the preservation of these relationships within the community when we open the roads in EV.

- * Employment opportunities for the people

Security companies compose a big industry in the Philippines and serve as major livelihood for many people. Economic dislocation of people in the security industry should be seriously considered if it is decided that EV roads be opened.

ACKNOWLEDGMENTS:

The Exclusive Village study is a comprehensive research project consisting of the following topics; (1) History of the Exclusive Village, (2) Present status survey and analysis of EV in Metro Manila, (3) Network Analysis of the merits and demerits of EV and (4) Global Survey on similar system as EV. This report mainly discusses topic (4) and slightly touches on topic(1). They are under the guidance of Dr. Shigeru Morichi, Professor of Tokyo Institute of Technology, former visiting professor at UP Diliman, and Dr. Hitoshi Ieda, visiting professor at the NCTS, UP Diliman.

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