# Issues, Challenges and Prospect of Informal Settlers of the Mindanao State University in the Islamic City of Marawi

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**Abstract**

Mindanao State University (MSU) was created under Republic Act 1387. Philippines President Garcia signed proclamation number 806 which reserved 1,000 hectares out of the Camp Keithly military reservation in Marawi City. This proclamation was later on enacted into a law when congress ceded the 1,000 hectares reservation to the University under Republic Act (RA) 3791. As time went on, many private structures built by informal settlers have bourgeoned within the vicinity of the university which decreases its original landscape. This paper is exploratory in nature and even perhaps pioneering as there are no academic papers written about the reasons of how and why the 1,000 hectares land that used to be owned by the University has shrunk to its current state. There are no known available records also showing acts of past and present administration making remedial steps in resolving the problem. Hence, this research intends to find out the reasons of the continuing and alarming increase in the population of informal settlers in MSU campus. Specifically, this research seeks to identify the mode of acquisition of informal settlers of the land that they are currently occupying in MSU Marawi (MSU, Marawi City), and it explores the problems and challenges of informal settlers in establishing residence in MSU Marawi in terms of: 1.) Peace and order 2.) Expansion of MSU Marawi. Lastly, it intends to find out the remedial measures that may be adopted to solve the problems and challenges of informal settlers in MSU Marawi.

***Keywords:*** Mindanao State University; Marawi City, MSU-Marawi, informal settlers, Maranaos.

## Background of the Study

One of the grave consequences of the five-month siege in Marawi City especially in MSU Marawi campus, is the deluge and the perceived doubling of the number of informal settlers within its premises which was already a big nuisance to any of its administration even before the siege happened. By definition and under Presidential Declaration number 772, an informal settler is someone who is part of a group that has established housing on land to which the group has no legal claim. Often, informal settlers are known as squatters. When squatters are a part of a group, the group is sometimes called an informal settlement. However, according to sections 27 and 28 of Republic Act (RA) 7279, there are two types of informal settlers; the professional and the homeless or underprivileged citizens. It is important to note that these two types of settlers are governed by two opposite laws.

For professional informal settlers, section 27 of RA 7279 specifically states that any person or group identified as such shall be summarily evicted and their dwellings or structures demolished, and shall be disqualified to avail of the benefits of the program. A public official who tolerates or abets the commission of the mentioned above acts shall be dealt with in accordance with existing laws. However, for underprivileged/homeless informal settlers, section 28 of RA 7279 provides that there are mandatory provisions involved in the execution of eviction or demolition orders involving underprivileged and homeless citizens. The key point is that the property owner should provide at least 30 days notice prior to the date of eviction or demolition. The corresponding government entities will also provide. This means that adequate relocation, whether temporary or permanent, should be provided in order for the eviction to be carried out by the government. The property owner is not required by law to give compensation to squatters or informal settlers in order to have them leave the property.

Historically, the Mindanao State University, Marawi City was created under Republic Act 1387 as amended. For the land that was used in the creation of the said University, President Garcia signed proclamation number 806 which reserved 1,000 hectares out of the Camp Keithly military reservation in Marawi City, some 2,256 feet above sea level and overlooking Lake Lanao. It is located about four kilometres from

downtown Marawi City and about forty kilometres from Iligan City. This proclamation was later on enacted into a law when congress ceded the 1,000 hectares reservation to the University under Republic Act 3791. Classes were formally opened on June 13, 1962.[1]

As time went on, the University metamorphosed into a system with 13 other autonomous campuses located in Mindanao and in Palawan. For the Marawi City campus, it was able to open 17-degree granting colleges as well as established buildings that would be able to house the support services needed in the proper functioning of the agency. Concrete examples of these are the existence of dormitories, gymnasium, the grandstand and the likes. However, along with the creation of such structures and the steady increase in the population of the students came also the rise of countless of edifices in many parts of the campus which ironically are identified not to be connected with the University. The latter is an acknowledged fact that people in the campus seem to know very well but simply refuse to talk about or discuss. In fact, this has been a perennial problem of the administrations of the University but has remained unresolved even up to the present. Hence, with the many private structures that have burgeoned in the campus, one may not be able to identify already which property is owned by the University or that of the informal settlers. To name a few, one such case is the area of the commercial center while another, is the Barrio Salam which can be considered as located in the central parts of the University. Clearly, given its site, one does not have to look at the original map of the 1,000 hectares donated to MSU to establish the fact that it is logically part of it.

This paper then is exploratory in nature and even perhaps pioneering as there are no academic papers written about the reasons of how and why the 1,000 hectares land that used to be owned by the University has shrunk to its current state. There are no known available records also showing acts of past and present administration making remedial steps in resolving the problem. Again, perhaps this may be attributed to the mindset of people that the issue is very sensitive and might have dire consequences on their lives.

[1] MSU University Handbook 2018, Mindanao State University Press, Marawi City.

Hence, this paper intends to find out the reasons of the continuing and alarming increase in the population of informal settlers in the campus, the challenges in establishing residence in MSU Marawi, and the remedial measures to address the said challenges, as well as its impact with the prayer that the results can be of value to any administration who will address such problem.

**Statement of the Problem**

This research paper intends to establish issues and problems related to the informal settlers of the Mindanao State University Marawi campus. Specifically, it seeks to answer the following questions: 1. What is the mode of acquisition and years of stay of informal settlers of the land that they are currently occupying in MSU Marawi? 2. What are the problems and challenges of informal settlers in establishing residence in MSU Marawi in terms of: 1.) Peace and order 2.) Expansion of MSU? 3. What are the remedial measures that may be adopted to solve the problems and challenges of informal settlers in MSU Marawi?

**Theoretical Framework**

Squatting is defined as the action of occupying an abandoned or unoccupied area of land or building usually residential, that the squatter does not own, rent or otherwise have lawful permission to use. The same source said that author Robert Neuwirth[2] suggested in 2005 that there were one billion squatters globally and that this should increase to two billion by 2030 and three billion by 2050.

Moreover, according to Gedick A. Gregor Pol[3], one of the most critical problems of developing countries is squatter housing which is defined as housing illegally established and roughly constructed. For the United Nations Commission on Housing System (UNCHS), squatting is the term used to describe non-legal or informal occupation of buildings or lands. They further defined this indicator as follows; “housing tenure refers to the rights of households over the house and the land they occupy, particularly rights over land.” This includes “households in squatter

[2] Robert Neuwirth, *Shadow Cities: A Billion Squatters, a New Urban World*. New York: Routledge, 2005.

[3] Gedick A. Gregor Pol, *Definition of Squatter Housing, NCBI,* 1993. See link: https://www.ncbi.nih,gov

housing which has no title to the land it stands, and who pay no rents as well as households in in squatter housing that pay rent." Informal settlement inevitably carries a corpus of sub-concepts distinguished in the wordings: slum and squatter settlement. The University of Witwatersrand's Informal Settlement Policy Research Center defines informal settlements with the following characteristics: 1. Land use is unauthorized; 2. The settlement pattern is unauthorized or not approved; often this involves a high residential density; 3. The construction is unauthorized and not to prescribed standards; 4. The occupation originates from a land invasion.

Ironically, according to Kesia Reeve[4], who specializes in housing research "squatting is largely absent from policy and academic debate and is rarely conceptualized, as a problem, as a symptom or as a social or housing movement." She further declared also that squatting is in itself a political issue, therefore also a "statement" or rather a 'response' to the political system causing it. However, Gedick A. Gregor Pol[5] has a different take on it, as according to him, due to the magnitude of the problem of squatters and its effect globally, policies concerning squatter housing have changed overtime. Most government policies accept the inevitability of squatter housing and seek to improve and upgrade housing and public service conditions.

The United Nations Commission on Housing System (UNCHS) theorizes that due to the absence of an adequate formal response to the growth of housing demands, informal settlements is the logical response. Moreover, the said agency also said that this phenomenon can be linked to a series of factors including the transition from colonialism, the increase in urban poverty and the impacts of structural adjustment and other neo-liberal programs on formal welfare for the poor. This is further reinforced

[4] Kesia Reeve, *Welfare conditionality, benefit sanctions and homelessness in the UK: ending the 'something for nothing culture' or punishing the poor?* In Journal of Poverty and Social Justice. Online Publication Date: 15 Feb 2017. Pages: 65–78. Publisher: Policy Press. Volume/Issue: Volume 25: Issue 1. DOI: https://doi.org/10.1332/175982717X14842281240539

[5] Gedick A. Gregor Pol, as cited.

by Boaden and Taylor[6] who commented that ‘‘despite the concerns and efforts to improve housing conditions, informal settlements continue to grow rapidly and continue to be the most common means of poor people acquiring shelter.’’

As cited by McCarthy and Hindson[7], it is clear that informal settlements will remain part of the urban landscape well into the future. If appropriate upgrading and sustainable development of these areas is to be successfully achieved, problems associated with environmental, socio-economic and political factors need to be addressed[8]. Urban managers and planners will need to find ways of planning, developing and managing these settlements that both enhance the quality of life of the residents, as well as attempt to reduce the impacts of these settlements on the environment. Informal settlers live at a close interface with the environment and hence it is critical that environmental opportunities are maximized and constraints minimized so as to reduce the vulnerability of these communities. Unless this occurs, planning attempts will ‘‘result in community dysfunction, environmental degradation, unsustainable development, administrative difficulties and overall dissatisfaction’’[9].

**Conceptual Framework**

Figure 1 shows the schematic diagram of the study and as such depicts the interplay of the various variables of the study. Based on the diagram, the independent variables are the respondents’ manner of

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[6] B. Boaden and R. Taylor, *Informal settlement: theory versus practice in Kwazulu-Natal*. In D.M. Smith, ed. The Apartheid City and Beyond: Urbanisation and Social Change in South Africa, London: Routledge, 1992.

[7] D. Hindson, & J. McCarthy, *Defining and gauging the problem*. In D. Hindson, & J. McCarthy (Eds.), Here to stay: Informal settlements in Kwazulu-Natal. CSDS. University of Natal: Indicator Press, 1994.

[8] McCarthy and Hindson citing C. Oelofse, *The surrounding community's perceptions of the development of an informal settlement in their area: a case study of Hout Bay*. Unpublished MS thesis, University of Cape Town, Cape Town, 1994. And M. Gawith, *Towards a framework for integrating environmental and community concerns into the planning and development of informal settlements: A case study of Hout Bay, Western Cape*. Unpublished MS thesis, University of Cape Town, Cape Town, 1997.

[9] M. Gawith & M. Sowman, *Informal settlements in Hout Bay: a brief history and review of socio-demographic trends 1989-1991*. EEU Report 10/92/92, University of Cape Town, Cape Town, 1992.

acquiring the land in MSU, their number of years of stay in the said land. The said variables will give a picture of how the said lands were acquired whether by way of inheritance or purchasing it as well as the number of years they had been tolerated to stay in it and their reasons for deciding in MSU especially if it is rooted on economic purposes. From such, the dependent variables may then be determined such as the problems and challenges in establishing residence in MSU specifically on the issues of peace and order and expansion of the institution. This will show the effects of informal settlers whether they have detrimental effects on the peace and order of MSU and if their presence impedes the expansion program of the institution. In the determination of such, remedial measures may then be proposed as well as give a picture of the general status that the problem poses on MSU.

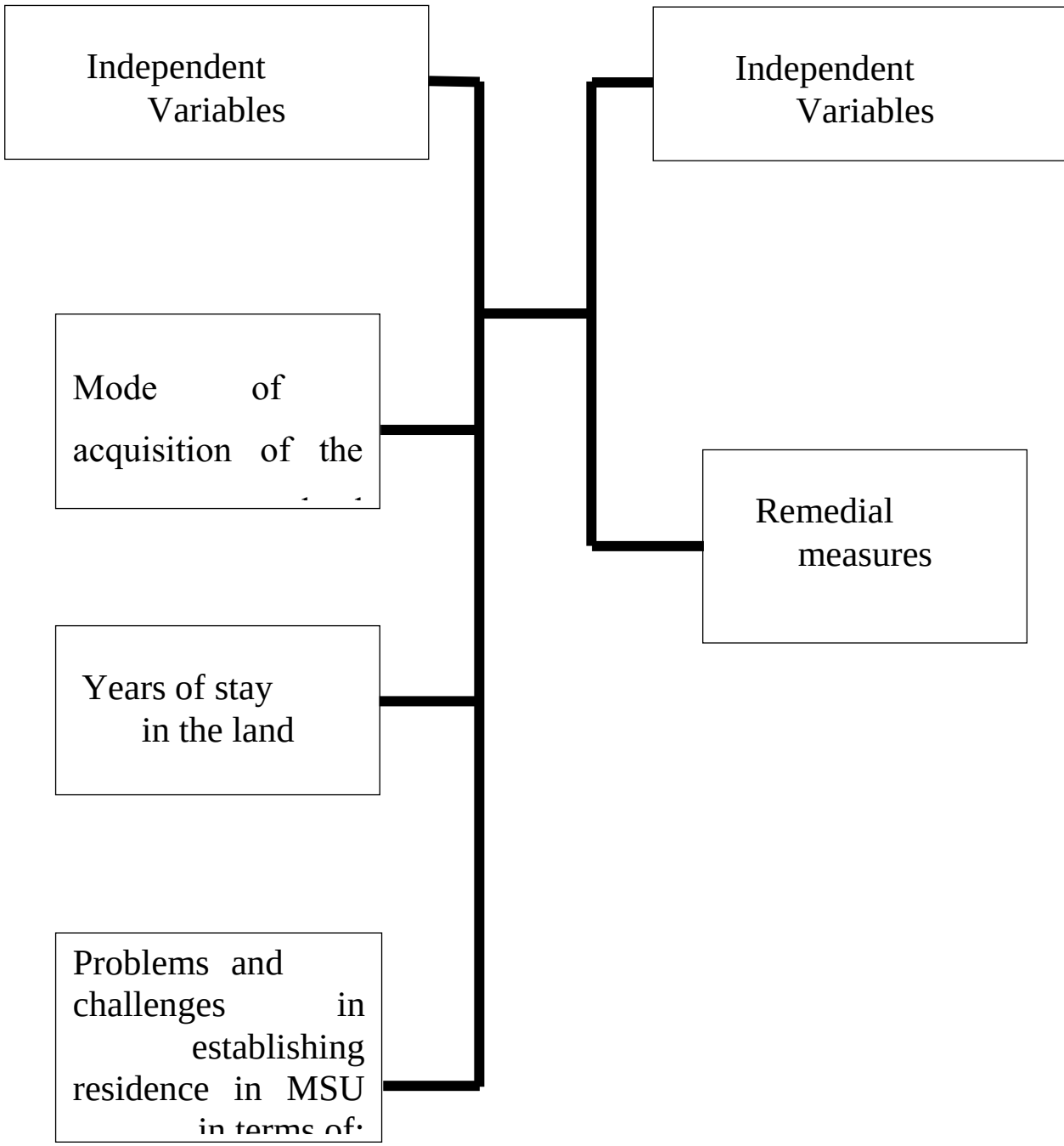



Diagram 1
Schematic Diagram of the Variables and Concept of the Study

**Significance of the Study**

Since the topic of the research has profound implications especially so that it deals with a problem that had never been addressed then it is most significant to the following:

To the National Government. Since MSU Marawi is considered a national government institution, then it is just but fitting that they should be aware of the problems that are currently besetting the said agency. One such problem which has remained unresolved is the loss of land because of the countless of informal settlers in MSU. Hence, retrieving back the land that had been illegally taken might involve their assistance since it will undoubtedly be met with resistance. Hence, establishing in this paper the magnitude of the problem might make them prepare plans on how to implement remedial measures in anticipation of what might transpire in the efforts of concerned authorities in the retrieval of the lands.

To the Provincial and City Government. Due to the siege and the havoc it brought to the entire province and the lives of Maranaos, MSU Marawi is already considered the last bastion of hope especially to those who are either working or studying in the institution. As such, with the results of the study, it should give them insights on its current state and therefore should made them take a more active role in its preservation. As claimed by many people also, the sad plight of the lands of MSU Marawi is attributable to the dastardly acts of some local politicians. Hence, the heads of both the provincial and city governments can make investigations about it to prevent the repetition of such acts. If this be done, then this could be taken by their own people, as the direct beneficiaries of MSU Marawi, as a concrete manifestation of their desire to help them.

To the MSU Administration Officials. The results would give them insights on the extent of damage caused by informal settlers to MSU Marawi and its development. With such, they can create the most stringent policies that would prevent the problem from evolving into becoming worse to worst.

To the Public Affairs College. This research is a pioneering effort due to the sensitivity of the issue. Moreover, there are no records also that would show the implications of the presence of informal settlers in MSU Marawi campus. Therefore, the outcome of this study will not only serve as

an additional reference to the scarce literature of the college about informal settlers in the campus but should also help them in making policies that would help the MSU administration mitigate the problem.

To the Faculty, Staff and Students of MSU. The results can serve as an awakening of their consciousness specially on the state of affairs of the lands of MSU Marawi. With such, it should make them realize also that it is not enough to say that one is grateful to the institution for given its current state, that can be construed as lip service only. Instead, it should make them recognize the idea that it is about time that they should all make a unified stand so that MSU Marawi can once again lay claim on what is rightfully hers.

To the Residents of Lanao del Sur to include Marawi City. The results should make them realize what is happening to the institution that most of them have benefited from since its inception. With such, it should be an eye-opener for them not to be indifferent to MSU's problems but rather make them become more impartial especially in passing judgement on people responsible for MSU's degradation which in practice would require them to do based on blood or familial ties.

To Future Researchers. The study is exploratory in nature, hence, this should encourage future researchers to venture in the same path so that they would be able to come up with academic papers that are not only investigative but are also very relevant to the times.

**Scope and Limitation of the Study**

The study is exploratory in nature and therefore had many limitations due to the sensitivity of the topic and the non-availability of data since no reports have been made and submitted to any administration of the University regarding the use of the land of MSU Marawi. There are no related literatures also that deal with or discloses the problems of the lands of MSU Marawi.

The study was conducted only within or inside the premises of the Mindanao State University Marawi campus. However, it did not cover all the informal settlers living in the supposedly 1,000 hectares which were originally donated to the campus to avoid arguments especially on historical facets as to who rightfully owns the land. In the first place, one needs not go further to those areas as what was already included in the

study are residents living in areas that are saliently identified as part of the campus like Barrio Salam, the commercial center and certain houses in 2nd, 3rd, 4th, 5th, 6th, 7th and 8th streets. Needless to say, the infiltration of informal settlers is quite obvious in these parts of MSU Marawi as proven by the prevalence of commercial establishments notwithstanding the presence of private and boarding houses for students. Moreover, there were 200 establishments that were covered in the random survey of the study. As much as possible, only the head of each of the establishment or private house were made the respondent of the study in order to ensure more accurate answers to the queries reflected in the survey.

**Review of Related Literature**

This chapter presents literature and studies relevant to this study which may also help the researcher in the analysis of the data. It discusses results of studies and concepts related to informal settlers.

**Informal Settlers Defined in the Philippines**

Many terms have been used to describe people who live in unregulated areas or on illegally occupied land. In the Philippines, the terms "squatters" and "informal settlers" are commonly used. "Informal settler families" is a universal term for squatters in the Philippines to denote persons who live in informal settlements. It was previously "squatters", which was seen to be politically incorrect; hence the government now uses informal settler families. Some organizations also use "underprivileged persons". NGOs and other organizations also use the term. The National Housing Authority considers informal settler families as the poorest 30 per cent and as informally employed. Sources of livelihood for informal settlers are selling of banana cue, hawking, driving of motorcycle sidecars, and scavenging, to name a few.

As cited by Cecil Morella[10], in Metro-Manila alone, more than two million people or roughly one fifth of the sprawling city's population live in shanty towns as so-called informal settlers. In the same article, according to the chief executive of the national government's Housing and Land Use Regulatory Board, about 3.5 million low-cost homes need to build across

[10] Cecil Morella, *Life A Constant Battle for Philippine Squatters*. Agence France-Presse, 2012. See link: https://news.abscbn.com

the country to address the squatter problem. He further said that the national and local governments were implementing programs to try and move squatters out of dangerous areas and into formal communities, giving them financial incentives to do so such as low-interest loans. But Arturo corpus, Vice-President and urban planning chief for Ayala Land, the country's largest property firm, said these low-cost homes were beyond the reach of informal settlers.

In a study of the Philippine Institute for Development Studies, 71% of those considered to be poor are located in rural areas where inequality has been increasing due to the agriculture sector's inability to increase productivity. These rural constituents need alternative income generating ideas to rise from the situation. The said study also revealed that one of the evident manifestations of poverty in the country is the existence of decades-old informal settlers. Although there are squatters in rural areas, inequalities in terms of shelter deprivation is the most evident in urban locations. Further, in an article by Lucell Larawan[11], said that the Philippines is among the countries in Asia with a large number of urban slum dwellers. Over five million Filipinos live in slums in major cities. Between 2000 to 2006, the slum population grew at an annual rate of 3.4% in urban areas and over 8% in Metro Manila.

In a study conducted by Jeanette E. Cruz, the Director of the Coordination, Monitoring, and Evaluation Group Affiliation Housing and Urban Development Coordinating Council, entitled: *Estimating Informal Settlers in the Philippines*, UDHA does not use the term "informal settlers" nor "squatters" but adopts the term "homeless and underprivileged citizens". At the same time, the law mandates LGU's (local government unit) to undertake a Registration of Socialized Housing Beneficiaries, subject to eligibility criteria. Special considerations are also provided for persons and entities who may be subject to eviction and demolition particularly those occupying danger areas and other public places, or areas affected by government infrastructure projects, and in lands when there is a court order for eviction and demolition. The identification of homeless and underprivileged/socialized housing beneficiary or more broadly "informal settlers" in UDHA must take the following into consideration several

[11] Lucell Larawan, *Why Poverty and Squatting in the Philippines Matter*, 2014. The Daily Guardian.

aspects: location in urban and organizable areas; family income; non-ownership of housing facilities elsewhere in the Philippines; occupancy in makeshift dwelling units; security of tenure location of dwelling (danger areas, public spaces, government infrastructure projects, private land); not a member of a squatting syndicate; not a professional squatter the business of squatter housing for profit or gain; occupancy of the land before March 31, 1992.

Currently, former Secretary Guiling Mamondiong of the Department of Technical Education and Skills Authority (TESDA), submitted a paper to the national government entitled "Conceptual Framework for the Distribution of Public Lands and Government Reservations in Marawi and Iligan Cities, Lanao del Sur and Lanao del Norte to the Rightful Claimants". In the said concept paper, he elucidated the history of the lands of Marawi City and how the present settlers were able to acquire it. It discussed the different laws and Republic Acts dating back to the time of then US President Roosevelt to more contemporary proclamations on how lands specifically in Marawi City were awarded, which as a consequence of its ambiguity, only created problems even up to the present times. It presented recommendations on how land settlements should be done especially so that the Marawi siege happened, again, with due cognizance to the history on the manner of how such lands were awarded or acquired. More importantly, it emphasized on the program of President Rodrigo Duterte on how the problem should be concretely dealt with along with the agencies that should implement the said plan. In fact, Secretary Mamondiong made a concrete example and further emphasized the severity of the problem when he cited the MSU evolving also into becoming a classic case of serving as a haven for informal settlers. Hence, for many people, whether they be residents of downtown Marawi or concerned workers of MSU, the problem of how to reclaim the lands that they or MSU used to own remain a big question given the fact that there are no concrete measures that would solve such issue.

Accordingly, whether it be MSU or Marawi downtown, land titles are not strictly observed as a customary practice and more importantly, as a basic rule to avoid territorial conflicts. Moreover, ownership of lands is simply handed down from one generation to another by the simplistic rule of ancestral entitlement. The law may disapprove of such practice but that is the local exercise that is unfortunately prevailing in the entire city. In

fact, it is a given, that if one questions such practice, then one might just end up having a feud in one's hands. This is a sad fact that all residents just subscribe to in order to avoid trouble whether one is living in Marawi or even in the premises of MSU. Hence, to sum it up, the former TESDA Secretary proposed that if land titles or disputes in the entire city of Marawi including the MSU campus should be resolved, then the government should make a reassessment of all the lands that it covers. This means that every land possessed by a person or family should be literally evaluated and should be compared to whatever documents the government have in order to validate one's claim to ownership.

**Research Methodology**

This chapter presents the research design, the locale of the study, the respondents of the study, research instrument, data gathering procedure and the statistical tools that will be used.

**Research Design**

Since the nature of this research is exploratory and evaluative in design as no academic paper of the same topic had been done before nor are there any available reports about informal settlers in MSU Marawi, then the researcher will adopt the explanatory mixed methods of research in gathering the data. Survey questionnaires were given to 200 selected households or business establishments identified to be owned by informal settlers to gather the quantitative data of the research. Follow-up interviews to the respondents were then conducted to for the qualitative part, the purpose of which is to further explain and interpret the findings of research.

**Locale of the Study**

The locale of the study is in the Mindanao State University, Marawi City campus. Currently, there are many existing barrios and barangays in MSU Marawi, the main campus. Moreover, structures owned either by the institution and private entities have been erected and are scattered all around the place. In fact, there are no more exact points that would define the extent and limits of the 1,000 hectares awarded to the institution. Simply said, there are no more fences or barriers between what is government and private.

This research was conducted only in what is contemporarily known as areas visibly inside the campus. Such areas are Barrio Salam, the commercial center and certain houses in 2nd, 3rd, 4th, 5th, 6th, 7th and 8th

streets wherein the flourishing of private establishments and houses cannot be denied.

**Respondents of the Study**

In choosing the respondents of the study, the researcher used the purposive sampling procedure. This type of sampling is defined to target specific groups or individuals who can provide the desired information, which in this case, are the informal settlers of MSU main campus, Marawi City. There were 200 respondents of the study who came from the different households or business establishments in Barrio Salam, the commercial center and certain houses in 2nd, 3rd, 4th, 5th, 6th, 7th and 8th streets. It should be pointed out that there are no available records regarding the number of informal households in the University hence, the determination of the number of respondents was based on identified houses or establishments of informal settlers. To ensure more accurate answers on the queries contained in the questionnaires, the researcher aimed at the head of each household or business establishment. The determination of these respondents was done through snowballing technique which means that they were identified by residents of MSU.

**Research Instruments**

The researcher distributed to the respondents a self-made structured type of questionnaire which contained parts that determined the mode of how the informal settlers acquired the land that they are currently occupying in MSU Marawi, the number of years they have been staying in the said land and the problems and challenges of informal settlers in establishing residence in MSU Marawi in terms of: 1. Peace and order and 2.) Expansion of MSU, and the remedial measures that may be adopted to solve the problems. Follow up questions were also asked by the researcher to the respondents. Moreover, books and other reading materials, internet sources and interviews on officials of MSU Marawi campus served as secondary sources of materials.

**Data Gathering Procedure**

In the conduct of the study, to get the quantitative part of the data, questionnaires were distributed to the respondents. For the qualitative part, the researcher conducted interviews to the respondents to give further explanation of the results of the survey.

The researcher pretested the questionnaire by handing it out randomly to acquaintances who are living but not connected to MSU Marawi. This was to cross-check the validity of the questions reflected in the survey-questionnaires. This was also to ensure that the queries were understood perfectly well by the respondents. Then, it was distributed to the houses and establishments that were identified to be owned by informal settlers in 2nd, 3rd, 4th, 5th, 6th, 7th and 8th streets as well as in the commercial center and Barrio Salam. In the retrieval of the questionnaire, the researcher ensured that there were no questions unanswered by the respondents. Follow up interviews were also conducted to them. After all the 200 questionnaires were collected, the data were then tabulated and the results analyzed.

**Statistical Tools**

**For the analysis of data, the following statistical tools were used:**

1.Frequency and Percentage

This is to describe the respondents' profile and determine the researchers' responses in the different categories evaluated by the respondents.

The formula for the percentage is:

P= (f/n) x 100% Where: P- Percentage, f-frequency

n- total number of respondents

100 = constant

2. Weighted Mean Formula

This is to determine the average scores of the responses which would eventually lead to the

Qualitative or verbal interpretation.

Weighted Mean = (∑Wifi/n)

Where:

W = Weight

n = number of values

f = frequency

For the verbal interpretation of the data, the following scale was used:

| Range | Verbal Interpretation |
|---|---|

| | |
|---|---|
| 1.0-1.79 | Strongly Disagree |
| 1.80-2.59 | Disagree |
| 2.60-3.39 | Neutral |
| 3.40-4.19 | Agree |
| 4.20-5.0 | Strongly Agree |

**Presentation, Interpretation and Analysis of data**

Table 1: Respondents' Mode of Acquisition of Land

| Manner of Acquiring Land | Frequency | Percentage (%) |
|---|---|---|
| Inherited from parents/relatives with land title | 22 | 11 |
| Inherited from parents/relatives without land title | 64 | 32 |
| Purchased from MSU administration with land title | 0 | 0 |
| Purchased from MSU administration without land title | 0 | 0 |
| Purchased from person(s) not connected to MSU with land title | 34 | 17 |
| Purchased from person(s) not connected to MSU without land title | 68 | 34 |
| Lot is vacant, stayed there with permission of the MSU Administration | 0 | 0 |
| Lot is vacant, stayed there without permission of the MSU Administration | 36 | 6 |
| Others | 0 | 0 |
| Total | 224 | 100% |

Table 1 shows the frequency and percentage distribution of the respondents with respect to the mode of how they acquired the land that they are currently occupying in MSU. Only 200 respondents are needed for this research, there were 24 respondents exceeding the 200 needed respondents. It is revealed in the table that 68 or 34% of the respondents disclosed that they acquired their land in MSU by purchasing from a

person or a group of persons not connected to MSU and without land title, 64 or 32% claimed that they inherited it from their parents/relatives although they do not have land title, 34 or 17% , purchased their land from a person or group of persons not connected to MSU but with land title, 22 or 11%, inherited it accordingly from their parents/relatives and with land title and 36 or 6%, decided to claim the land because it is vacant and without the permission of the MSU administration.

The most positive implication of the results of this table is that in some choices the respondents may have opted for as their answer, specifically those that dealt with acquiring land with the use of the Administration, it had yielded zero frequencies and percentages. This implies that all of them agreed that they acquired the land that they are currently occupying in MSU, not because it was sold to them by the Administration, occupied by them with the former's permission or that the latter even had an iota of knowledge of their tenancy. This actually exonerates any MSU Administration from being directly culpable of the reduction of the lands of MSU and going to the hands and use of private entities. Moreover, what is also very prominent in the data is that half of the respondents admitted that they acquired their respective lands with or without land title through people not even connected to MSU while almost half also declared that it was through inheritance either from their parents or relatives. The latter mode of acquiring such land may even be argued further as still highly questionable for it was not disclosed how such lands were acquired by their parents or relatives regardless of the idea whether it be with land title or none at all. However, with the rule of land inheritance and the absence of titles, perhaps it may again be explained with what Secretary Mamondiong of TESDA wrote in his paper that land titles in Lanao del Sur are not strictly observed as a customary practice and more importantly, as a basic rule to avoid territorial conflicts. Moreover, ownership of lands is simply handed down from one generation to another by the simplistic rule of ancestral entitlement. In the follow-up interviews also, many of the respondents said that they just stayed in the land they are currently occupying in MSU for the very simple reason that it was handed down to them without question from any authority. For them, the land was like served to them in a silver platter so questioning its legality can be taken as an affront to their respective families.

On a bigger picture though, the illegal and prevalent practice of illegal ownership of lands in MSU sends an inimical signal to the MSU Administration that despite the government owning such lands and that they supposedly have direct supervision and complete control over its use, it is nonetheless obvious that their authority is unfortunately not recognized by some people who have the gall to sell it even in the absence of a land title. Moreover, it gives adverse implications on the enforcement of the Administration on the rules governing land use in MSU. It serves as a test as well as a reflection also on the extent of their capacity on what they will do in order to protect the interests of the institution. Perhaps, this even proves that over the years the observance of cultural traditions and practices are stronger than what is even considered as legal.

Table 2: Number of Years Occupying the Land

| Number of Years | Frequency | Percentage (%) |
|---|---|---|
| 1-5 years | 8 | 4 |
| 6-10 years | 52 | 26 |
| 11-15 years | 62 | 31 |
| 16-20 years | 44 | 22 |
| Above 20 years | 34 | 17 |
| Total | 200 | 100 |

Table 2 presents the frequency and percentage distribution of the respondents with respect to the number of years they have been staying in the land that they currently occupying in MSU.

It is shown in the data that 62 or 31% have been staying for 11-15 years in the land that they are currently occupying in MSU, 52 or 26%, from 6-10 years, 44 or 22%, from 16-20 years, 34 or 17%, 20 and above years and 8 or 4%, from 1-5 years.

The data implies that majority of the respondents have been staying in MSU for at least 6 years already and even more. Hence, it can be inferred also that most of the informal settlers have acquired their lands and started staying in the institution for a long period of time already thus further reinforcing the idea that such problem had been existing and besetting different terms of the MSU Administration. This therefore

validates also the idea that such issue had never been properly addressed by any MSU Administration despite the fact that they are not responsible for the informal settlers acquiring their lands. This problem is even more aggravated when due to the length of stay of the informal settlers in the campus already and the complacent implementation or absence of rules that should be strictly enforced on them, many of them have become settled and comfortable with their condition and thus accordingly, decided to establish their own businesses and structures in their own supposed territories. Given such situation then and the money that the informal settlers have already invested in their lands, this then gives rise to more problems and ramifications most especially on how the MSU Administration can regain what is illegally taken from it despite the law on its side. In the first place, this puts forth also the implication that if there are indeed existing rules that were strictly observed regarding the awarding of lands before, then it would have prevented illegal settlers from coming and taking residence in MSU and would have not reached the point wherein people have stayed in the campus for countless of years already as revealed in the data. The number of years of stay of illegal settlers in MSU then has far greater implications than simply enforcing the law. It does not only speak of the acts of the illegal settlers and how the problem mushroomed over the years in magnitude with seemingly irreversible consequences. However, it is also very much reflective and implies how the different Administrations of MSU handled the problem with such treatment best be described only as akin to utmost tolerance if not, total indifference.

Table 3: Problems and Challenges on Peace and Order

| Problems/Challenges | 1(Strongly Disagree) f & % | 2(Agree)F& % | 3(Neutral)F&% | 4(Agree) & % | 5(StronglyDisagree) | Weighted Mean | Verbal Interpretation |
|---|---|---|---|---|---|---|---|
| Owning a land caused trouble in their family | 40 | 32 | 70 | 30 | 28 | 2.87 | Neutral |
| Owning a land caused trouble between them and MSU Administration | 64 | 50 | 18 | 32 | 36 | 2.63 | Neutral |
| They get into trouble with other residents in MSU | 48 | 70 | 42 | 23 | 17 | 2.23 | Disagree |
| They expose legitimate MSU residents to feuds/troubles that they might be into | 50 | 72 | 30 | 28 | 20 | 2.48 | Disagree |
| They contribute to crimes | 56 | 54 | 26 | 44 | 20 | 2.59 | Disagree |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| committed in MSU | | | | | | | |
| They contribute structurally unsound house/buildings in MSU | 34 | 40 | 36 | 56 | 34 | 3.08 | Neutral |
| They contribute to improper solid waste management practices in MSU | 30 | 20 | 20 | 44 | 86 | 3.68 | Agree |
| They add to improper sanitation practices in MSU | 24 | 24 | 26 | 42 | 84 | 3.69 | Agree |
| They contribute to the rapid population growth of MSU | 16 | 16 | 20 | 40 | 108 | 4.04 | Agree |
| Their private businesses have more negative effects than benefits to the legitimate residents of MSU | 82 | 42 | 18 | 18 | 40 | 2.46 | Disagree |

General Weighted Mean: 2.995 Verbal Interpretation: Neutral

Legend: 1-1.79- Strongly Disagree
1.80-2.59- Disagree
2.60-3.39- Neutral
3.40-4.19- Agree
4.20-5.0- Strongly Disagree

Table 3 presents the frequency and percentage distribution as well as the weighted mean and verbal interpretation of the answers of the respondents on the problems and challenges that informal settlers may have encountered in establishing residence in MSU in terms of peace and order. It is revealed in the data that on the issues that "they get into trouble with other residents in MSU", "they expose legitimate MSU residents to feuds/troubles that they might be into", "they contribute to crimes committed in MSU" and that "their private businesses have more negative effects than benefits to the legitimate residents of MSU", with weighted means of 2.23, 2.48, 2.59 and 2.46 respectively, then the respondents disagreed.

However, on the issues of "owning a land caused trouble in their family", "owning a land caused trouble between them and the MSU Administration" and that "they contribute structurally unsound house/buildings in MSU", with respective weighted means of 2.87, 2.63 and 3.08, then the respondents decided to take a neutral stand.

Meanwhile, on the concerns regarding "contributing to improper solid waste management practices in MSU", "they add to improper sanitation practices in MSU" and that "they contribute to the rapid population growth of MSU", with respective means of 3.68, 3.69 and 4.04, then the respondents agreed. The overall weighted mean for the query on peace and order is 2.995 which has a verbal interpretation of neutral.

The data implies that when it comes to the evaluation of more general concerns of peace and order that would mean the concerted efforts of informal settlers and can be felt or seen in public, like sanitation, rapid population growth and solid waste management, the respondents generally agree on the said issues. This is supported by the study of Robert Neuwirth[12] and Mike Davis[13], when they concluded that squatting is always associated with overcrowding and yielding very high population densities. In another study conducted by Paul Jones of the Urban and Regional Planning, Sydney School of Architecture, Design and Planning, University of Sydney, the same may be said of his conclusions when he said that poor sanitation, roads and waste management and high population densities are related to the problem of informal settlers. Moreover, he disclosed that there is a rise in unhealthy conditions due to the high spatial concentration of population. Hence, it may be inferred that the evaluation of the respondents for the said three concerns may be based on their perceptions of reality or on the idea that as the population increases in MSU, then it follows that there will also be a decline in the proper waste management and sanitation of the place.

Meanwhile, the respondents either took a stand of neutrality or disagreement when it comes to issues that had to do with personal or familial implications like crimes, businesses or any other kind of trouble. This can be rationalized based on the idea that unlike the issues of poor waste management or sanitation practices and the likes, which the respondents can attribute to other people and therefore agreed that it exists, the commission of crimes and the establishment of informal private businesses can have direct insinuations on them, hence the non-admission of such erring practices. One psychological principle that may explain this kind of thinking is the defense mechanism concept of projection, in which a person may admit that a thing may have gone wrong but the cause is not attributable to him but to other people, regardless of the idea that he is also guilty or not.

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[12] Robert Neuwirth, *Shadow Cities: A Billion Squatters, a New Urban World*. New York: Routledge, 2005. ISBN 0 415 93319 6.

[13] Mike Davis, '*Planet of Slums*', Verso Publisher, USA, 2004.

However, it should be pointed out that a neutral stand in this study should not be taken as the respondents leaning towards disagreeing on some issues. In fact, it is even a manifestation that while some of them might treat such issues as non-existent, on the contrary, some would acknowledge it as a reality. This is especially true on the issue of the informal settlers contributing structurally unsound houses/buildings in MSU Marawi. If one dissects the figures, the frequencies of their answers would reveal that there are more who agreed that the issue is existing than those who did not. This only proves that while it is true that the verbal interpretation for such issue is neutral there are still more respondents who believe that the problem is indeed valid and therefore has dire implications on the monitoring of the MSU Administration on how structures are constructed in MSU Marawi. Moreover, the presence of such problems has also dire implications on the housing authority or any government institution responsible for issuing permits or allowing the construction of buildings and houses. This result is actually supported in the same study of Jones which also revealed that some of the challenges that residents endure in informal settlements are the lack of basic services and infrastructure and substandard housing, including inadequate and structurally unsafe buildings.

Moreover, the overall general weighted mean for the issue of peace and order has a verbal interpretation of neutral which is reflective of the uncertainty of the respondents to give a definitive answer as to whether indeed their presence in the campus has a negative effect on its peace and order or none at all. Simply said, this puts forth the implication that even the informal settlers themselves are unsure of their role in the maintenance and preservation of peace and order in the campus.

Table 4: Problems and Challenges on Expansion of MSU

| Problems/Challenges | 1 (Strongly Disagree) f & % | 2 (Agree) f & % | 3 (Neutral) f & % | 4 (Agree) f & % | 5 (Strongly Disagree) | Weighted Mean | Verbal Interpretation |
|---|---|---|---|---|---|---|---|
| They have acquired lands which prevent MSU from expanding especially in creating new structures | 34 | 40 | 32 | 32 | 62 | 3.24 | Neutral |
| Their presence contributes to the congestion/overcrowding of MSU which affects the legitimate residents | 28 | 32 | 40 | 48 | 52 | 3.67 | Agree |
| They have put structures in lands that MSU should have benefited or earned from | 40 | 44 | 40 | 30 | 46 | 2.99 | Neutral |
| Their presence prevents MSU to put up measures that would make it environmentally friendly | 54 | 56 | 40 | 20 | 30 | 2.58 | Disagree |
| Their presence encourages more people to settle informally in MSU thus reducing more the size of the land it owns | 22 | 40 | 24 | 48 | 66 | 3.48 | Agree |

General Weighted Mean: 3.192 Verbal Interpretation: Neutral

Legend: 1-1.79- Strongly Disagree
1.80-2.59- Disagree
2.60-3.39- Neutral
3.40-4.19- Agree
4.20-5.0- Strongly Disagree

Table 4 presents the frequency and percentage distribution as well as the weighted mean and verbal interpretation of the answers of the respondents on the problems and challenges that informal settlers may have encountered in establishing residence in MSU in terms of the expansion of MSU.

The data reveals that with weighted means of 3.67 and 3.48 respectively, the respondents agreed on the issues that “the presence of informal settlers contribute to the congestion/overcrowding of MSU which

affects the legitimate residents" and "encourage more people to settle informally in MSU thus reducing more the size of the land it owns".

With regards to the issues that "they have acquired lands which prevent MSU from expanding especially in creating new structures" and that "they have put structures in lands that MSU should have benefited or earned from", with respective means of 3.24 and 2.99, then the respondents gave a neutral stand. However, on the issue that "their presence prevents MSU to put up measures that would make it environmentally friendly", with a weighted mean of 2.58, the respondents disagreed. The overall weighted mean on the issue of expansion of MSU is 3.192 which has a verbal interpretation of neutral.

It can be inferred from the data that the presence of the existing informal settlers in MSU can be a big factor to attract more of their kind to settle in MSU. This might be due to the same reasons given by the present settlers on how they acquired their land as well as the factors that led them to stay in MSU. Added to this, is perhaps the complacent attitude adopted by the Administration in the enforcement of the rules and regulations regarding the awarding and safeguarding of the lands of MSU. It should be pointed out that many of the respondents were able to acquire easily their respective land property either through an intermediary not connected to MSU or through inheritance without land titles. Such should serve as sufficient motivation for informal settlers to acquire lands in MSU notwithstanding the other free benefits that come along with it. With this, it is just but logical also that the present informal settlers feel that such practice would cause more congestion or overcrowding in the place as apparently there are no preventive measures that would stop it. The results actually run consistent also with the data of Table 3 (Peace and Order) which showed that one of the problems that is anticipated by the respondents is the rapid population growth of MSU because of the presence of their kind.

However, the neutrality of the respondents on some issues especially on private structures that have been erected already and the prevention of MSU from expanding further bespeak also of the idea that they are also hesitant to totally attribute such problems to the presence of informal settlers. Perhaps, they feel as revealed in the interviews with some respondents, that some of the private structures like those engaged in the

restaurant business thriving in the commercial districts of the campus are contributory and not detrimental to the development and the provision of some basic needs of MSU and its constituents. This is not to mention the presence of private boarding houses and apartments which take care of the shelter needs of students and other constituents who cannot be accommodated by dormitories of the university. Moreover, according to some respondents, they feel that the University lack recreational centers which private businesses provide. Accordingly, such establishments are essential part of the education of the students as such would provide them the necessary break from the rigors of their academic work.

Moreover, it is interesting to note also that the respondents disagreed that they cannot contribute in making MSU Marawi as an environmentally friendly place. Such disagreement may be taken as a positive sign of the willingness of informal settlers to support measures that may be put up by the Administration in addressing the issue.

In general, if one weighs the effects of the informal settlers on the expansion of MSU, on the one hand, the respondents might have a point in raising their contentions especially on the structures that they deem to benefit the constituents of the institution. On the other hand, one should consider how these structures were erected, who are responsible and benefit from it. It should be pointed out also that MSU has always been expected to expand because that is its original and legal mandate. Hence, any illegal impediment then that would cause barring it from its expansion should be dealt with accordingly. That is how the law should be interpreted.

Table 5: Remedial Measures

| Remedial Measures | 1(Strongly Disagree) f & % | 2(Disagree) f & % | 3(Neutral) f & % | 4(Agree) f & % | 5(Strongly Agree) f & % | Weighted Mean | Verbal Interpretation |
|---|---|---|---|---|---|---|---|
| All informal settlers should be evicted from MSU | 152 | 28 | 10 | 6 | 4 | 1.31 | Strongly Disagree |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| MSU administration should coordinate with the national government for the relocation and giving of jobs or livelihood projects to informal settlers | 96 | 30 | 36 | 18 | 20 | 2.18 | Disagree |
| The administration should monitor all the private Businesses and houses of informal settlers and should make them pay monthly rentals | 50 | 30 | 30 | 50 | 40 | 3.0 | Neutral |
| The administration should make strict policies that would prevent more informal settlers from residing in MSU | 40 | 22 | 20 | 48 | 70 | 3.43 | Agree |
| The administration should make policies that would | 20 | 16 | 40 | 40 | 84 | 3.76 | Agree |
| The administration should make policies that would make the informal settlers help in the promotion of ideal sanitary practices in the campus | 12 | 6 | 48 | 44 | 90 | 3.97 | Agree |
| The administration should make policies that would make the informal settlers help in the promotion of ideal waste management practices in the campus | 10 | 20 | 20 | 46 | 104 | 4.07 | Agree |

General Weighted Mean: 3.12

Verbal Interpretation: Neutral

Legend: 1-1.79- Strongly Disagree
1.80-2.59- Disagree
2.60-3.39- Neutral
3.40-4.19- Agree
4.20-5.0- Strongly Disagree

Table 5 presents the frequency and percentage distribution as well as the weighted mean and verbal interpretation of the answers of the respondents with respect to the remedial measures that may be adopted to solve the problems and challenges of informal settlers in MSU Marawi.

It can be gleaned from the data that with a weighted mean of 1.31, the respondents strongly disagreed on the issue that "all illegal settlers should be evicted from MSU".

Meanwhile, with a weighted mean of 2.18, they also disagreed on the remedial measure that "the MSU administration should coordinate with the national government for the relocation and giving of jobs or livelihood projects to informal settlers".

On the measure that "the administration should monitor all the private businesses and houses of informal settlers and should make them pay monthly rentals", with a weighted mean of 3.0, then the respondents remained neutral on the issue.

However, on the remedial measures that "the administration should make strict policies that would prevent more informal settlers from residing in MSU", "the administration should make policies that would make the informal settlers help in the promotion of peace and order in the campus", "the administration should make policies that would make the informal settlers help in the promotion of ideal sanitary practices in the campus" and "the administration should make policies that would make the informal settlers help in the promotion of ideal waste management practices in the campus", with weighted means of 3.43, 3.76, 3.97 and 4.07 respectively, they all agreed that such steps should be done.

The overall weighted mean on the issue of the remedial measures that may be adopted to solve the problems and challenges of informal settlers in MSU Marawi is 3.12 which has a verbal interpretation of neutral.

What is very clear in the results is that the respondents vehemently disagree that all informal settlers should be evicted from MSU regardless of the fact that their presence more so owning a land in MSU is a gross violation of the law. This is a manifestation that they are willing to break the law and their strong disagreement implies further that it should be the MSU Administration that should make the adjustments in addressing their problems. This is further reinforced by the fact that they also disagreed on the measure that the MSU Administration should coordinate with the national government in addressing their issues. Their disagreement on the latter may be best explained by their fear that perhaps notifying the national government would only lead to exposing more their violation of the laws of the land and thereby magnifying the gravity of the problem. With such exposure, it may eventually redound and compel the national government to strictly enforce the full implementation of the laws that are applicable to their circumstance which in their case is eviction. It should be considered that in both measures, it would call for the application of the laws of land ownership or informal settling which legally would go against their favor. However, it is also implied in the data that the respondents are all too willing to cooperate with the MSU Administration in enforcing policies that would help the campus improve in issues such as sanitation, ideal waste management practices and even peace and order. It is also interesting to note that they are also willing to help promote policies that would bar other informal settlers to stay in MSU. Perhaps, this is due to their awareness that MSU is already suffering from overcrowding as revealed in the results of the previous tables. Simply said, they might even be suffering with the existence of such problem already in the campus and therefore want to control the problem.

On the issue of monthly rentals for all private business establishments and houses, the respondents remain noncommittal on such concern. Perhaps, this is due to their hesitancy to pay since this would mean lesser income for them. It should be remembered that one basic principle why people squat is aside from being poor, the idea of being free from housing rentals is one of the biggest considerations. Hence, making them pay rentals would indeed be taken aversely by them.

The biggest implication though that might be deduced in the results is that informal settlers in MSU would definitely be willing to cooperate

and compromise to the government or authorities on their programs for as long as it would have nothing to do with spending and of course relocation more so forced eviction. Issues such as improvement of sanitation, waste management and the likes can have direct impact in the improvement of their lives without much financial implications at all and are therefore understandably acceptable to all. Moreover, the results also would imply that the settlers are adamant in not giving up their property regardless of how they acquired it as evidenced by the fact that they do not even want to compromise even if the national government comes into the picture already. Perhaps, such attitude may be attributed also to the idea that most of the respondents have stayed in the current land that they occupy for long periods of time already as revealed in the results of Table 2.

**Summary, Conclusions and Recommendations**

This chapter presents the summary of the study, the findings, the conclusions drawn as well as the recommendations made by the researcher based on the results of the study.

**Summary of Findings**

This study aimed to determine the issues, challenges and prospect of informal settlers of the Mindanao State University, Marawi campus. The nature of this research is exploratory and evaluative in design as no academic paper of the same topic had been done before nor are there any available reports about informal settlers in MSU. Hence, the researcher adopted the explanatory mixed methods of research in gathering the data.

The study was conducted in MSU Marawi and included 200 respondents who were selected based on purposive sampling procedure. For the collection of data, to get the quantitative part, a self-made structured type of questionnaire was constructed and for the qualitative part, the researcher conducted interviews to the respondents to give further explanation of the results of the survey. Based on the gathered data, the following are the major findings:

A significant number of the respondents acquired the land that they own in MSU Marawi either through person(s) not connected to MSU or inherited it from their parents/relatives. In both cases however, there were no land titles given to them so that they may claim ownership of their land titles.

Most of the respondents have at least stayed in the land that they are currently occupying in MSU for at least not less than 6 years and many of them even above 20 years.

The multiple responses of respondents revealed that the factors that mostly influenced majority of them to stay and own a land in MSU Marawi would be to establish and maintain a business in the University and to raise a family and have easy access to the educational programs of the said academic institution.

The problems and challenges that informal settlers encounter in establishing residence in MSU Marawi with respect to peace and order are "they contribute to improper solid waste management practices in MSU", "they add to improper sanitation practices in MSU" and they contribute to the rapid population growth of MSU."

The problems and challenges that informal settlers encounter in establishing residence in MSU Marawi vis-à-vis expansion of MSU are "the presence of informal settlers contribute to the congestion/overcrowding of MSU which affects the legitimate residents" and "encourage more people to settle informally in MSU thus reducing more the size of the land it owns".

The remedial measures that the respondents agreed on which they believe may be adopted to solve the problems and challenges of informal settlers in MSU Marawi are "the administration should make strict policies that would prevent more informal settlers from residing in MSU", "the administration should make policies that would make the informal settlers help in the promotion of peace and order in the campus", "the administration should make policies that would make the informal settlers help in the promotion of ideal sanitary practices in the campus" and "the administration should make policies that would make the informal settlers help in the promotion of ideal waste management practices in the campus".

**Conclusions**

Based on the findings of the study, the following conclusions are drawn:

Most of informal settlers have acquired the lands that they currently occupy in MSU in different ways. Foremost of these ways however are that they purchased it from a person(s) that is not even connected to MSU or they inherited it from their parents/relatives. They do not however have

land titles to prove their claims that they are the legitimate owners of their lands. Moreover, many of them have been living in MSU Marawi for quite sometimes already and therefore may be said to have invested so much in the development of their respective lands. The said development is supported by the fact that many of them believed that in living in MSU it will give them the opportunity to establish a business which many already did in their own territories, like the establishments of grocery stores, private boarding houses and etc. Another motivation that led them into pursuing to stay in MSU is the benefit of not only earning a living through their businesses and free of rental fees but it is also anchored on the idea that they can give the opportunity for their children to study in the said academic institution. For the challenges that illegal settlers encounter with respect to peace and order, they declared that they might contribute to problems that are visible to the human eyes such as improper sanitation and solid waste management practices to include rapid population growth. However, they disagreed on peace and order issues that might have personal implications on them such as causing trouble with other residents, the MSU Administration and the likes. The same may be said on the challenges encountered with regards to the expansion of MSU as it still dealt with population growth specifically congestion or overcrowding and the encouragement of more of their likes migrating to MSU.

The remedial measures that the illegal settlers adhere to in order to address their problem is also very revealing as they are only amenable to supporting policies that the MSU Administration will enforce in addressing issues like sanitation, waste management practices and etc. However, they will definitely not subscribe to any move of the Administration invoking the laws of the land in treating the problem of illegal settlers.

Lastly, the prospects of the effects of informal settlers on MSU Marawi does not paint a good picture. The illegal settlers firmly that the cultural practices and strong familial connections in the place are entrenched so much in the value system of the people that it will always prevail even when there are legal issues involved like the sensitive issue of illegal settlers.

**Recommendations:**

Based on the conclusions of the study, the following recommendations are made:

The national government should be aware of the problem of the informal settlers of MSU Marawi. It is obvious that over the years, such problem has never been addressed by any Administration of the University and had even evolved into a controversial issue of uncontrollable proportions already. The problem actually impedes the development of the institution. Hence, it is indeed baffling the national government cannot do something to address the problem considering that it also under its direct responsibility. Therefore, it is recommended that powers that be in the national level should take an active role in resolving the issue. After all, it has the military strength not mention the law on its side.

Both the Lanao del Sur Province and Marawi City governments should be given responsibilities in addressing the problem of informal settlers in MSU Marawi. They should be made to realize that not only is the said academic institution located in their place, but their constituents are direct beneficiaries of it either for academic reasons or employment.

The MSU Administration should create a strict policy on the illegal entry of dwellers in the institution. However, if there is already an existing one then they should strictly enforce it and if need be, employ the help of the military to add more teeth in its implementation.

The MSU Administration should conduct investigation on who are the people responsible for the selling of the lands of MSU. They should be brought to justice. If this be done, then this should serve as a warning or a deterrent to other people who have plans of doing the same dastardly acts.

For the informal settlers who are already thriving in MSU, the Administration should create policies that would make them take active roles in serving as responsible members of the MSU community. They should be encouraged to participate in programs of the University designed to strengthen the peace and order situation of the place or in addressing issues such as sanitation and waste management.

The MSU Administration should identify concretely the areas that is still owned by the University and those that had been encroached already by settlers. They should then publish it publicly to make the constituents of MSU become aware. This in turn should encourage them to be vigilant and can report should violations on the said lands are again committed.

The MSU Administration through its Housing Management Division should properly monitor establishments and houses in the campus

which are privately owned. They should then make rules regulating the development of said properties.

The MSU Administration should make a scheme that will make people owning establishments in the MSU premises pay rental fees. With such, at least the institution will be compensated even how meager it might be.Since this study is exploratory in nature due to the absence in the campus of researches covering the same issue, then further studies should be conducted in order to provide more information that might prove useful to any administration especially in addressing the problem of informal settlers.



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