RESOLUTION PLAN

LUZON TRANSMISSION LINE
UPGRADING PROJECT 1

THIS IS NOT A BOARD APPROVED DOCUMENT.

SOCIAL ENGINEERING / RIGHT-OF-WAY MANAGEMENT DEPARTMENT
SEPTEMBER 2002
EXECUTIVE SUMMARY

1. This resettlement plan (RP) was prepared for the households affected by the Luzon Transmission Line Upgrading Project I located in the provinces of Pangasinan, Tarlac, and Pampanga.

2. The project aims to increase the transfer capacities of various transmission lines of the Luzon Power Grid in order to accommodate the planned additional power and load growth in Southern and Northern Luzon.

3. The main project components, which will also displace people and properties, are the upgrading of the existing 230 kV overhead T/L from San Manuel to Concepcion and Concepcion to Mexico with a total length of 117.08 km.

4. About 299 relocatee-households residing within the T/L right-of-way, 46 structure/business owners, 1,535 landowners, and 218 tenants will be affected by the project.

5. Relocatee-households, including informal settlers, will be granted a relocation package consisting of disturbance compensation and either a financial assistance to help them purchase a residential lot or payment of occupied residential lot if owned.

6. Land owners will be paid tower occupancy fee and, together with the tenant, will be compensated for affected crops/plants/trees. House/structure owners will also be paid the replacement cost of their houses/structures while business owners will be compensated for their business losses caused by the project.

7. Project presentations and dialogues/information campaigns were conducted at 102 out of 111 host Local Government Units (LGUs) and Regional Development Councils (RDCs) since April 1998 and yielded 92 project endorsements as of July 2002. Presentations to the remaining LGUs and RDCs are being facilitated by Social Engineering/Right-Of-Way Management Department (SE/ROWMD).

8. A third party monitoring team will be contracted by National Transmission Corporation (TRANSCO) to undertake the external monitoring of RP implementation.

9. The SE/ROWMD will provide the relocation budget estimated at ₱ 216 million and will implement this RP with the assistance of the Project Office.
# RESETTLEMENT PLAN

LUZON TRANSMISSION LINE UPGRADING PROJECT I

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I. THE PROJECT

A. RATIONALE

The National Transmission Corporation (TRANSCO) has proposed the Luzon Transmission Line (T/L) Upgrading Project I to increase the transfer capacities of various transmission facilities in the Luzon Grid to be able to cope with projected increases in power demand and to accommodate planned generation capacity additions. The project will require the upgrading of transmission lines and expansion of substations. The upgrading of T/L components will affect families living within the right-of-way (ROW) tract while the expansion of substations will not have an impact on resettlement nor will it affect private properties since the activities are confined within the substations’ existing facilities.

This Resettlement Plan (RP) was prepared to effect the payment of compensation for the affected families/persons in accordance with the Corporate Policies and Guidelines on Resettlement/Relocation and with the following objectives:

1. To clear the ROW limit of houses, structures, crops, plants and trees.
2. To smoothly and effectively relocate the affected households.
3. To delineate the responsibilities of the different TRANSCO participating offices and the affected households in the implementation of this RP.

B. STATUS OF RESETTLEMENT DESIGN

This RP is the fifth edition. A fourth edition of the RP was prepared in August 2001 which was submitted and approved by TRANSCO Management on the same month. From July 1999 up to November 2000, series of RP editions were prepared and submitted to Asian Development Bank (ADB) and reviewed by different sets of resettlement specialist/consultants.

Further review of the RP by the new ADB Resettlement Specialist in April 2002 and the cancellation of the Biñan-Dasmariñas component necessitated the preparation of this latest edition.

This revised RP is a condition for the approval of the project by the ADB Board. Actual implementation of the RP is a condition for contract awards. Payment of compensation and resettlement of affected families within the project’s priority area such as tower sites shall be completed before construction works commence. The data presented herein is based on field research and house to house inspection and interview conducted by the Project Office (PO) and the Social Engineering/Right-of-Way Management Department (SE/ROWMD). These were later supplemented by a parcellary survey.

C. PROJECT DESCRIPTION

The present condition of the Luzon Power Grid is far from ideal. Some of its components are in urgent need of upgrading to be able to cope with the
projected power demand in the near future. The San Manuel-Concepcion-Mexico transmission corridor for instance, was part of the early facilities constructed by National Power Corporation (NPC) in Central Luzon. It was primarily intended to carry the power generated from Ambuklao and Binga Hydroelectric Plants to Manila. However, the line is now operating near its dependable capacity. The projected increase in local power demand in the next few years and corresponding generation capacity additions (hydroelectric projects like the Casecnan and San Roque) will render this facility inefficient to operate.

Further in the North, the single strung, ST/DC Bauang-San Esteban transmission line is the only 230 kV facility serving the power requirements of the northernmost substations (San Esteban, Bantay, Currimao and Laoag) of the Luzon Power Grid. Any trouble that may occur on this line will isolate said substations from the grid. Stringing of the second circuit, however, will avert such event.

In Southern Luzon, the Dasmariñas substation caters to power customers in the CALABARZON area. However, robust economic growth in its vicinity necessitates the installation of additional capacity.

The proposed Luzon T/L Upgrading Project I is envisioned to address all the above-mentioned problems by increasing the transfer capacities of these transmission facilities. The project, as shown in Annex A has the following components:

<table>
<thead>
<tr>
<th>TRANSMISSION LINE</th>
<th>EXISTING</th>
<th>UPGRADING</th>
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<tbody>
<tr>
<td>- Concepcion S/S</td>
<td>1 x 795 MCM ACSR</td>
<td>2 x 410 mm² TACSR/AS</td>
</tr>
<tr>
<td>- Mexico S/S</td>
<td>1 x 795 MCM ACSR</td>
<td>2 x 410 mm² TACSR/AS</td>
</tr>
<tr>
<td>3. Concepcion Tie Line</td>
<td>None</td>
<td>230 kV, SP/SC, 0.20 km.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 x 795 MCM ACSR/AS</td>
</tr>
</tbody>
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<tr>
<th>SUBSTATION</th>
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<tr>
<td>1. New San Manuel S/S Expansion</td>
<td>2-230 kV PCBs + Accessories</td>
<td></td>
</tr>
<tr>
<td>2. Concepcion Substation Expansion</td>
<td>8-230 kV PCBs + Accessories</td>
<td></td>
</tr>
<tr>
<td>3. Mexico Substation Expansion</td>
<td>7-230 kV PCBs + Accessories</td>
<td></td>
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<tr>
<td>4. Bauang Substation Project</td>
<td>1-230 kV PCB + Accessories</td>
<td></td>
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<tr>
<td>5. Bacnotan Substation Reconfiguration</td>
<td>1-230 kV PCB + Accessories</td>
<td></td>
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<tr>
<td>6. San Esteban Substation Expansion</td>
<td>Protection &amp; Communication Equipment</td>
<td></td>
</tr>
<tr>
<td>7. Dasmariñas Substation Expansion</td>
<td>7-230 kV, 2-115 kV PCBs + Accessories</td>
<td>1-300 MVA, 230/115 kV Power Transformer</td>
</tr>
</tbody>
</table>

The project requires the upgrading of the component transmission lines (San Manuel-Concepcion and Concepcion-Mexico) from single circuit to double circuit utilizing high ampacity conductors. The existing towers of these lines will be dismantled while new towers will be erected within the existing right-of-way.
The upgrading of the component T/Ls necessitates the installation and/or replacement of underrated PCBs at San Manuel, Concepcion and Mexico substations to accommodate the upgrading of the said lines. A tie line will also be provided at Concepcion substation to connect a new switchyard to the existing one.

The project also requires the expansion of Bauang and San Esteban substations since it is the primary system requirement to effect termination of the second circuit of the existing Bauang-San Esteban 230 kV transmission line. It will also involve the reconfiguration of the Bacnotan substation from radial to ring-bus scheme to further achieve system reliability in the area.

The project further requires the expansion of Dasmariñas substation to augment its capacity since it is projected to be overloaded by year 2006.

The project will be funded by the Asian Development Bank which requires the preparation of this resettlement plan in conformity with its policy on involuntary resettlement. An Environmental Compliance Certificate and the NEDA-ICC approval has already been obtained for the project.
II. POLICY FRAMEWORK

A. ADB Policy on Resettlement

The ADB policy on resettlement rests on the following principles:

i. Involuntary resettlement should be minimized by exploring all viable project options.

ii. Affected families/persons should be fully informed and consulted.

iii. A resettlement plan should be prepared for those to be displaced.

iv. Affected families/persons should receive compensation at replacement rates for all losses and damaged assets. The absence of legal titles to lands should not be a bar to compensation.

v. Affected families have to be fully compensated and resettled before their houses are demolished and their land is acquired by the project.

vi. Involuntary resettlement should be conceived and executed as a development project.

vii. The resettlement plan implementation has to be monitored by the project implementor and the Bank.

B. TRANSCO Policy on Relocation

The following are the general policies of TRANSCO on relocation:

i. Power development projects shall be designed in a manner so as to avoid or at least minimize displacement and adverse impacts on incomes of the AFs/APs.

ii. People to be displaced by the project shall be compensated fairly of their affected properties and granted other benefits when applicable prior to project construction.

iii. A socially and economically acceptable RP consistent with overall government policies shall be prepared and implemented.

iv. The RP shall be prepared and implemented in consultation with AFs/APs, LGUs, People’s Organizations (POs) and other stakeholders.

v. After RP implementation, the economic and social conditions of the AFs should be improved or at least maintained.

The objectives of ADB Policy on Involuntary Resettlement which are basically (i) to avoid involuntary resettlement wherever feasible; (ii) minimize resettlement where population displacement is unavoidable, and (iii) ensure that displaced people receive assistance so that they would be at least well-off as they would have been in the absence of the project, will be achieved in this project.
since all of them are embodied in the TRANSCO relocation policies enumerated above.

1. **Compensation Policy for the Project**
   a. **Compensation and Benefits**

   The following compensation policies are part of the overall policy on resettlement/relocation which was approved for the project:

   1.) **Payment of Residential Lands**

   If a relocatee owns the lot where his house was built and said lot is classified as ‘residential’, the lot or at least the portion of it affected by the project will be acquired by TRANSCO. The land shall be paid at replacement rate based on the valuation of lands in the affected areas.

   2.) **Payment of Tower Occupancy Fee**

   Lands occupied by the steel tower shall be paid of tower occupancy fee equivalent to the full market value but not less than ₱600 per tower.

   3.) **Payment of Crops, Plants, Trees**

   Crops/plants and trees that will be damaged during project construction shall be compensated based on the current fair market value determined by Provincial/City Appraisal Committee (PAC/CAC) or other concerned government agencies.

   4.) **Payment of Houses/Structures**

   Houses and structures shall be compensated based on their replacement cost which is the cost of materials and labor in the locality at the time of relocation. No depreciation shall be applied. The houseowners/structure owners shall be responsible for dismantling the affected house/structure and shall own salvageable materials. However, if TRANSCO does the dismantling, salvageable materials shall be owned by the corporation.

   5.) **Grant of Disturbance Compensation (DC)**

   Disturbance compensation in the amount of ₱10,500 shall be given to each displaced family equivalent to the daily minimum wage in the project-affected area multiplied by 60 days. This grant shall be used to defray the affected households daily expenses while adjusting to their new environment.

   6.) **Grant of Financial Assistance (FA) to Displaced Households**

   This grant shall be used to help the displaced households/occupants including informal settlers purchase a lot where they could transfer their houses.

   a. **FA to house owner/occupant**—financial assistance in the amount of ₱20,000 computed based on the
replacement cost of 200 sq. m. lot shall be granted to owners or tenants of agricultural lands and those occupying the land with consent of the owner.

b. **FA to informal settlers** – financial assistance in the amount of ₱10,000 shall also be granted to informal settlers computed based on a replacement cost of 100 sq. m. lot.

7.) **Compensation for Business Losses**

Business losses shall be compensated based on the business’ daily income as reflected on income tax return (ITR) multiplied by the number of days of business stoppage due to the project, but in no case shall it be more than 30 days.

b. **Valuation Process**

TRANSCO has requested the Bureau of Internal Revenue (BIR), concerned Provincial/City Appraisal Committees (PACs/CACs), and Land Bank of the Philippines, a Government Financial Institution (GFI) and Royal Asia Appraisal Corporation, an independent private appraiser to determine current fair market values of affected lands, crops, plants, and trees.

To arrive at a reasonable valuation, the private appraiser adopts an assessment process wherein the value of the land is based on sales and listings of comparable properties registered within the vicinity. This valuation process requires the establishing of comparable properties by reducing reasonable comparative sales and listings to a common denominator. This is done by adjusting the differences between the subject property and those actual sales and listings regarded as comparable. The properties used as bases of comparison are situated within the immediate vicinity of the subject property. The comparison was premised on factors such as location, size and shape of the land and time element. Inquiries from knowledgeable persons that are familiar with land values in the vicinity will likewise be made.

The final valuation of the affected properties will be based on the valuations of the above-mentioned government entities and private appraiser and will be approved by the TRANSCO Board or Management.

c. **Participation of Displaced Families.** The affected families shall be informed and consulted during the pre-relocation activities on compensation package and procedures for payment and settlement of conflicts/disagreements. They will also be regularly informed and consulted during RP implementation. Requests for meeting/consultations with SE/ROWMD to resolve related issues/concerns could be coursEd through the Project Office (PO).

d. **All damaged properties** shall be compensated based on current fair market values and/or replacement cost. Tenants and squatters
are also granted benefits. The valuation shall be established in accordance with the existing TRANSCO policies and guidelines.

2. Entitlement/Eligibility of Affected Households/Patrons

The following AFs/APs as defined are eligible for payment of compensation as provided in the RP:

a. **Landowner** - a person who owns land/s within the project-affected areas regardless of proof of ownership i.e. TCTs, CLTs, Deed of Sale, tax declaration, etc.

b. **Land tenant** - a person who works on a project-affected land owned by another person for a fee or financial consideration in cash or in kind.

c. **Structure owner** - a person who owns a project-affected building/structure including a dwelling unit but resides in an area not affected by the project.

d. **Business owner** – a person who owns or conduct a business within the project-affected areas, the operation of which will be disrupted by the construction of the project.

e. **Relocatees** – are AFs/APs who are actually residing in the affected areas at the time of the conduct of socioeconomic survey and have to move their residences as a result of project construction. The different types of relocatees are:

   1.) **House and Lot owner** - a person/family who owns and actually occupies an affected house and lot.

   2.) **House owner** - a person/family who owns and actually occupies a project-affected house with the consent of the lot owner.

   3.) **Informal Settler** - a person/family who owns and actually occupies a project-affected house located on a government land or on a private land but without the consent of the owner.

   4.) **House occupant** - a person or families who occupy an affected house either as a tenant/renter or free of charge.

   5.) **Room renter** - a person/family renting a room in a project-affected house or an apartment for a fee for an indefinite period of time, but excludes students/boarders/transients.

The matrix on the succeeding page shows the basic compensation each AF/AP will receive. Under **Crops/Plants/Trees**, those not indicated to receive might still be entitled depending on whether the residential lots they occupy are also farm lots and are cultivated as such and/or if they have any other arrangements with the landowners.
## Compensation Due to APs

<table>
<thead>
<tr>
<th>Type of APs</th>
<th>Cash Compensation For Land</th>
<th>Tower Occupancy Fee</th>
<th>Crops/Trees/Plants</th>
<th>Replacement Cost</th>
<th>DC</th>
<th>FA to Displaced HH</th>
<th>Cash Compensation For Business Losses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. LANDOWNER</td>
<td>X</td>
<td>X</td>
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<td>2. LAND TENANT</td>
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<td>3. STRUCTURE OWNER</td>
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<td>4. BUSINESS OWNER</td>
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<td>5. RELOCATEE</td>
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<tr>
<td>a. HOUSE &amp; LOT OWNER</td>
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<td>(lot is classified ‘residential’)</td>
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<td>b. HOUSE &amp; LOT OWNER</td>
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<tr>
<td>(lot is not classified ‘residential’)</td>
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<td>X</td>
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<td>c. HOUSE OWNER</td>
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<td>X</td>
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<td>d. INFORMAL SETTLER</td>
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<td>e. HOUSE OCCUPANT</td>
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<td>f. ROOM RENTER</td>
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**LEGEND:**
- **DC** - Disturbance Compensation
- **FA** - Financial Assistance

### 3. Cut-Off Date/Non-Eligibility for Compensation

The end of the period of the validation of AFs/APs based on the parcellary and house to house surveys will serve as the cut-off date in identifying AFs/APs who are entitled to compensation and benefits. A written notice about the TRANSCO project and the cut-off date shall be given to the respective barangay officials. An official list of AFs shall also be prepared by TRANSCO and attested by concerned barangay officials.

The cut-off date is set on October 15, 2002 which is the target date for completion of the validation of AFs/APs. Households or persons who will introduce new houses/structures at the project-affected areas after the cut-off date will be considered non-eligible households/persons and therefore will neither be compensated for their properties nor will be granted relocation benefits.

### C. Relevant Laws and Executive Orders

The following laws and regulations will be observed in the payment and granting of compensation package to the affected persons/families as follows:

1. **R. A. 8974**

   This Act is created to facilitate the acquisition of right-of-way, site or location for National Government infrastructure projects and for other purposes. **Section 9** of this Act states that the National Housing Authority,
in coordination with the Local Government Units and implementing agencies concerned, shall establish and develop relocation sites, including the provision of adequate utilities and services, in anticipation of squatters that have to be removed from the right-of-way or site of future infrastructure projects. Whenever applicable, the concerned local government units shall provide and administer relocation sites.

2. **R. A. 7279**


Section 26 states that urban renewal and resettlement shall include the rehabilitation and development of blighted and slum areas and the resettlement of program beneficiaries based on the provision of this act.

Section 28, item 8 on Adequate Relocation whether temporary or permanent provides in cases of evictions and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the local government unit concerned and the National Housing Authority with the assistance of other government agencies within forty-five (45) days from service of notice of final judgement by the court, after which period the said order shall be executed. Provided further that should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by sixty (60) days shall be extended to the affected families by the local government unit concerned.

3. **Executive Order 1035**

EO 1035 provides for the procedures and guidelines for the expeditious acquisition by the government of private real properties or rights thereon for infrastructure and other government development projects.

4. **Executive Order 132**

This provides the procedures to be followed in the acquisition of private property for public use and the creation of an Appraisal Committee in the determination of just compensation.

5. **Municipal/City Ordinance**

As a matter of policy, TRANSCO and its project proponents/contractors take into consideration local zoning ordinance in selection of T/L route and site for substation.
III. THE PROJECT-AFFECTED AREAS

Only the transmission line components of the project will affect private properties. The substation components will only involve expansion within the perimeter walls of said facilities.

The provinces and municipalities traversed by the upgrading of the transmission lines are as follows:

<table>
<thead>
<tr>
<th>Traversed T/L Component</th>
<th>Province</th>
<th>City/Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. San Manuel – Concepcion</td>
<td>Pangasinan -</td>
<td>San Manuel</td>
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<td></td>
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<td>Asingan</td>
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<td></td>
<td>Gerona</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tarlac City</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Concepcion</td>
</tr>
<tr>
<td>2. Concepcion – Mexico</td>
<td>Tarlac</td>
<td>Concepcion</td>
</tr>
<tr>
<td></td>
<td>Pampanga</td>
<td>Magalang</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arayat</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mexico</td>
</tr>
</tbody>
</table>

Most of the affected areas are agricultural lands planted to rice, sugar cane, corn, and various plants/trees. Below are the impact figures on affected land area and crops/plants/trees:

### A. Total Affected Area

<table>
<thead>
<tr>
<th>Component</th>
<th>Estimated Length (km)</th>
<th>ROW Width (m)</th>
<th>Total Affected Area (has)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>79.66</td>
<td>40</td>
<td>318.64</td>
</tr>
<tr>
<td>b. Concepcion - Mexico T/L</td>
<td>37.42</td>
<td>40</td>
<td>149.68</td>
</tr>
<tr>
<td>TOTAL</td>
<td>117.08</td>
<td></td>
<td>468.32</td>
</tr>
</tbody>
</table>

### B. Area Affected by Tower Occupancy

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Towers</th>
<th>Area per Tower, sq. m.</th>
<th>Total Affected Area (has)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>209</td>
<td>225</td>
<td>4.70</td>
</tr>
<tr>
<td>b. Concepcion - Mexico T/L</td>
<td>94</td>
<td>225</td>
<td>2.12</td>
</tr>
<tr>
<td>TOTAL</td>
<td>303</td>
<td></td>
<td>6.82</td>
</tr>
</tbody>
</table>
### C. Affected Land with Houses

<table>
<thead>
<tr>
<th>Component</th>
<th>Residential (sq.m.)</th>
<th>Agricultural (sq.m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>10,000</td>
<td>--</td>
</tr>
<tr>
<td>b. Concepcion - Mexico T/L</td>
<td>2,000</td>
<td>--</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>12,000</strong></td>
<td>--</td>
</tr>
</tbody>
</table>

### D. Affected Crops/Plants/Trees

<table>
<thead>
<tr>
<th>Component</th>
<th>Riceland (has.)</th>
<th>Sugarcane (has.)</th>
<th>Corn (has.)</th>
<th>Plants/Trees (has.)</th>
<th>Total Area (has)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>68.10</td>
<td>35.37</td>
<td>21.10</td>
<td>7.70</td>
<td>132.27</td>
</tr>
<tr>
<td>c. Concepcion - Mexico T/L</td>
<td>144.97</td>
<td>75.30</td>
<td>44.91</td>
<td>16.40</td>
<td>281.58</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>213.07</strong></td>
<td><strong>110.67</strong></td>
<td><strong>66.01</strong></td>
<td><strong>24.10</strong></td>
<td><strong>413.85</strong></td>
</tr>
</tbody>
</table>
IV. AFFECTED FAMILIES/PERSONS (AFs/APs)

The project-affected households/persons are those residing within the T/L right-of-way who will be displaced by the dismantling and construction of transmission towers including those who own properties and/or conduct their economic activities within the project-affected areas.

The total estimated number of affected persons (APs) \textit{(i.e. landowners, tenants, structure owners, and business owners)} for the two (2) T/L components is 1,799 based on the survey conducted by the SE/ROWMD. With an average household size of 5, the estimated population of APs is 8,995.

Out of the 1,799 APs, 1,535 are landowners, 218 are tenants, and 46 are structure owners. The number of landowner and tenants however, will be further validated after the completion of the on-going parcellary survey. From the 46 structure owners, only 14 are using their structures for business purposes.

On the total number of affected families (AFs) \textit{(i.e. house and lot owner, house owner, informal settler and house occupant)} the number further increased due to the requirement of ADB to relocate all the families residing within the T/L ROW. The total number of AFs is now 299 for both the San Manuel-Concepcion and Concepcion-Mexico lines. Hence, the estimated population is 1,495 based on the average household size of 5.

The estimated total affected AFs/APs for the whole project is 2,098 with a population of 10,490.

Below are the basic impact figures on lands, houses, structures and business establishments:

A. Lands

1. Landowners

\begin{table}
\centering
\begin{tabular}{|c|c|c|c|c|c|c|}
\hline
Component & \textbf{No. of Affected Landowners} & & & & & \\
\hline & \textbf{In Between Tower} & \textbf{Tower Site} & \textbf{Total} & \textbf{Average H/H Size} & \textbf{Total Pop.} \\
\hline a. San Manuel-Concepcion T/L & 773 & 271 & 1044 & 5 & 5,220 \\
b. Concepcion-Mexico T/L & 393 & 98 & 491 & 5 & 2,455 \\
\hline
\textbf{TOTAL} & 1,166 & 369 & 1,535 & & 7,675 \\
\hline
\end{tabular}
\caption{No. of Affected Landowners}
\end{table}

2. Tenants

\begin{table}
\centering
\begin{tabular}{|c|c|c|c|c|c|c|}
\hline
Component & \textbf{No. of Affected Tenants} & & & & & \\
\hline & \textbf{In Between Tower} & \textbf{Tower Site} & \textbf{Total} & \textbf{Average H/H Size} & \textbf{Total Pop.} \\
\hline a. San Manuel-Concepcion T/L & 106 & 42 & 148 & 5 & 740 \\
b. Concepcion-Mexico T/L & 62 & 8 & 70 & 5 & 350 \\
\hline
\textbf{TOTAL} & 168 & 50 & 218 & & 1,090 \\
\hline
\end{tabular}
\caption{No. of Affected Tenants}
\end{table}
## B. Houses

### 1. Affected families

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Affected Households</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In Between Tower Tower Site Total</td>
<td>H/H Size</td>
</tr>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>148 15 163</td>
<td>5</td>
</tr>
<tr>
<td>b. Concepcion - Mexico T/L</td>
<td>121 15 136</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL</td>
<td>269 30 299</td>
<td>--------</td>
</tr>
</tbody>
</table>

### 2. Type of Houses

<table>
<thead>
<tr>
<th>Component</th>
<th>Type of House</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bungalow</td>
</tr>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>104 37 18</td>
</tr>
<tr>
<td>b. Concepcion - Mexico T/L</td>
<td>86 33 17</td>
</tr>
<tr>
<td>TOTAL</td>
<td>190 70 35</td>
</tr>
</tbody>
</table>

## C. Business Establishments and Other Structures

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Affected Structure owners</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Business Non-business Total</td>
<td>H/H Size</td>
</tr>
<tr>
<td>a. San Manuel - Concepcion T/L</td>
<td>7 25 32</td>
<td>5</td>
</tr>
<tr>
<td>b. Concepcion - Mexico T/L</td>
<td>7 7 14</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL</td>
<td>14 32 46</td>
<td>--------</td>
</tr>
</tbody>
</table>
V. SOCIOECONOMIC STUDY

A. Methodology

A socioeconomic survey (SES) using a semi-structured questionnaire in English (see Annex B), translated into Filipino by the interviewer during actual interview was employed in gathering primary data from the AFs/APs. The SES was supplemented by actual observation.

B. Results of Socioeconomic Survey

The SES of AFs/APs was conducted from May to August 2002 by SE/ROWMD with the assistance of project personnel. Around 1,629 or 78% of the 2,098 AFs/APs were interviewed. # Socioeconomic tables are provided in Annex # C.

The data presented below are the results of the socioeconomic surveys of each category of AFs/APs:

1. Affected families

   a. Population by Age Level and Sex

      Some 268 or 90% of the 299 AFs were interviewed. The interviewed households have a total population of 1,414 who are generally young; with the great majority (83%) being below 40 years old.

      The young dependent age group of 14 years old and below comprises 38.54% while the working age group of 15-64 years old accounts for 59.76%. Only 1.7% make up the old dependent age group of 65 years old and above.

      The age dependency ratio is a little low at 67% while the sex ratio (the number of males per 100 females) is 108 with 733 males versus 681 females (see Annex # C, Table 1).

   b. Household Size and Gender of Head

      As reflected in Annex # C, Table 2, more than half (56.72%) of the households have 4-6 members. Twenty-two percent (22%) are with 1-3 members while the remaining 21.27% have 7 or more members. The average household size is 5.

      Some 243 or 90.67% of the households are male-headed while only 25 or 9.33% are female headed (see Annex # C, Table 3).

   c. Educational Attainment of Household Head

      Only around 12.31% of the household heads have reached or finished college while another 4.85% finished a vocational course. Majority of them acquired elementary and high school education only.
Some 26.12% finished high school while 12.31% are undergraduates. A larger group of 35.07% completed elementary education only while some 7.09% completed only some years in elementary education. Two household heads or 0.75% did not have any formal education while the remaining 1.49% did not indicate their educational attainment (see Annex # C, Table 5).

d. Major Occupation of Household Heads

The affected household heads have diverse occupations. The construction/production workers have the highest numbers at 29.10%, followed by the transport workers with 18.28%. The sales workers and agricultural workers follow with 11.57% and 10.45% respectively.

Other occupational groupings with lesser percentages are service workers, 7.09%; self-employed individuals, 5.97%; overseas contract workers, 3.36%; professional workers, 2.61%; and government workers, 1.49%.

A sizable 9.70% however, are not gainfully employed and are either pensioners or being supported by relatives. One (1) household head did not indicate his occupation (see Annex # C, Table 6).

e. Gross Monthly Household Income

As shown in Annex # C, Table 7, only 3.36% of the households earn below the poverty threshold of ₱1,160 per month. The largest group of the households (29.48%) earns from ₱3,001 to ₱6,000 while those who make from ₱6,001 to ₱12,000 rank second at 26.12%. Those earning just above the poverty threshold (from ₱1,160 to ₱3,000) closely follow with 24.25%. Those in the higher income bracket of ₱12,001 & above also comprise a sizeable 15.67%. The remaining 1.12% of the households do not have a regular source of income and are just being supported by relatives.

f. House and Lot Occupancy

Most (94.40%) of the affected households own the house they occupy. Only 2.99% are occupying houses free of charge while 2.24% are renting. One household however did not indicate its type of house occupancy.

As to lot occupancy, only 12.69% own the lots where their houses are built. Majority are occupying the lots for free with consent of the owner (44.78%) and “squatting” (38.43%). There are also around 3.36% who are renting while two households or 0.75% did not indicate their type of lot occupancy (see Annex # C, Table 8).

g. Type of Housing Units

Majority of the affected houses are bungalows, 63.55%. Shanties are a far second at 23.41%. Those houses on-stilts comprise 9.70% while only 1.34% are two-storeys. However, the type of 6 housing units (2.01%) are for verification (see Annex # C, Table 9).
h. House Floor Area

As indicated in **Annex # C, Table 10**, the affected houses with medium-sized floor areas of 21-40 sq. m. and those with larger floor areas of 41 sq. m. and over comprise the majority with 39.13% and 37.12% respectively. Those with smaller floor areas of 20 sq. m. and below make up 22.07%. The remaining 1.67% are for verification.

i. Housing Materials

Roughly two-thirds (61.20%) of the houses have strong roofing materials made of galvanized iron (G. I.) sheets while only 6.35% have light materials made of indigenous and makeshift/salvage materials. Some 30.43% have a mixture of light and strong roofing materials. The remaining 2.01% are for verification.

For walling, around half (49.50%) of the houses have strong materials such as concrete and wood. Only 12.37% have light indigenous materials. Those made-up of mixed light and strong materials account for 36.12%. The rest (2.01%) are for verification (see **Annex # C, Table 11**).

2. Land Owners

a. Population by Age Level and Sex

Some 1,256 or 82% of the estimated 1,535 landowners were interviewed. The interviewed households have a total population of 5,700 who, unlike the AFs, are generally older with the majority (60%) being 30 years old and above.

The young dependent age group of 14 years old and below comprises only 15.28% while the working age group of 15-64 years old accounts for the bulk of the population at 72.77%. The remaining 11.95% make up the old dependent age group of 65 years old and above.

Due to the large number of population in the working age group (15 to 64 years old), the age dependency ratio is very low at 37.42%. The sex ratio is roughly even at 98 with 2,824 males versus 2,876 females (see **Annex # C, Table 12**).

b. Household Size

As reflected in **Annex # C, Table 13**, a little less than half (46.66%) of the households have 4-6 members. Around one-fourth (25.24%) of them are smaller households with 1 to 3 members while a close 24.28% have 7 or more members. The remaining 3.82% did not indicate their household size.

c. Educational Attainment of Household Head

Majority of the household heads acquired elementary and high school education only. Around 23.57% finished high school while 5.65 % completed only some years of secondary education. Also, about 20.94% completed elementary education while 10.91% only have some years of elementary education. However, a sizable 28.58% have reached or finished college while another 3.66% finished a vocational course.
Some 0.96% did not have any formal education while the remaining 5.73% did not indicate their educational attainment (see Annex # C, Table 14).

d. Major Occupation of Household Head

The agricultural workers constitute the single largest group of the households at 42.36%. The overseas workers are a distant second with only 6.05%. The rest of the occupational groupings are those self employed (4.94%), professional workers (4.06%), government workers (2.39%), transport workers (2.23%), sales workers (1.83%), construction/production workers (1.75%) and service workers (0.88%).

A considerable 21.74% however, are not gainfully employed and are either pensioners or being supported by relatives. Some 11.78% did not indicate their occupation (see Annex # C, Table 15).

e. Gross Monthly Household Income

Only 1.51% of the households earn below the poverty threshold of ₱ 1,160 per month. However, the largest group (24.12%) of the households is included in the lower income bracket of ₱ 1,160 to ₱ 6,000 per month. Those who make from ₱ 6,001 to ₱ 12,000 account for 16.18% while those who net from ₱ 12,001 to ₱ 20,000 represent 17.83%. Those in the higher income brackets of ₱ 20,001 to ₱ 50,000 and ₱ 50,001 & above constitute 19.59% and 14.17% respectively. However, some 5.97% did not indicate their monthly household income (see Annex # C, Table 16).

f. Proof of land Ownership

Almost all the interviewed households have documents to prove ownership of their affected land. The great majority (85.51%) of them have Transfer Certificate of Title (TCT) while some 6.77% have Certificate of Land Transfer (CLT). Around 1.43% have Deed of Sale while 0.88% have either Emancipation Patent (EP) or Certificate of land Ownership Award (CLOA). About 4.46% however, merely have Tax Declaration as proof of their land ownership.

Only 0.32% do not have any document to prove their ownership of land while 0.64% did not indicate their proof of ownership (see Annex # C, Table 17).

g. Type of Land

Majority (85.43%) of the affected lands are classified as agricultural. Residential lands are a far second at 9.55% while those lands classified as mixed agricultural and residential follow with 3.90%. Commercial lands only make up 0.24% while those classified as mixed agricultural and industrial comprise a mere 0.16%. The classification of the remaining 0.72% were not indicated (see Annex # C, Table 18).
h. Total Area of Lots and Size of Affected Portion

As indicated in Annex # C, Table 19, around 60% of the affected lots have one hectare or less total area. About 19.98% are more than 1 to 2 hectares while some 17.60% are more than 2 to 5 hectares. Only 1.51% have more than 5 hectares total area. The total area of the remaining 0.88% were not indicated.

Around 52% of the lots have 1,000 sq. m. or less affected area while 47.53% have more than 1,000 sq. m. affected area. The affected area of the remaining 0.88% were not indicated (see Annex # C, Table 20).

i. Awareness and Perception of Project

The great majority (93.71%) of the interviewed households are aware of the plan to upgrade the transmission line. Only 6.29% said that they are not aware of it.

Around 94% of the households also said that they are in favor of the project while only about 0.32% mentioned that they are not in favor. The rest were either undecided (2.23%) or simply did not indicate their position (3.26%).

Almost all (97.45%) of the households are willing to be compensated for their affected properties. Only 0.32% are not willing, while the remaining 2.23% are undecided (see Annex # C, Tables 21, 22 and 23).

3. Tenants

a. Population by Age Level and Sex

Around 99 or 45.41% of the estimated 218 tenants were interviewed. The interviewed households have a total population of 460 who are generally young; with the majority (70%) being below 40 years old.

The young dependent age group of 14 years old and below comprises 14.35% while the working age group of 15-64 years old accounts for 81.09%. Only 4.57% make up the old dependent age group of 65 years old and above.

The age dependency ratio is very low at only 23.32% while the sex ratio is almost even with 233 males versus 227 females (see Annex # C, Table 24).

b. Household Size

As reflected in Annex # C, Table 25, 44.44% of the households have 4-6 members. Around 27.27% are with 7 or more members while the remaining 14.14% have 1-3 members. The average household size is 5.
c. **Educational Attainment of Household Head**

Only one household head finished college while another one is a college undergraduate. A substantial 11.11% though have finished a vocational course.

The rest of the household heads have reached secondary and elementary education only. Around 2.02% however, did not have any formal education while 14.14% did not indicate their educational attainment (see **Annex # C, Table 26**).

d. **Major Occupation of Household Head**

Except from a businessman and a driver-farmer, most of the household heads have farming as their major occupation. Around 5.05% though, are not gainfully employed and are just being supported by relatives. Also, 20.20% did not indicate their major occupation (see **Annex # C, Table 27**).

e. **Gross Monthly Household Income**

Only 3.03% of the households earn below the poverty threshold of P 1,160 per month. However, the largest group of households (30.30%) is within the lower income bracket of P 1,160 to P 6,000 per month as shown in **Annex # C, Table 28**.

f. **Tenants Registered with DAR**

As exhibited in **Annex # C, Table 29**, only a little more than one third (36.36%) of the tenants were registered with the Department of Agrarian Reform (DAR). The status of the rest were either not registered (43.43%) or not indicated (20.20%).

g. **Awareness and Perception of Project**

Most (84.85%) of the interviewed households are aware of the plan to upgrade the transmission line. Only one household head said that he is not aware of it.

Around 85.86% of the households also said that they are in favor of the project while nobody said that he is not in favor. The rest (14.14%) simply did not indicate their position.

Those who are in favor of the project also stated that they are willing to be compensated for their affected properties (see **Annex # C, Tables 30, 31 and 32**).

4. **Structure/Business Owners**

Some 46 structures will be affected by the project. Out of this figure, only fourteen (14) are being used for business. Aside from two school buildings, the rest are just secondary structures such as backyard pigpens, chapel, unfinished/unoccupied shanties, perimeter fence, barangay hall, garage, etc.
The fourteen (14) business-related structures are a lumber dealer store, an iron works/machine shop, a videoke bar, a billiard hall with store, and ten (10) sari-sari stores.

The sari-sari stores have average gross sales of not more than ₱ 500 a day. The four other structures are assumed to have larger income but the owners did not indicate how much exactly they are earning from their respective businesses.
VI. SOCIOECONOMIC IMPACTS AND MITIGATING MEASURES

The project’s main adverse impact is the displacement of families residing within the estimated 117 km T/L ROW. Minimal impact is foreseen for owners of agricultural lands which will be affected by the project since they could still continue cultivating their lands after project construction.

A summary of socioeconomic impacts on APs/AFs and mitigating measures is shown in the table below:

<table>
<thead>
<tr>
<th>IMPACT</th>
<th>MITIGATING MEASURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Limitation of use of agricultural lands within the new tower sites</td>
<td>Payment of tower occupancy fee at 100% current fair market value of land but not less than ₱ 600/tower or ₱ 150/tower leg.</td>
</tr>
<tr>
<td></td>
<td>Landowners/ tenants will be allowed to plant crops/plants/ trees after project construction provided the vertical clearance of the line (3 m.) being required by the Utility Operations is maintained.</td>
</tr>
<tr>
<td>2. Damage to crops/plants/trees during project construction</td>
<td>Crops/plants/trees that will be affected during construction of the transmission lines shall be paid based on current fair market value determined by PAC/CAC or other concerned government agencies.</td>
</tr>
<tr>
<td>3. Dismantling of houses/structures</td>
<td>Houses and structures will be compensated based on replacement cost which is the prevailing cost of construction materials and labor in the project area. No depreciation shall be applied.</td>
</tr>
<tr>
<td>4. Loss of lots where the affected houses are built</td>
<td>Grant of financial assistance to displaced families to help them purchase a lot where they could transfer their houses or payment of the affected lot, if classified as residential at replacement rate</td>
</tr>
<tr>
<td>5. Disturbance of households who have to relocate to another place</td>
<td>Grant of disturbance compensation (DC) to households to tide them over while reconstructing their houses and/or adjusting to their new environment</td>
</tr>
<tr>
<td>6. Disruption of businesses operating within the project-affected areas</td>
<td>Cash compensation for business losses based on the business’ daily income as reflected on income tax return (ITR) multiplied by the number of days of business stoppage due to the project, up to a maximum of 30 days</td>
</tr>
</tbody>
</table>
VII. COMMUNITY CONSULTATION AND DIALOGUES

A. Project Stakeholders

The stakeholders other than TRANSCO are listed and categorized below:

<table>
<thead>
<tr>
<th>Stakeholder</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td># Affected Families/Persons (AFs/APs)</td>
<td>Landowners, tenants, house and lot owners, houseowners, informal settlers, house occupants, and structure/business owners whose properties will be affected and/or will be displaced by the project's construction.</td>
</tr>
<tr>
<td>Regional Development &amp; Local Government Officials</td>
<td>Regional, provincial, municipal, barangay officials who have jurisdiction over the areas to be traversed by the project.</td>
</tr>
</tbody>
</table>

B. Mechanisms for Stakeholders' Participation

It is TRANSCO's responsibility to inform all relevant stakeholders of the important aspects of the project so they can make informed decisions about how the Luzon Transmission Line Upgrading Project I will affect them and how they can best benefit from it.

1. Dialogues/Consultation

Consultations with APs and concerned LGUs start during the conduct of socioeconomic survey and research on the parcellary survey. However, continuing dialogues and extensive consultations are being undertaken not only by the SE/ROWMD but also by project/field staff to accelerate public information campaign of TRANSCO.

Meetings with concerned LGUs where APs and public officials are invited are also being conducted. As may be warranted, public hearings are also being organized wherein members from NGOs, media and representatives of different LGUs participate.

One-on-one consultation with APs is also being conducted to discuss and negotiate the valuation of properties and relocation compensation and other details on RP implementation. APs also participate in decision-making during this occasion to resolve some issues.

2. Information Campaign

   a. Preparation of Project Primers

A project primer is also prepared and updated periodically by the SE/ROWMD. The primers which are distributed to the APs
discuss the project's technical aspects, project update, compensation package due to APs and procedure for the resolution of conflicts/issues/concerns. Likewise, letters are being sent to the LGUs enclosed with the primer informing them about the project and requesting for a favorable endorsement (see Annex E for a copy of the Primer).

b. Project Presentation

SE/ROWMD conducts information dissemination activities in various barangays, municipalities, provinces and regions to be traversed by the project.

Project presentations are being arranged and conducted also by a composite team of TRANSCO representatives from the Projects Development, Right of-Way, Environmental Management and Social Engineering/ROW Management Departments as well as from the Project Office. Presentations and dialogues with local government officials are being undertaken before the council in session or before the Committees assigned by the Council to handle the project. If a council accepts the project, approval is expressed through the issuance of a resolution signed and confirmed by its members. However, if there are issues which are unclear, the TRANSCO composite team will have to come back for another presentation before final endorsement is issued.

To date, the project has been presented to 82 of the 84 affected barangays, 16 of 18 municipalities, 3 of the 6 provinces and 1 of 3 RDCs (see Table A below). Continuing presentations to the remaining LGUs are being facilitated by the Project SE/ROWMD Teams.

Table A. Number of Secured LGU Endorsements

<table>
<thead>
<tr>
<th>ACTIVITIES</th>
<th>PROJECT PRESENTATION</th>
<th>ENDORSEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ACTUAL NO. %</td>
<td>BALANCE NO. %</td>
</tr>
<tr>
<td>LGUs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 RDC</td>
<td>3 1 33 2 67</td>
<td>1 33 2 67</td>
</tr>
<tr>
<td>2 PROVINCE</td>
<td>6 3 50 3 50</td>
<td>2 33 4 67</td>
</tr>
<tr>
<td>3 MUNICIPALITY</td>
<td>18 16 89 2 11</td>
<td>13 72 5 28</td>
</tr>
<tr>
<td>4 BARANGAY</td>
<td>84 82 98 2 2</td>
<td>76 90 8 10</td>
</tr>
<tr>
<td>TOTAL</td>
<td>111 102 92 9 8</td>
<td>92 83 19 17</td>
</tr>
</tbody>
</table>

3. Securing of LGU Endorsements

A total of 92 or 83% of the affected LGUs have issued project endorsement as reflected in Table A above. Most of these endorsements came from affected barangays. Continuous interactions with the remaining barangays, municipalities, province and region are being done to resolve various concerns affecting the issuance of their respective endorsements.
Detailed status of social acceptance and project presentations which include the estimated number of participants/attendees are appended as Annex K.

4. Other Means of Project Disclosure to Stakeholders

To augment and enhance information dissemination activities and to facilitate the project's disclosure to the public, presentation of the contents of the RP had also been conducted simultaneous with project presentation to the affected barangays as stated in item 2.b.

Copies of the RP were distributed to the municipal offices while project primers had been distributed to each barangay for reference by the LGUs and their constituents.

The RP will also be made available both at TRANSCO and ADB offices and will be posted on ADB website.

C. Role of NGOs and CBOs

As in any national development project, APs seek the assistance of non-government and/or community-based organizations (NGOs/CBOs) for a non-partisan or impartial assessment of the project. These groups are encouraged to participate in public hearings and community dialogues and voice out their concerns about the project.
VIII. RESOLUTION OF CONFLICTS, APPEALS AND GRIEVANCE PROCEDURES

Issues which may arise concerning payment of lands, crops and improvements and relocation will be settled by the SE/ROWMD Project Team, and the Project Office. They will be assisted by a Legal Adviser to be hired by TRANSCO to handle all the legal matters/concerns.

All other issues on relocation and ROW which cannot be resolved by the SE/ROWMD and the PO shall be referred to the Land and Land Rights Department (LLRD), Office of the General Counsel.

As a last recourse, the TRANSCO could elevate the related concern/issue to the concerned trial court for resolution/decision.

A. Setting Up a Complaint Desk

The Project Office (PO) shall set up a Complaint Desk at its field office to be manned by a project staff. All complaints/concerns shall be received at this desk and resolved immediately if minor ones and involves procedural/policies and guidelines only. Likewise, the PO staff shall refer to the concerned office/group all other issues which he cannot resolve. The APs shall be informed about the status of his concern as soon as possible.

B. Procedure

The following procedure will be observed in the settlement of conflicts/concerns (see flowchart in Annex # E):

1. PO/LGU receives the issue/concern from APs and determines if there is a conflict. (Note: A Complaint Desk has to be put up in the Project Office manned by a staff to receive complaints).

2. AP/LGU/TRANSCO representative discuss/resolve issue/concern. If this is settled, the process ends.

3. If not, the barangay officials and/or tribal leaders in case there are indigenous peoples (IPs) discuss(resolve the issue. If they resolve the concern, the process ends.

4. If not, TRANSCO elevates the concern to the project’s Legal Adviser for evaluation/review and resolution.

5. If the concern is resolved, the process ends. If not, the Legal Adviser forwards concern to LLRD which evaluates and provides solution. If resolved at this stage, the process ends.

6. If the concern remains unresolved, this is elevated to TRANSCO Management for decision. If AP is still not satisfied, this is elevated to the Regional Trial Court in his place and finally to the Court of Appeals and the Supreme Court.

Note: Items 1 – 2 are allotted 5 days each.
IX. INSTITUTIONAL ORGANIZATION

The TRANSCO is responsible for the overall implementation of the RP based on the requirement of the ADB and it shall provide the necessary resources such as the budget and manpower. To ensure smooth implementation of the RP, the different TRANSCO offices as well as the relocatees are tasked with the following responsibilities:

A. Organizational Linkages and Responsibilities

1. Social Engineering/Right-of-Way Management Department
   a. Conducts consultations/dialogues and project presentation with the AFs/APs and concerned provinces, municipalities and barangays respectively.
   b. Secures project endorsements.
   c. Conducts Socioeconomic Survey (SES) of AFs.
   d. Identifies affected households/persons and prepares initial valuation of houses/structures.
   e. Surveys and valuates lands, crops/improvements and recommends payment of the same to the TRANSCO Board.
   f. Prepares and secures approval of the RP.
   g. Prepares RP Work Order (WO) budget and submits to TRANSCO Management for approval.
   h. Assists PO in the implementation of the RP.
   i. Monitors/evaluates RP implementation.

2. Project Office, Construction Group
   a. Participates in dialogues/consultations with AFs/APs, LGUs, NGOs, and people’s organizations (POs)
   b. Identifies affected landowners and tenants and negotiates for the acceptance of payment of affected lands, crops, trees and plants as well as prepares DVs for the payment of the same.
   c. Provides necessary budget.
   d. Implements the RP.
   e. Facilitates the resolution of right-of-way and resettlement issues.
   f. Provides SE/ROWMD an update on the implementation of the RP.
   g. Prepares and submits status reports to Group Manager, Construction Group.
3. **Treasury Department, Head Office**
   
a. Processes and disburses payments for relocation.

4. **Relocatees**
   
a. Relocate/transfer their houses and structures outside the project boundaries within thirty (30) days after receipt of payment due to them.

b. Cooperate with the TRANSCO offices and other government agencies in the implementation of the RP.

c. Help maintain peace and order during and after relocation.

d. Comply with all the provisions set forth in the Waiver of Right/Quit Claim and Voluntary Undertaking in connection with the payment of their houses/structures.

B. **Institutional Capability Building and Strengthening**

   The SE/ROWMD and the project’s technical staff have undergone training/seminar on institutional capability building. The resource persons for this training/seminar are the experts from the University of the Philippines and the Asian Social Institute, Manila.

   Among others, the training/seminar aims to strengthen the weaknesses/lapses in current TRANSCO practices in the following areas:

1. capacity to assess the project’s area, public and other stakeholders during pre-appraisal stage

2. assessment processes and technologies (secondary data gathering and social marketing)

   An in-house seminar for Community Relations Analysts (CRA), Right-of-Way Officers and Project Office staff are continuously being conducted to enable them to internalize the existing TRANSCO relocation policies and guidelines, documentary requirements in processing compensation.

   ROW negotiations shall also be strengthened among the concerned staff.

   Community relations and community organizing shall be emphasized and appropriate courses designed to further enhance the capabilities of the above-mentioned staff.
X. IMPLEMENTATION SCHEDULE

A. Relocation Schedule

As shown in Annex # F, the implementation of RP is targeted for completion at the end of July 2006. Community relations works and resolution of issues shall continuously be undertaken until completion of RP implementation.

Implementation of RP begins upon its approval both by the ADB and TRANSCO Management. Major activities during RP implementation include cost estimation of houses; documentation, processing and payment of relocation compensation; and supervision and monitoring of transfer of relocatees.

A third party monitoring team shall be tapped to oversee the implementation of the RP to ensure that its provisions are properly followed.

B. Relation of Relocation Activities to Project Schedule

To ensure that the project will be completed on time, Management assigned a Project Manager (PM) to oversee the project from planning to construction stage. The PM is tasked to coordinate and monitor all the activities with the concerned TRANSCO functional groups during the early stage of the project to ensure that related activities would be finished prior to actual project construction/implementation.

Some relocation activities during the planning stage such as information campaigns with the LGUs and securing of project endorsements are necessary to obtain other government approvals such as the RDC for submission to National Economic Development Authority. Relocation activities have to be completed before the start of project construction for each T/L component.

C. Right of-Way

The ROW activities for San Manuel-Concepcion and Concepcion-Mexico lines are targeted for completion in July 2004 and July 2006 respectively. Among the major activities that will be undertaken include negotiation for ROW acquisition, documentation, and processing of payments. These activities have to be completed prior to start of the construction works for for each T/L component (see schedule of activities in Annex # F).

The following is the procedure to be employed on the valuation and compensation for ROW:

1. Data Gathering/Verification

   a. Gathering/consolidation/examination of needed documentary requirements such as land titles, proofs of ownership, tax declarations, etc. to facilitate the payment of ROW claims.

   b. Secure cadastral maps, land use/tax maps, Provincial maps, etc. necessary for the acquisition of lands & land rights.

   c. Preparation of masterlist of landowners and tenants affected by T/L & S/S project.
2. Information Campaign/Dialogue
   a. To conduct information campaign/dialogue with landowners and tenants who will be affected by the construction of transmission lines and substation projects and support facilities.
   b. Coordinate with various government agencies, local government units, non-government organizations and other concerned TRANSCO groups during the implementation of right-of-way activities.

3. Cost Valuation
   a. Request for a BIR zonal valuation, Provincial/City Appraisal Committee (PAC/CAC) and/or recommend the hiring of an independent private appraiser for the determination of current fair market values of lands and crops/trees.
   b. Seek TRANSCO Board’s/Management’s approval for the adoption of current market values of land and crops/plants/trees.

4. Compensation Estimates
   a. Determination of area of lands to be acquired and counts of crops/plants/trees affected by T/L & S/S project.
   b. Preparation of Work Order cost estimates for land and ROW acquisition.

5. Negotiation
   a. Negotiation for the acquisition of lands and right-of-way needed for TRANSCO projects in accordance with existing government laws, corporate policies and guidelines on compensating affected properties.
   b. When all processes have been undertaken and all efforts have been exhausted and still negotiation failed the case shall be brought to the proper court for resolution.
   c. Filing and handling of expropriation cases for all failed negotiations.

6. Consolidation of Documents
   a. Consolidation and Registration of all ROW documents and facilitation of land titling, transfer of title, emancipation patents, deed of sale, ROW grants, etc.

7. Processing and Payments
   a. Preparation/facilitation of disbursement vouchers for all ROW compensation and benefits due to affected land/property owners and tenants.
8. Turn-over of ROW
   a. Undertake/monitor ROW clearing and conduct maintenance of lands and land rights that were acquired for a period until the start of project construction.
   b. Administration and custodianship of all registered ROW documents during the project construction phase and turn over of these documents to all concerned groups.

D. Involvement of AFs/APs, LGUs and NGOs

Active participation of APs, NGOs and LGUs will be encouraged to ensure the smooth and successful implementation of the RP. These could be accomplished through the following means:

1. AFs/APs
   a. Collation of documents to support their relocation and right-of-way claims so that DVs are submitted on time for processing.
   b. Participation in the count of improvements (crops/plants/trees) and cooperation in the valuation of the same including those of their affected lands.
   c. Examination/review of the computations of relocation and right-of-way (ROW) compensations and affixing their signatures on the DVs to facilitate payment of their claims.
   d. Allowing entry of the construction crew to the affected lands upon receipt of payment and timely dismantling of their houses/structures.

2. NGOs
   a. Participation in the community dialogues/meetings to resolve issues that may arise during relocation implementation.

3. LGUs
   a. Assistance to relocatees in looking for suitable places to transfer to facilitate their early relocation.
   b. Participation in the dialogues/meetings with the APs for the resolution of some conflicts associated with the processing/payment of their claims.
   c. Assistance to TRANSCO in the prevention of illegal encroachers or new settlers in the affected areas to take advantage of relocation compensation and benefits being granted by TRANSCO.
XI. MONITORING AND EVALUATION

Monitoring and evaluation are important activities of the RP because these will keep track of TRANSCO’s commitments to programs and projects and will ensure the attainment of the program’s goals and objectives.

While RP evaluation will be done internally by TRANSCO through SE/ROWMD, monitoring of the RP implementation will be done both internally and externally. Internal monitoring will be undertaken by TRANSCO through the SE/ROWMD and the PO while external monitoring will be contracted out to a third party.

Performance indicators that reflect the program’s objectives will be the basis of monitoring and evaluation. The parameters/indicators for monitoring and evaluation are attached as Annex # G and Annex # H respectively.

A. Internal Monitoring

Each department will be monitoring its own concern particularly the status of their activities as well as expenditures. The expenses will be post audited by the Commission on Audit staff assigned at TRANSCO head office.

The implementation schedule on relocation and ROW will be used in monitoring the activities. Monthly status reports are prepared by the SE/ROWMD on payment of relocation and ROW compensation. The conduct of continuing information campaigns/dialogues and issues and concerns of stakeholders are also included in the SE/ROWMD report.

B. External Monitoring

External monitoring of the RP implementation will be contracted out to a third party by the Project Manager. A term of reference (TOR; see Annex # I for a sample) will be prepared by the SE/ROWMD and reviewed and agreed upon by the funding agency and the third party. Cost will be provided by TRANSCO from the project budget.

Four (4) possible institutions could be tapped for this job which are located in northern and central Luzon:

1. Don Mariano Marcos Memorial State University, San Fernando, La Union
2. Central Luzon State University, Muñoz, Nueva Ecija
3. Pangasinan State University, Lingayen, Pangasinan
4. Bataan Services and Technology Corporation, Quezon City

The amount of ₱ 2.0 million shall be provided by the TRANSCO through the SE/ROWMD to fund this undertaking and is included in the budget estimate in this RP.
C.  Post-relocation Evaluation

   After completion of resettlement and development activities, a process and impact evaluation will be undertaken to determine whether the RP’s objectives, in consonance with TRANSCO relocation policies, was met. The evaluation will specially assess whether living standards of the relocatees have been restored or enhanced. It will also review the relocation program’s efficiency, impact and sustainability. The evaluation results shall serve as TRANSCO’s tool/reference to improve the formulation of future relocation programs.
XII. COMPENSATION/BENEFITS TO AFs/APs AND COST ESTIMATES

A. Compensation/Benefits to AFs/APs

Based on compensation policy for the project, the AFs/APs will receive the following compensation/benefits:

1. **landowner**
   - tower occupancy fee
   - payment of crops/plants/trees

2. **tenant/tiller**
   - payment of crops/plants/trees

3. **house & lot owner (lot classified ‘residential”)**
   - replacement cost of house/structure
   - disturbance compensation
   - payment of land

4. **house & lot owner (lot not classified ‘residential”)**
   - replacement cost of house/structure
   - disturbance compensation
   - financial assistance

5. **houseowner**
   - replacement cost of house/structure
   - disturbance compensation
   - financial assistance

6. **informal settler**
   - replacement cost of house/structure
   - disturbance compensation
   - financial assistance

7. **structure owner**
   - replacement cost of structure

8. **house occupant**
   - disturbance compensation
   - financial assistance

9. **business owner**
   - cash compensation for business losses

B. Cost estimates

1. **Relocation**
   a. **Replacement Cost of Houses/Structures**

   The total estimated cost for payment of 299 houses and 46 structures affected by the project is ₱ 54,174,450. The affected houses are mostly bungalows and shanties while the affected structures are mostly pigpens and sari-sari stores.

   Estimated Cost:

<table>
<thead>
<tr>
<th>Houses</th>
<th>No.</th>
<th>Unit Cost</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bungalow</td>
<td>190</td>
<td>180,600</td>
<td>34,314,000</td>
</tr>
<tr>
<td>Shanty</td>
<td>70</td>
<td>73,290</td>
<td>5,130,300</td>
</tr>
<tr>
<td>On-Stilts</td>
<td>35</td>
<td>103,860</td>
<td>3,635,100</td>
</tr>
<tr>
<td>Two-storey</td>
<td>4</td>
<td>895,000</td>
<td>3,580,000</td>
</tr>
</tbody>
</table>

   Sub Total 299  ₱ 46,659,400
### Structures

<table>
<thead>
<tr>
<th>No.</th>
<th>Unit Cost</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sari-sari stores</td>
<td>10</td>
<td>70,500</td>
</tr>
<tr>
<td>School bldgs. &amp; facilities</td>
<td>3</td>
<td>850,000</td>
</tr>
<tr>
<td>Piggens</td>
<td>15</td>
<td>42,670</td>
</tr>
<tr>
<td>Chapel/church</td>
<td>4</td>
<td>562,500</td>
</tr>
<tr>
<td>Business establishments (videoke bar, billiard hall w/ store, welding/machine shop, lumber dealer store)</td>
<td>4</td>
<td>122,500</td>
</tr>
<tr>
<td>Other secondary structures (barangay hall, garage, perimeter fences, poultry, unfinished/unfinished shanties, etc.)</td>
<td>10</td>
<td>88,000</td>
</tr>
</tbody>
</table>

---

Sub Total 46  **₱ 7,515,050**

Total  **₱ 54,174,450**

### b. Disturbance Compensation

The amount of DC to be granted to each AF is ₱ 10,500 computed based on the average minimum wage in the affected areas at ₱ 175 per day multiplied by 60 days.

Estimated Cost:

\[ 299 \text{ AFs} \times ₱ 10,500/\text{AF} = ₱ 3,139,500 \]

### c. Financial Assistance to Displaced Households

The amount of FA to be granted to each displaced house owner, house occupant and house and lot owner occupying a non-residential land amounts to ₱ 20,000 based on a 200 sq. m. replacement land. For informal settlers, the amount of FA will be ₱ 10,000 computed based on a replacement cost of a 100 sq. m. lot.

Estimated Cost:

\[ 150 \text{ AFs} \times ₱ 20,000/\text{AF} = ₱ 3,000,000 \]
\[ 115 \text{ Informal Setters} \times ₱ 10,000/\text{AF} = ₱ 1,150,000 \]

---

Total  **₱ 4,150,000**

### d. Compensation for Business Losses

The ten (10) affected sari-sari stores were estimated to have daily income of ₱ 200.00 while the four larger business establishments (videoke bar, welding/machine shop, lumber dealer/store and billiards hall with store) have an estimated income of ₱ 1,000 per day.
Estimated cost:

Sari-sari stores: ₱ 200 x 10 units x 30 days = ₱ 60,000
Other businesses: ₱ 1,000 x 4 units x 30 days = 120,000

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Total ₱ 180,000

e. Third Party Monitoring

The amount of ₱ 2.0 million shall be provided by TRANSCO to fund the external monitoring of the RP implementation.

2. Right of-Way

The right of-way estimates were computed based on the following assumptions:

a. Payment of Residential Land

Some 34 house and lot owners were identified to have residential lands which will be acquired by TRANSCO. The total area of the 34 affected residential lands is around 12,000 sq. m. with an average value of ₱ 300 per sq. m.

Estimated Cost:

12,000 sq. m. x ₱ 300 per sq. m. = ₱ 3,600,000

b. Tower Occupancy Fee

The estimated total number of towers for the two (2) T/L components of the project is 303. The area to be occupied by each tower is estimated to be 225 sq. m. with an estimated current fair market value of ₱ 50/sq. m.

Estimated Cost:

<table>
<thead>
<tr>
<th>T.L Component</th>
<th>Length, km.</th>
<th>No. of Towers</th>
<th>Area per tower, sq. m.</th>
<th>Total Affected Area</th>
<th>Unit Price of Land, ₱/sq. m.</th>
<th>Total Amount, ₱</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. San Manuel-Concepcion</td>
<td>79.66</td>
<td>209</td>
<td>225</td>
<td>47,025</td>
<td>50</td>
<td>2,351,250</td>
</tr>
<tr>
<td>2. Concepcion-Mexico</td>
<td>37.42</td>
<td>94</td>
<td>225</td>
<td>21,150</td>
<td>50</td>
<td>1,057,500</td>
</tr>
<tr>
<td>TOTAL</td>
<td>117.08</td>
<td>303</td>
<td>68,175</td>
<td></td>
<td></td>
<td>3,408,750</td>
</tr>
</tbody>
</table>
c. **Crops/Plants/Trees**

The estimated cost of improvements is summarized below:

<table>
<thead>
<tr>
<th>Type Of Crops/Plants/ Trees</th>
<th>Area Planted (in hectares)</th>
<th>Cost per hectare (₱)</th>
<th>Total Amount, ₱</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rice</td>
<td>213.07</td>
<td>250,000</td>
<td>53,267,500</td>
</tr>
<tr>
<td>Sugarcane</td>
<td>110.67</td>
<td>300,000</td>
<td>33,201,000</td>
</tr>
<tr>
<td>Corn</td>
<td>66.01</td>
<td>250,000</td>
<td>16,502,500</td>
</tr>
<tr>
<td>Various Crops</td>
<td>24.10</td>
<td>250,000</td>
<td>6,025,000</td>
</tr>
<tr>
<td>Trees</td>
<td></td>
<td></td>
<td>24,463,814</td>
</tr>
<tr>
<td>Fruit-Bearing</td>
<td>Lump sum</td>
<td></td>
<td>21,386,999</td>
</tr>
<tr>
<td>Non-Fruit Bearing</td>
<td>Lump sum</td>
<td></td>
<td>3,076,815</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>₱ 133,459,814</td>
</tr>
</tbody>
</table>

d. **Fishpond**

Estimated cost: Lot = ₱ 1,400,000

3. **Summary**

**Relocation**

a. Replacement Cost of Houses/Structures ₱ 54,174,450
b. Disturbance Compensation 3,139,500
c. Financial Assistance to Displaced Households 4,150,000
d. Compensation for Business Losses 180,000
e. Third Party Monitoring 2,000,000

Sub-Total 63,643,950
Contingency (5%) 3,182,198

Total 66,826,148

**Right-of-Way**

a. Payment of Residential Land 3,600,000
b. Tower Occupancy Fee 3,408,750
c. Crops/Plants/Trees 133,459,814
d. Fishpond 1,400,000

Sub-Total 141,868,564
Contingency (5%) 7,093,428
Total 148,961,992

Grand Total 215,788,140

SAY ₱ 216,000,000
XIII. ANNEXES

A. Vicinity Map
B. Socioeconomic Survey Schedule
C. Socioeconomic Tables
D. Project Primer
E. Conflict Resolution Process Flow
F. Schedule of Activities
G. RP Monitoring Performance Indicators
H. RP Evaluation Performance Indicators
I. Draft Terms of Reference for Third Party Monitoring
J. Detailed Status of Social Acceptance
K. Definition of Terms
L. List of Acronyms