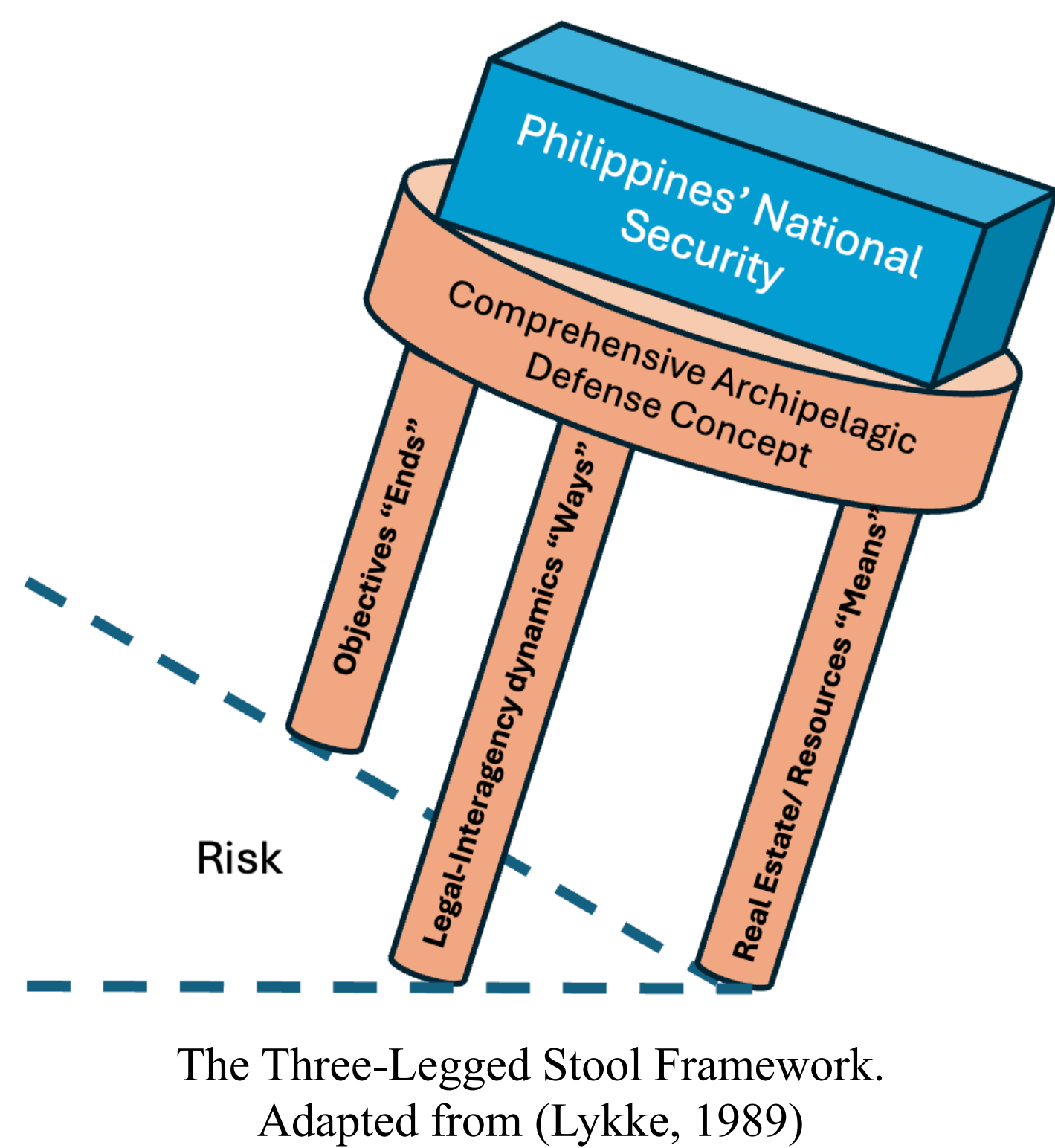


Abstract

- This study examines the strategic coherence of defense real estate acquisition and management in relation to the Philippine’s Comprehensive Archipelagic Concept (CADC).
- The study focuses on the interagency roles and coordination among the key national agencies and local government units primarily involved in defense real estate governance.
- The country does not suffer from a strategy problem but from systemic governance execution issues.
- The study recommends establishing a Centralized Defense Real Estate Authority and a National Defense Real Estate Strategy to improve integration and support CADC.

Methods

- This study adopts qualitative research design to examine legal, institutional and strategic dimensions of defense real estate governance
- This study uses the “Three-Legged Stool Analysis” (Lykke, 1989), with the Ends, Ways, and Means Framework
- The strategic objectives and defense outcomes are classified as the “Ends”.
- The governance processes, interagency coordination, and policy implementation mechanisms are considered ”Ways”.
- Land assets, infrastructure, funding and institutional capacity are categorized as “Means”.



Results & Impact

- Defense real estate governance inefficiencies significantly undermine the ability to establish and sustain strategically located military facilities.
- Fragmented decision-making reduces strategic coherence between national objectives and land governance polices.
- Governance inefficiencies increases vulnerability to emerging and rapidly evolving security threats.

Future Research

- Comparative Research may examine other archipelagic nations facing similar maritime and territorial defense challenges.
- Further studies may also use geographic information system, predictive analytics, spatial modeling, and operational simulations.