



# BASIC FACTS





**The Laguna de Bay Shoreland Area is that “area covered by the lake waters when it is at the average annual maximum lake level of elevation 12.50 meters, as referred to a datum 10.00 meters below Mean Lower Low Water (M.L.L.W.)**

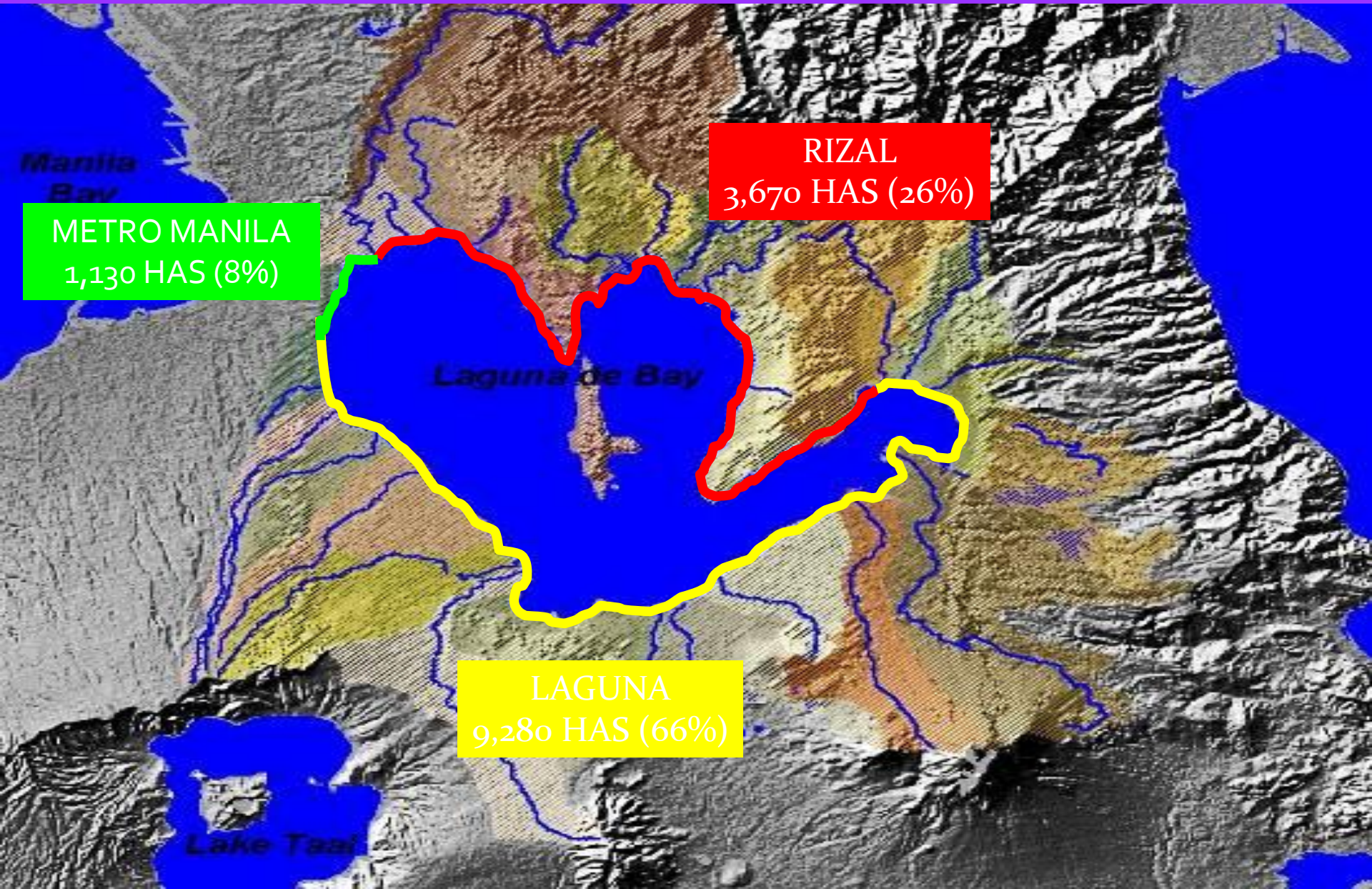
**Sec. 41, P.D. 813, 1975**



Laguna de Bay Shoreland Area also known as the “buffer zone” is that part of the lake bed along the lakeshore lying at elevation 12.50 meters and below and alternately submerged or exposed by the normal annual rising and lowering of the lake levels.

-Board Resolution No. 227 (2004)

# DISTRIBUTION OF LAGUNA DE BAY SHORELAND AREAS





\***Area**- 14,000 hectares

\***Shoreline**-285 kilometers

\***Informal settlers**: about  
300,000 families



# Uses :

- \*Tree farming/planting
- \*Recreational Uses provided that no permanent structures shall be constructed
- \*Agricultural use (**no land reclamation**)
- \*fishponds (exotic species not allowed)
- \*poultry (backyard scale)
- \*support facilities (fishport, dockyards/boast shed. Research facilities)
- \*other uses that will not pose pollution or cause disturbance to ecological balance of the lake subject to evaluation and approval of the LLDA (**B.R. No. 23, 1996**)

# Prohibited Uses:

“Any activity that will pose pollution and cause ecological disturbance to the lake, as determined by LLDA shall be strictly prohibited.”

-B.R. NO. 248 (2005)- amended B.R.  
No. 23

# ISSUES WHICH SURFACED DURING OUR BREAKOUT SESSION (Land Thematic Group)

HLURB

DENR PAWB

DENR IV-A

PENRO-LAGUNA

NEDA

ISEM-UP Diliman

FRBC

LLDA

- Social Hall, SRA Main Building
- North Ave., QC
- September 6, 2013





APPRAISAL/ VALUATION

REGULATION

COORDINATION/ MANAGEMENT  
INSTITUTIONAL ARRANGEMENTS

PLAN AND POLICY FORMULATION  
PRIORITIZATION

DEVELOPMENT CONTROL  
SUPPORT

MONITORING AND EVALUATION  
RESEARCH AND MENTORING

MODELLING  
TOOL  
PRO-ACTIVE

# LAND and Phil WAVES (ISSUES)

- **Regulation** – ecosystem accounting would help in determining the components of the shoreland; what's in it? The users and their numbers. Knowing the precise data would aid the LLDA properly, effectively and efficiently regulating them.  
*\*Issues: Institutional arrangement for collection/ gathering of data. Because according to the DENR (Region IV), as to the number of informal settlers, they already have collated data pertaining to it. LGU coordination was also suggested.*
- *\*coordination was also one of the issues because lack of proper coordination would lead to either understatement or overstatement of data (data would not be reliable)*
- **Institutional arrangements** – ecosystem accounting would help in fostering institutional arrangements.  
*\*Issue: There must be clear terms and conditions (arrangements) which must be infused in the dynamics of institutional arrangements to easily facilitate data sharing and preserve the integrity of the data (How is it going to be used? How the request must be made? Would that conflict to the findings of other agencies? Is there a need to harmonize the data?)*

**Management** – Requires baseline/inventory of existing data . We cannot manage what we cannot measure.

*Issue: Most of the time agencies find it difficult in managing our ecosystem because of lack of or insufficient data. Sometimes it even leads to improper management. What must be given priority? What we may get rid off?(referring to uses of shoreland or maximizing its potentials)*

\*As to **Conservation/ protection** – ecosystem accounting could define the LLDA's action as a regulatory agency . *It was one of the issues because as earlier mentioned, due to lack of proper accounting LLDA probably are not focusing its efforts to those areas which should be given much priority. It is a question of prioritization. (Reclamation, Should we still allow lease on shoreland or should we just suggest a moratorium in the meantime). Should we encourage developmental activities?)*

- **Policy making** – As a guide for policy making bodies for the Laguna Lake.

*Issues: Overlapping of jurisdiction and exercise of authority between LLDA and LGUs and other concerned agencies. (e.i. Issuance of permit to occupy shoreland or conduct developmental activities)*

- **Policy Formulation** – *Conflicting policies. There must be a review of comprehensive management plan for the issues of local jurisdiction/ boundary delineation.*
- **Prioritization** – *Lack of accuracy of information during consultation of projects and programs hampers proper prioritization of projects.*

- **Developmental Control** – integrated green development, urban design
- *Issue: Lack of proper zoning to fit projects or developments considering forest and water . According to HLURB they have a guide book for this that we can access. But due to lack of institutional arrangements, many agencies do not know of its availability.*
- **M and E** – accuracy or updated data on the value of resources for example during events of disasters, government agencies must have a common manner of valuating the destruction/damage
- *Issue: inconsistency in the manner of valuating (lack of model or valuation framework)*

- **Pro-active** – part of the IEC, awareness can help and influence people. If there are data that can be disseminated to people. During disasters may be avoided and in case of damages, it can be measured properly.

*Issue: Lack of proper dissemination of data.*

- **Tool** – very effective for the Laguna lake and the group looks forward that this tool (ecosystem accounting) be duplicated in other areas.
- *Issue: How, who will and what are the mechanisms?*

# LLDA'S ISSUES:

- Lack of Manpower/Logistics
- We only have three (3) geodetic engineers in-charged with monitoring, surveying and inventorying the shoreland which consists of 14,000 hectares (4,666 hectares/engineer)
- Previously, one man job (Mr. Manny Quintos) of Special Concerns Divisions
- Lack of Appropriate Shoreland Management Plan
- In our 1995 Master Plan, we only define what shoreland means
- The utilization of shoreland came first prior to its regulating law (P.D 813, which was created in 1975)

- Occupants were already exiting at that time and some were even able to have their areas titled which we now recognize
- Board resolutions were drafted to suit activities which were already present. It was more of a “damage control” thing than regulating it. The primordial consideration was pollution control.
- We do not have a complete inventory of how big of the 14,000 hectares are already titled and those left untitled
- For some reasons, some individuals were able to have shoreland areas titled even after 1975 (LRA applications, patents, admin./judicial proceedings))



- We do not know yet the capacity of the shoreland-limitation on developments/appropriate utilization

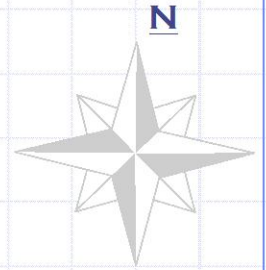
\*Inter-Agency/LGU conflict on shoreland jurisdiction

\*Some fails to recognize the authority or exclusive jurisdiction of LLDA on shoreland management. e.i. C-6 road (DPWH) refused to secure clearance from LLDA but just proceeded with the road project

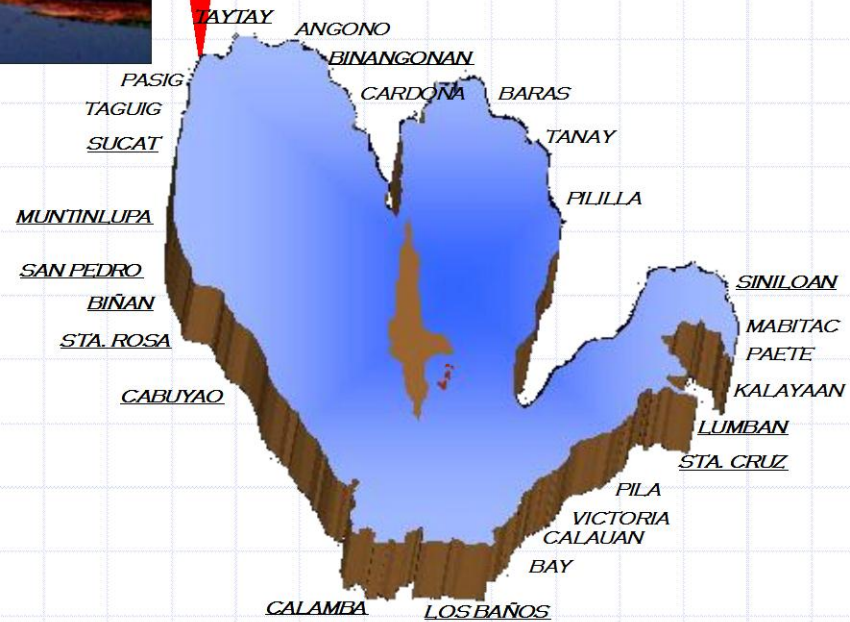
e.i. Lupang Arenda (resettlement area awarded by Former President Ramos)

e.i. LGUs like Sta. Rosa, San Pedro and Taguig refused to have the respective shoreland areas falling under their jurisdiction to be surveyed by NAMRIA

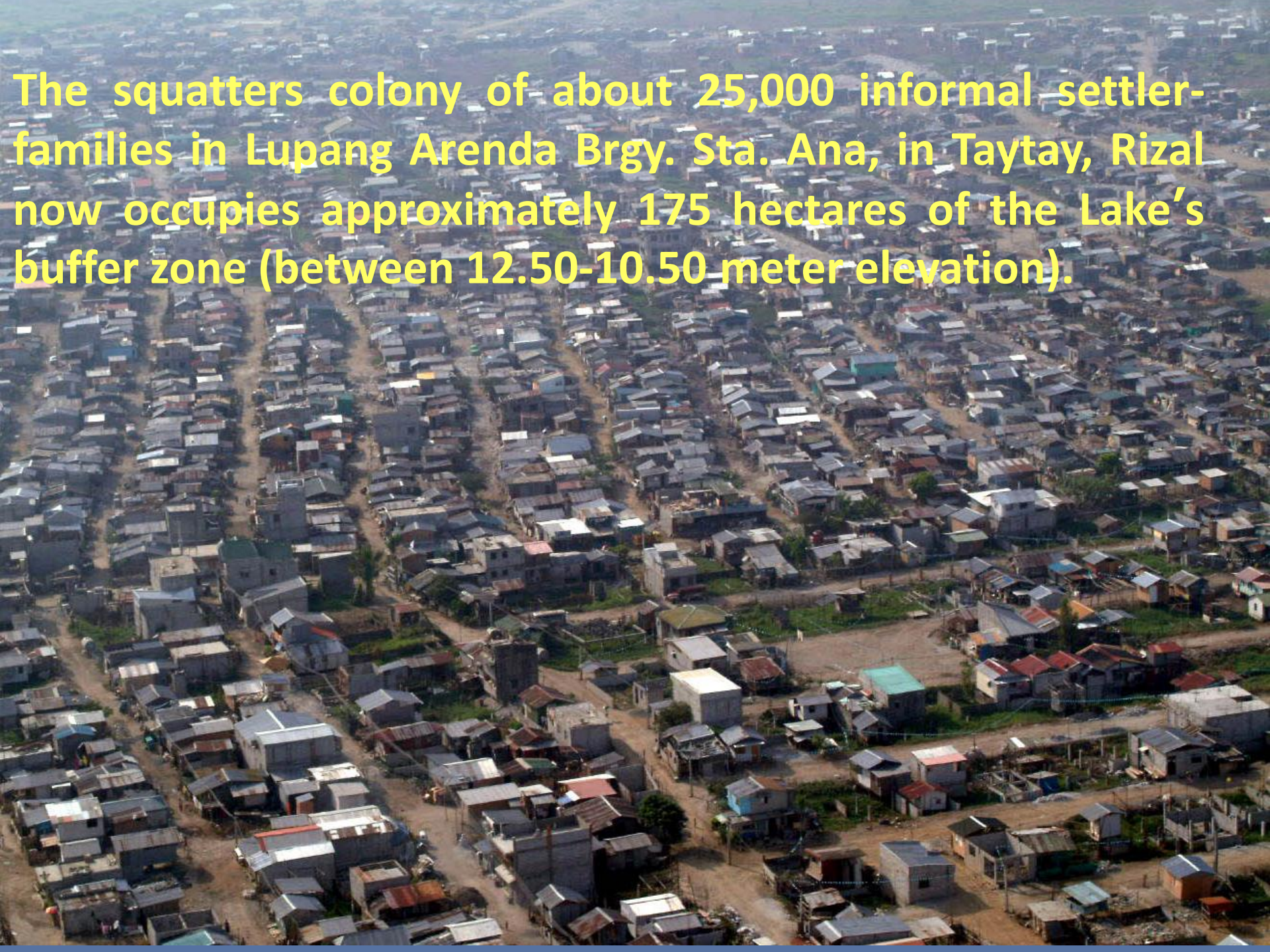
\*zoning ordinance of the LGUs



# LUPANG ARENDA TAYTAY, RIZAL



The squatters colony of about 25,000 informal settler-families in Lupang Arenda Brgy. Sta. Ana, in Taytay, Rizal now occupies approximately 175 hectares of the Lake's buffer zone (between 12.50-10.50 meter elevation).



- **R.A. 4850 Chapter I, Section 4 (Special Powers and Functions) (I)**, *"To require the cities and municipalities embraced within the region to pass appropriate zoning ordinances and other regulatory measures necessary to carry out the objectives of the Authority and enforce the same with the assistance of the Authority"*
- e.i. Taytay, Rizal- from residential to industrial

- Lack of sufficient guidelines as to illegal backfilling/reclamation  
(definition of limited backfilling)-  
conflicting mandate with PRA. Our  
mandate is to reclaim. We allow  
reclamation under B.R. 248
- harmonize with the rules/guidelines  
of the Philippine Reclamation  
Authority

# **...Indiscriminate Conversion And Encroachment of Shoreland Areas**



## 12.5 elevation vs. municipal water

R.A. 8550 (Philippine Fishery Code) fisherfolks are the priority user of lakewater

## Section 108- Fisherfolk Settlement Area-

*"The Department (of Agriculture) shall establish and create a fisherfolk settlement areas in coordination with concerned agencies of the government, where certain areas of the public domain, specifically near the fishing grounds, shall be reserved for the settlement of the municipal fisherfolk"*



- Detailed maps depicting shoreland area
- Inventory of shoreland users/occupants
- Database of existing shoreland violations  
(to improve)
- Rationalization of shoreland policies-  
During our Policy Review, we drafted the  
IRR of Shoreland Management and  
Regulation
- Climate Change Consideration
- Implementation and Enforcement
- Political will

**THANK YOU!!!!**