

1.4.2 Land Use by Classification in Metro Manila

(1) Residential Land Use

Residential area is the most predominant land use in Metro Manila, accounting for 65% of the total space. High- to middle-class residential areas are mainly located in Makati City, San Juan, Quezon City, Paranaque and Muntinlupa forming exclusive fenced villages. Often, they impede the proper distribution of traffic flows into road hierarchies.

According to 1996 survey data of the National Housing Authority (NHA-NCR), 36% of the total population in Metro Manila are "squatters". Numbering about 400 thousand families, they are distributed into 276 major slum areas -- including those dotting the PNR tracks.

(2) Commercial/Business Land Use

Approximately 3% percent of the land area is devoted to commercial/business purposes. Commercial developments, mainly shopping centers and those dealing with consumer durables and financial services, are concentrated along the arterial roads or its vicinities (Refer to Fig. 1.4.2).

(3) Industrial Land Use

Industrial land use occupies about 5% of the total land area. Small and medium industries are scattered throughout the area, mainly in Marikina, Las Pinas, Paranaque, Valenzuela and Novaliches (Refer to Fig. 1.4.3).

(4) Institutional Land Use

Government offices, schools and hospital take up about 5% of the land area. They are more pronounced in Quezon City, which was conceived to be the national capital and host to many government offices.

5) Agricultural Land Use

Urbanization tends to reduce agricultural lands. These are virtually non-existent in the inner areas and could still be found at the urban fringes outside the Metro Manila proper.

6) Open Space

Open spaces in Metro Manila are still sizeable, at 25% of the total land. This land use usually diminishes in size due to urbanization. Quezon City and Las Pinas have the largest open spaces or about 7,330 has. and 2,258 has., respectively.

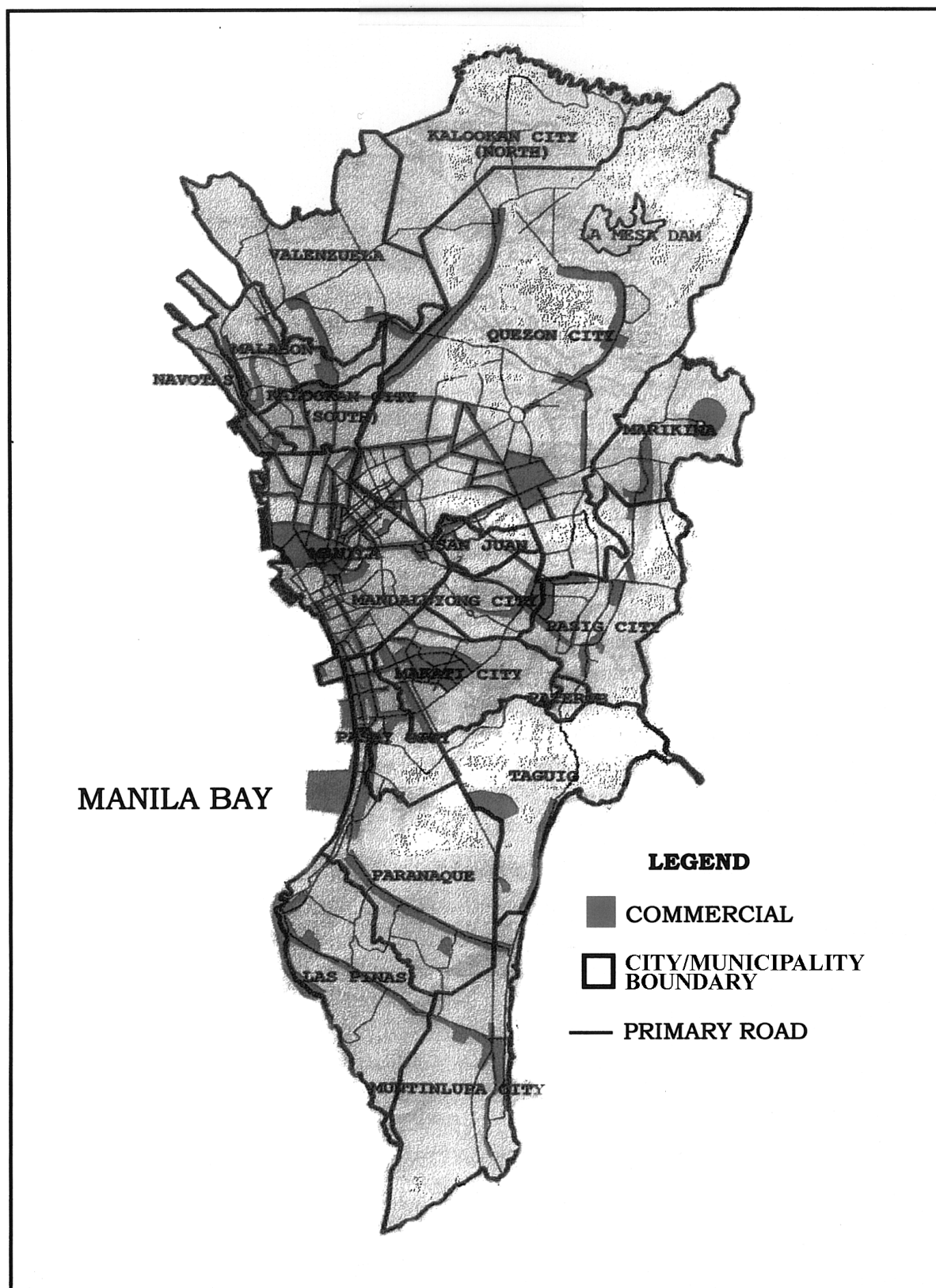


Fig. 1.4.2 Distribution of Industrial Land Use in Metro Manila