

Resettlement Plan

January 2023

Philippines: South Commuter Railway Project - Tranche 1

Manila 2 (Blumentritt-Paco) Section

Volume 1: Main Report Landowners, Non-Landowners and Non-Resident Business Owners

Prepared by the Department of Transportation for the Asian Development Bank.

This resettlement plan is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature. Your attention is directed to the "terms of use" section of this website.

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Resettlement Action Plan

for

Landowners, Non-Landowners and Non-Resident Business Owners

December 2022

North-South Commuter Railway Project – Calamba Extension
Manila 2 (Blumentritt-Paco Section)

Volume 1
Main Report

Prepared by the Department of Transportation for the Asian Development Bank.

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ACRONYMS

Agencies

ADB	Asian Development Bank
ADRI	Agreement to Demolish and Remove Improvements
AHP	Affordable Housing Program
AP	Affected Person
BCDA	Bases Conversion and Development Authority
BIR	Bureau of Internal Revenue
BP	Batas Pambansa
BPLO	Business Permit and Licensing Office
BLGU	Barangay Local Government Unit
BOQ	Bill of Quantities
BSAAC	Beneficiary Selection, Awards and Arbitration Committee
BSP	Bangko Sentral Ng Pilipinas
CA	Commonwealth Act
CA	Community Association
CDA	Cooperative Development Authority
CADT	Certificate of Ancestral Domain Title
CAO	City Agriculture Office
CBIA	Community Based Initiative Approach
CDC	Clark Development Corporation
CDO	City Development Office
CEC	Certificate of Employment and Compensation
CGT	Capital Gains Tax
CHR	Commission on Human Rights
CIA	Clark International Airport
CIAC	Clark International Airport Corporation
CIAP	Construction Industry Association of the Philippines
CLOA	Certificates of Land Ownership Award
CMDF	Construction and Manpower Development Foundation
CMP	Community Mortgaged Program
CNO	Certificate of No Overlap

CSO	Civil Society Organizations
CSWDO	City Social Welfare and Development Office
CTS	Contract-to-Sell
DA	Department of Agriculture
DAR	Department of Agrarian Reform
DD	Detailed Design
DENR	Department of Environment and Natural Resources
DepEd	Department of Education
DHSUD	Department of Human Settlements and Urban Development
DILEEP	DOLE's Integrated Livelihood and Emergency Employment Program
DILG	Department of the Interior and Local Government
DMS	Detail Measurement Survey
DOAS	Deed of Absolute Sale
DOF	Department of Finance
DOH	Department of Health
DOLE	Department of Labor and Employment
DOTr	Department of Transportation
DPWH	Department of Public Works and Highways
DRAM	DPWH's ROW Acquisition Manual
DST	Documentary Stamps Tax
DTI	Department of Trade and Industry
ECC	Environmental Compliance Certificate
EJS	Extra Judicial Settlement
EMA	External Monitoring Agent
EMB	Environmental Management Bureau
EMP	Environmental management Plan
EO	Executive Order
EP	Emancipation Patents
ES	Engineering Support
ESRL	Environment, Resettlement, Row, Legal
EWT	Expanded/Creditable Withholding Tax
FBI	Field Based Investigation
FGD	Focus Group Discussion
FS	Feasibility Study
GAA	General Appropriations Act

GAF	Grievance Action Form
GC	General Consultant
GCR	Greater Capital Region
GFI	Government Financing Institution
GOCC	Government Owned and Controlled Corporation
GoP	Government of the Philippines
GRM	Grievance Redress Mechanism
GSIS	Government Service Insurance System
HLA	Housing Loan Appreciation
HDMF	Home Development Mutual Fund
HGC	Home Guaranty Corporation
HLURB	Housing and Land Use Regulatory Board
HOA	Home Owner Association
HUDCC	Housing and Urban Development Coordinating Council
IA	Implementing Agency
ICCs	IPs/Indigenous Cultural Communities
IEC	Information, Education and Communication
IP	Indigenous Peoples
IPA	Independent Property Appraiser
IPP	Indigenous Peoples Plan
IPRA	Indigenous Peoples Rights Act
IROW	Infrastructure Right-of-Way
IRR	Implementing Rules and Regulations
ISF	Informal Settler Family
JDT	JICA Design Team
JICA	Japan International Cooperation Agency
KEGs	Key Employment generators
KII	Key Informant Interview
KSA	Key Shelter Agency
LAPRAP	Land Acquisition Plan and Resettlement Action Plan
LARRIPP	Land Acquisition, Resettlement, Rehabilitation and Indigenous People's Policy
LEIPO	Local Economic and Investment Promotions Office
LGC	Local Government Code
LGU	Local Government Unit

LHB	Local Housing Board
LHO	Local Housing Offices
LIAC	Local Inter-Agency Committee
LMA	Labor Market Assessment
LMB	Land Management Bureau
LO	Landowner
LOG	Letter of Guaranty
LRIP	Livelihood Restoration and Improvement Program
LRT	Light Railway Transit
LSP	Livelihood Seeding Program
MAT	Manpower Assistance Team
MFIs	Microfinance Institutions
MOA	Memorandum of Agreement
MRT	Mass Railway Transit
MSME	Micro Small and Medium Enterprises
MSVS	Membership Status Verification Slip
MSWD	Municipal Social Welfare and Development
NAMRIA	National Mapping and Resource Information Authority
NCC	New Clark City
NCIP	National Commission for Indigenous Peoples
NCR	National Capital Region
NGA	National Government Agency
NGOs	Non-Government Organization
NHA	National Housing Authority
NHMFC	National Home Mortgage Finance Corporation
NLEX	North Luzon Expressway
NOA	Noticed of Award
NoT	Notice of Taking
NSCR-Ex	North-South Commuter Railway Extension
NSRP	North South Railway Project
NTP	Notice to Proceed
OCC	Operations Control Center
OCT	Original Certificate of Title
ODA	Official Development Assistance
OSG	Office of the Solicitor General

OTB	Offer to Buy
PAFs	Project Affected Families
PAHs	Project Affected Households
PCUP	Presidential Commission for the Urban Poor
PESO	Public Employment Service Office
PhP	Philippines Peso
PIAC	Project Inter-Agency Committee
PIB	Project Information Brochure
PLCQ	Preliminary Loan Counselling Questionnaire
PMO	Project Management Office
PNR	Philippine National Railways
PNP	Philippine National Police
PO	People's Organization
POEA	Philippine Overseas Employment Administration
PROW	Project Right-of-Way
PSA	Philippine Statistics Authority
PTE	Permit to Enter
PWD	Person with Disability
RA	Republic Act
RAP	Resettlement Action Plan
RCS	Replacement Cost Survey
RD	Registry of Deeds
RFO	Right of First Offer
RFR	Ready-For-Occupancy
RIMC	RAP Implementation Management Committee
ROW	Right-of-Way
RROW	Road Right-of-Way
ROWSA	Right-of-Way and Site Acquisition
ROWSAM	Right-of-Way and Site Acquisition Manual
RPT	Real Property Tax
SBC	Small Business Corporation
SCM	Stakeholders Consultation Meeting
SCTEx	Subic-Clark-Tarlac Expressway
SEC	Securities and Exchange Commission
SES	Socio-Economic Survey

SHFC	Social Housing Finance Corporation
SMED	Small and Medium Enterprise Development
SPA	Special Power of Attorney
SPISC	Social Pension Program for Indigent Senior Citizens
SPS	Safeguards Policy Statement
SSS	Social Security System
TA	Temporary Accommodation
TCT	Transfer Certificate of Title
TESDA	Technical Education and Skills Development Authority
TIN	Tax Identification Number
TNA	Training Needs Assessment
TWC	Technical Working Committee
TWG	Technical Working Group
UPAO	Urban Poor Affairs Office
VAT	Value Added Tax
WB	Word Bank

DEFINITION OF TERMS

	Term	Definition
1	Agricultural Tenant	a person/s who, himself and with the aid available from within his immediate farm household, cultivates the land belonging to, or possessed by, another, with the latter's consent for purposes of production, sharing the produce with the landholder under the share tenancy system, or paying to the landholder a price certain or ascertainable in produce or in money or both, under the leasehold tenancy system ¹ .
2	Associated Structures	refers to structures that are associated to a main structure. This may include water tank, fence, garage, storeroom, etc.
3	Census Claims	assertion or declaration formally filed or made known by a named/identified complainant regarding the conduct or result of census that may affect the eligibility for compensation and entitlement of the complainant or of another person. Common types of census claims are skipped during tagging, out-during-census, misstatement of census data, etc.
4	Capital Asset	the term 'capital assets' means property held by the taxpayer (whether or not connected with his trade or business), but does not include stock in trade of the taxpayer or other property of a kind which would properly be included in the inventory of the taxpayer if on hand at the close of the taxable year, or property held by the taxpayer primarily for sale to customers in the ordinary course of his trade or business, or property used in the trade or business, of a character which is subject to the allowance for depreciation provided in Subsection (F) of Section 34; or real property used in trade or business of the taxpayer. ²
5	Cut-Off-Date	pertains to the date that establishes the eligibility for receiving compensation and resettlement assistance by the project affected persons.
6	Economic Displacement	refers to loss of land, assets, access to assets, income sources, or means of livelihoods as a result of this project.
7	Enterprise-based	non-land based economic undertaking that is not salaried/waged.

¹ Republic Act 1199

² Section 39 (A) (1) of RA 8424

8	Entry Pass	a printed document issued by NHA to the qualified PAHs on the day of actual transfer to be presented to the receiving project personnel at the permanent relocation site upon their arrival.
9	Entry Permit/Permit to Enter	Refers to Property Owner gives it permission to the DOTr, its agents, representatives, contractors, and subcontractors to enter the Affected Property for activities in relation to implementing the Project
10	Formal Structure	refers to structures or improvements owned by APs who have legal right on the land where the structure is located and/or APs who have valid arrangement with the registered landowner. Used interchangeably with “legal structures” throughout this RAP.
11	Legal APs	APs that have legal right to occupy the affected property. This may include landowner, structure owners, rent-free occupants, caretakers, sharers, heirs/relatives with valid claim of ownership or legalizable arrangement with the registered property owner.
12	Host Community	refers to the current residents, local government officials and other stakeholders of an LGU (city, municipality, barangay) where APs will be relocated.
13	Household	a social unit consisting of a person living alone or a group of persons who sleep in the same housing unit and have a common arrangement in the preparation and consumption of food ³ .
14	Informal Settler Family (ISF)	households that do not have legal or legalizable right to own the land they occupy, homeless or do not own property anywhere else, and have a low-income ⁴ as defined by this RAP. This may include structure owners and renters, rent-free occupants, caretakers, and sharers.
15	Informal structure	refers to any structure or improvement owned by APs who do not have legal or legalizable right to own or use the land where the structure is located.
16	Involuntary Resettlement	occurs when affected people do not have the right to refuse land acquisition and are displaced
17	Land Acquisition	The process whereby a person is compelled to relinquish ownership, possession, control or use of all or part of their land, structures, or other assets to the project in exchange for

³ Philippine Statistics Authority

⁴ Combined household monthly income is below PhP40,000.

		cash or in-kind compensation. This includes land or assets for which the possessor or user enjoys customary or uncontested access but lacks legal title. For this project, compensation is based on replacement cost.
18	Land-based	any activity that requires land as a direct input in the production process or resource extraction such as crop growing, livestock raising, dairying, fisheries, mining and quarrying.
19	Landowner	refers to legal owners of affected land that will be acquired for the project.
	Landowner claimant	Refers to land claimants whose residences rest on the affected land but whose names were not included in the registered list of owners
20	Low-income family	refers to family whose combined monthly income is below Php 40,000.
21	Main structure	any structure whose function is not associated to another structure to serve its purpose.
21	Marginally affected	Type of impact on affected property wherein the remaining portion is deemed to be economically viable or structurally sound and livable.
22	Non-Landowner	refers to project affected persons who do not have legally recognizable ownership claims to affected land. This includes structure owners (with or without permission from the landowner), renters, sharers, rent-free occupants, and caretakers (in both formal and informal structures), regardless of income.
23	Ordinary Asset	real property which is not classified as capital asset based on RA 8424
24	Permanent Relocation	refers to the relocation site to be developed by NHA and other DOTr partners where APs are to be resettled permanently.
25	Physical Displacement	Relocation, loss of residential land, or loss of shelter as a result of this project.
26	PNR ROW	refers to the existing right-of-way owned by the Philippine National Railway (PNR)
27	Project ROW (PROW)	refers to the right-of-way of this project.

28	Project Affected business	refers to all types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
29	Project Affected Farm/Agriculture	refers to land-based economic activity whose normal operation will be affected severely or marginally by the project.
30	Project Affected Household (PAH)	refers to all households whose residence will be affected by the project.
31	Project Affected Household Members	refers to all member of the affected households.
32	Project Affected Persons (APs)	a general term that refers to all persons or entity who are residing, using, or operating, at the time of cut-off-date, and/or owning a property in an area which will be acquired for project right-of-way, regardless of type of displacement and severity of impact.
33	Public Rental	a subsidized rental facility for APs who will not qualify for socialized housing.
34	Receiving LGU	refers to the LGU where the APs will be relocated. This term is used only when the permanent relocation site is different from the LGU where the APs are currently located.
35	Rent-Free Occupants (RFO)	refers to a household who lives in the structure with the permission of the owner at no cost or rental
36	Rental Subsidy	refers to a fixed amount of monetary assistance for temporary accommodation of APs while awaiting completion of permanent relocation site.
37	Returnees	refers to APs who have been awardees/beneficiaries of the government socialized housing programs in previous government projects/initiatives.
38	Sending LGU	refers to the LGU where the APs will be displaced from. This term is used only when the permanent relocation site is located outside APs' current LGU.
39	Severely affected	Type of impact on affected properties wherein the remaining portion is no longer viable for economic activity, or the integrity of the structure has been compromised.
40	Sharer	Refers to household who lives with other households in one structure with the permission of the owner and shares in the total cost of rent for the structure

41	Temporary Accommodation	refers to the interim site or rental unit where the APs will move temporarily while awaiting completion of permanent relocation site.
42	Temporary Dwellings	refers to dwelling type unit that is made of moveable sleeping materials/equipment.
43	Validation	the process of verifying or checking the accuracy of census information provided by the APs during the preparation of the RAP.
44	Vulnerable Group/Household	Distinct groups of people who might suffer disproportionately or face the risk of being marginalized by the effects of resettlement and specifically include: (i) underprivileged households below the national/regional poverty threshold, (ii) households headed by senior citizens, (iii) solo parent-headed households, and (iv) households with members who are persons with disabilities
45	Wage-based	refers to livelihood activity wherein income is in a form of monetary compensation in exchange for work or task completed or measurable quantity of work done.

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EXECUTIVE SUMMARY

1. The Government of the Philippines (GoP) requested the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) in the provision of financial assistance to the North-South Commuter Railway Extension Project (NSCR-Ex). The NSCR-Ex has two sections: the Malolos-Clark-Clark International Airport (CIA) (Clark Extension), and the Solis-Blumentritt-Calamba (Calamba Extension). The project-affected locations in the Blumentritt-Paco segment within the City of Manila are covered in this Resettlement Action Plan (RAP). The purpose of this RAP is to identify all impacts associated with the clearance of project right-of-way (ROW) involving landowners of affected private lands and other government lands, non-landowners occupying these lands, structure owners and business owners including affected employees. This RAP will also assess the socio-economic context of all affected persons (APs) and present agreed measures to fully mitigate impacts within a time-bound plan.
2. The Solis-Blumentritt-Calamba section of NSCR-Ex covers a 55.7-km line commencing from Jose Abad Santos Avenue in Manila to Calamba station in Laguna, including the 1.1 km Manila PO section and an additional 1.3 km spur line to the Banlic depot in Calamba. The NSCR-Ex line will have nineteen (19) stations passing through the cities of Manila, Makati, Taguig, Parañaque and Muntinlupa in the National Capital Region (NCR) and the cities of San Pedro, Biñan, Sta. Rosa, Cabuyao and Calamba, in the Province of Laguna. The Blumentritt-Paco section is a 7.909-km segment which covers three (3) stations located in España, Santa Mesa, and Paco, all in the City of Manila.
3. The entire NSCR-Ex project is categorized as A for ADB's involuntary resettlement safeguards. Separate RAPs for the NSCR-Ex Calamba Extension have been prepared or are being prepared for the project, these are: (i) Manila PO1 (LO), (ii) Manila PO1 (NLO), (iii) Manila 2 (LO/NLO), (iv) Makati to Buli section (NLO/LO), (v) Muntinlupa to Calamba (LO), and (vi) Muntinlupa to Calamba (NLO). The Manila PO1 LO and NLO RAPs have been approved last March 24, 2022. This Manila 2 RAP which covers the Blumentritt-Paco section focuses on impacts associated with land recovery and requisition of the ROW of the PNR and other government properties and land acquisition of private lands including impacts to non-landowners.
4. **Project Land Requirement and Resettlement Impacts.** Overall, NSCR-Ex Blumentritt-Paco section will utilize the existing Philippine National Railways (PNR) ROW and a number of identified national government agencies (NGAs) properties through the government's inter-departmental land transfer procedure, as well as acquire additional parcels of land in areas where the width of the PNR ROW is less than 30m and at station locations which require a width of 60m or more and when the ROW alignment deviates from the PNR ROW. Land recovery of the PNR ROW and acquisition of private lands will trigger involuntary resettlement impacts.

- A total of 605 parcels of land will be affected by the Manila 2 section of the railway undertaking and of these parcels of land, 83 belong to the government and 522 from the private landowners.
 - There are 3,238 non-landowner and 756 (landowners and landowner-claimants) affected households (AHs) who will experience full or partial impacts on their lands, residences, businesses, and/or other livelihood sources.
 - Based on the Replacement Cost Study (RCS), there are 522 affected parcels of land owned by 441 landowners (LOs) and 315 landowner-claimants. Out of the 441 LOs registered in the RCS, 36 were surveyed and will be displaced from their residences. Likewise surveyed and will be affected are around 315 households living in the identified private lands who claim ownership of the parcels of land where they reside but were not included in the roster of registered landowners in the parcellary survey conducted.
 - Meanwhile, 965 NLO structure owners and 1,866 NLO non-structure owners will be displaced from their residences. Four Hundred and Seventy-One (471) households will experience livelihood impacts with their home-based enterprises, 29 AHs with stand-alone businesses, 41 with renting-out house/room/space business, and 1 AH whose primary source of income is land-based within residence (game-fowl raising). There will be 270 employees who will lose their jobs permanently with the anticipated closing of businesses.
 - There are 1,380 AHs with 1,784 instances of vulnerabilities. In the 1,784 vulnerability instances, 352 (20%) are earning income below the poverty threshold, 770 (43%) are solo parents with dependents, 574 (32%) are headed by elderly, and 88 (5%) families have a member with disability (PWD). All APs who will experience loss of assets and income are entitled to compensation and assistance described in the Entitlement Matrix (EM) aimed at restoring and improving their living condition.
 - There is an overlap section in the project alignment with the *North Luzon Expressway – South Luzon Expressway (NLEX-SLEX) Connector Project* of the DPWH which is already in the implementation stage. The connector road project is under Public-Private Partnership (PPP) funding which only refer to local applicable laws as the basis for the compensation to their APs. There are 251 common affected households by the overlap section located in PNR-owned and private lots. A proposed reconciled entitlement matrix and list of affected households in the overlap are attached in Appendix 14 and Appendix 15, respectively, of Volume 3 Appendices of this RAP.
5. There are no Indigenous Peoples (IPs) in Manila 2 nor is it anticipated that land in ancestral domain areas will be acquired.
 6. **Social Safeguards Policy Principles for the Project.** The RAP follows ADB Safeguard Policy Statement (SPS) of 2009, JICA Guidelines (2010) and relevant Philippine laws and procedures. DOTr, the Executing Agency (EA) for the Project will uphold the IR policy principles for the Project as set out in this RAP.
 7. **Affected Persons and Eligibility.** The identification of eligibility of APs was carried out in accordance with census and tagging of structures, socio-economic survey

(SES), supplementary SES, and validation activities. For resident and non-resident landowners, the cut-off date will be at the time of their receipt of the Notice of Taking. For non-landowner households and non-landowner business, the cut-off date was set at the start of the census and survey activities.

8. **Compensation and Entitlements.** Compensation at replacement cost will be provided to all APs/AHs losing assets and income due to ROW clearing for the project. Other forms of transitional and restorative assistance will also be provided to achieve the RAP objectives of restoring and/or improving their living condition. Details of eligibility and entitlements of affected persons are set out in the Entitlement Matrix (EM) of the RAP. The DOTr will work closely with the City of Manila local government unit (LGU), the Social Housing Finance Corporation (SHFC), and other stakeholder/partner agencies in the implementation of the ROW clearing, resettlement and the allocation of compensation and entitlements in accordance with the Entitlement Matrix.
9. **Relocation Assistance.** Relocation assistance will be provided to the eligible LO and NLO AHs residing in affected lands covered under this RAP. Two options shall be offered to the AHs namely: assisted resettlement and self-relocation. The assisted resettlement option entails the provision of permanent housing through the Community Mortgage Program (CMP) of SHFC, a component of which is the High-Density Housing (HDH) program which focuses on housing of informal settler families (ISFs) living in the National Capital Region (NCR). While in the self-relocation option, AHs may choose to relocate to: their hometown, a relative with residence close to their current sources of living, continue renting somewhere near their current location, return to previously availed socialized housing, if applicable or relocate in a permanent dwelling of their choice.
10. **Consultation, Participation, and Disclosure.** Meaningful consultations have been conducted to ensure that issues and concerns raised from AHs/APs are incorporated into the project preparation process. Information, education, and communication (IEC) meetings with the LGU concerned were conducted to disclose initial information about the project, prior to any RAP-related activities. Suggestions and inputs from APs and LGU officers were noted, and their issues and concerns were considered particularly on the timely disbursement of compensation, timing of transfer, and completion schedule of housing units at the relocation sites. Stakeholder consultation meetings (SCMs) were held with APs during the feasibility study (FS) and detailed design (DD) phases. Three (3) rounds of SCMs were conducted during the FS phase, and two (2) rounds during the DD phase. During the first round of SCMs at the DD RAP phase, the DOTr disclosed updates on the project and information on RAP activities to be conducted and arranged an open forum. During the second round of SCMs, the DOTr disclosed information through a blended mode of engagement in compliance with national, and local health & safety protocols to reduce the spread of the COVID-19 virus. The blended mode of communications with AHs reinforced the DOTr's objective in disclosing information on the compensation package, relocation sites, and LRIP implementation. The small group face-to-face meetings provided an intimate open forum, which includes the distribution of project information brochures (PIBs) with feedback forms attached to support disclosure activities and collected these forms that

contained feedback from the APs. Follow-up calls to some community leaders and APs were also conducted. Health and safety measures were adopted for the conduct of consultation activities, especially during the surge periods of the COVID-19 virus in the areas concerned. This RAP can be accessed by the public through JICA, ADB, and DOTr websites, once posted by the same agencies.

11. **Livelihood Restoration and Improvement Program.** The DOTr will implement the Livelihood Restoration and Improvement Program (LRIP) in partnership with the LGU of Manila and concerned national government agencies such as the Social Housing Finance Corp. (SHFC), Technical Education and Skills Development Authority (TESDA), the Department of Labor and Employment (DOLE), the Department of Social Welfare and Development (DSWD), and the Department of Trade and Industry (DTI). The approach involves immediate restoration of livelihood, short- to mid-term improvement of livelihood, and long-term improvement of livelihood. The types of LRIP approaches and activities will be gender-responsive and based on the AHs/APs' entitlements, assessed needs, preferences, and requirements for immediate, short, mid or long-term interventions. Microbusiness owners will be assisted in re-establishing their business, as well as in securing soft loans, if applicable, and other government-issued identifications and permits acquisition assistance. Financial management training, job referrals, and priority job placements in project works will be provided, if applicable, to the vulnerable APs and employees losing employment from affected micro-businesses. The affected household members can also avail vocational/enterprise trainings to diversify household income sources. For the long-term assistance, APs/AHs who will be transferred to relocation sites will be given support in the final restoration of their affected enterprises or income sources. The Sub-Committee on Livelihood Restoration under the RAP Implementation and Management Committees (RIMC) will oversee and monitor the LRIP implementation.
12. **Grievance Redress Mechanism.** The project level Grievance Redress Mechanism (GRM) outlines the procedures in which grievances are accepted, assessed, and resolved. This includes three levels of grievance redress for complaints concerning the project and the RAP implementation. Notwithstanding, APs may seek redress through the country's judicial system at any time, which is not part of the GRM. The GRM has been developed in accordance with the JICA Guidelines (2010) and ADB SPS (2009) and aims to reduce the impacts and risks of the project and promote mutually constructive and trust-based relationships with affected people. The GRM was established during the RAP preparation and a central hotline addressing concerns of APs was set up by the DOTr while preparing to establish the local physical help desk in the City of Manila. The appointed grievance redress (GR) officers tasked to oversee the GRM implementation are assigned either to the Local GRM Team at the local help desk of each of the local government unit (LGU) or the Central GRM Team at the Project Management Office (PMO).
13. **Institutional Arrangements.** The DOTr is both the Executing Agency (EA) and Implementing Agency (IA) of the Project. Other key institutional stakeholders include the Philippine National Railways (PNR), Social Housing Finance Corporation (SHFC), and the City of Manila LGU. A Project Inter Agency Committee (PIAC) composed of concerned National Government Agencies (NGAs) will provide policy support and

resources to speed up the implementation of the RAP. The NSCR-Ex Project Management Office (PMO) under the DOTr - Office of the Undersecretary for Railways is the epicenter in carrying out the RAP implementation, particularly in the acquisition and clearing of the ROW. The NSCR-Ex PMO is organized to oversee all technical and administrative concerns of the Project and monitor activities related to the RAP implementation.

14. **Implementation Schedule.** Upon approval of this updated RAP, contracts can be awarded, and civil works may commence on areas that are free and clear of impacts⁵ which are generally vacant, idle, and unoccupied PNR lands. The Implementation Schedule provides details on the steps and processes in updating the RAP, relocation procedures, creation of implementing institutions, Livelihood Restoration, and Improvement Program (LRIP), and monitoring of the RAP implementation. This schedule was updated during the Detailed Design (DED) Phase.
15. **Budget and Financing.** The total cost for the implementation of the RAP for the Blumentritt - Paco (Manila 2) section is estimated at **10,651,946,852.76**. The budget covers costs to pay for the acquisition of private lands, main and associated structures and improvements, development of resettlement sites, relocation assistance, livelihood assistance, compensation for crops and trees, the GRM implementation, and overall RAP implementation and monitoring (including administrative costs and a 10% contingency).
16. **Monitoring.** There will be two types of monitoring for this RAP: internal and external monitoring. DOTr is conducting monthly, quarterly, and semi-annual monitoring of the resettlement activities and submits quarterly and semi-annual monitoring and evaluation reports to JICA and ADB. To ensure compliance, the services of an External Monitoring Agent (EMA) has been engaged by the DOTr to provide an independent periodic review and assessment of the implementation of the RAP. Disclosure of the monitoring reports will be made upon submission to JICA and ADB through the JICA, ADB and DOTr websites. Preparation of monthly and quarterly monitoring reports starts from the commencement of RAP validation until completion of payment of compensation, whereas semi-annual monitoring and evaluation reports will be carried out for the duration of the project until the end of the loan closing. Post-completion and evaluation reports as well as a final report will also be prepared.

⁵ Free and clear land is defined as land without project affected persons, compensable structures, improvements, trees, crops and utilities and other impacts to which persons are eligible for compensation and assistance. For this project, it is usually the existing PNR ROW that is vacant and not occupied by APs.

CHAPTER 1 PROJECT DESCRIPTION

17. This Resettlement Action Plan (RAP) covers the landowners (LOs) and landowner-claimants, non-landowners (NLOs), which include structure-owner-claimants, and business owners in the City of Manila from Blumentritt to Paco in the National Capital Region (NCR), for the North-South Commuter Railway Project-Calamba Extension Project (NSCR-Ex). The main objective of this RAP is to present the impacts of the project to the people, structures, businesses and employees with appropriate mitigating measures in compliance with the social safeguards framework agreed in this RAP.
18. This RAP covers the following areas as shown in **Error! Reference source not found.**

Table 1-1. RAP Report Demarcation

RAP No.	Covered Area	Chainage (Km)	Description of covered Area	Scope of RAP
3	Manila 2	2.405 km to 10.314 km (7.909 km)	The track within the Manila area has a 7.909 km length which starts from Leonor Rivera St. in Celadon Residences area in Barangay 349 at 2.405km to the boundary of Manila in Makati at Vito Cruz St. at 10.314km.	Landowner and Non-Landowner

Source: JICA Design Team (JDT)/DOTr

19. The other Manila Section with 2 RAPs are indicated in Table I 2 below.

Table 1-2: Manila PO RAP Demarcation

RAP No.	Covered Area	Chainage (Km)	Description of covered Area	Scope of RAP
1	Manila PO	1.300 - 2.405 (1.1km)	Manila PO is a 1.1km track starts at the triangle area in Solis St. near Abad Santos Ave. at 1.300km to Leonor Rivera St in Celadon Residences area	Landowner
2			at 2.405km	Non- Landowner

Source: JDT/DOTr

20. The City of Manila covered in this RAP includes the overlapped sections between the NSCR-Ex Project and the *North Luzon and South Luzon Expressway* (NLEX-SLEX) Connector Road Project (the "Connector") of the Department of Public Works and Highways (DPWH). There are identified PAPs, structures and lands that will be affected by both projects between Celadon Residences and before Pasig River (Km2.405 to Km6.780).

21. In a series of meetings relating to the overlapped segment, the DOTr and DPWH agreed to apply the same standards and general entitlements for the APs within the overlapped sections based on the EM of the NSCR-Ex Project. Moreover, a technical working group will be formed to tackle the arrangements in the implementation of the EM for the overlapped APs. Its task is to identify the APs that received assistance from the DPWH and have been relocated to their relocation site. Any gap with the entitlements under this RAP with the compensation and entitlements of the APs will be provided to these beneficiaries by the DOTr and will be included in the monitoring report during the RAP implementation. The connector project is already in the implementation stage, it is under Public-Private Partnership (PPP) funding which only refer to local applicable laws as the basis for the compensation to their APs. There are initially, 251 common affected households found in the overlap section located in PNR-owned and private lots. A proposed reconciled entitlement matrix and list of affected households in the overlap are attached in Appendix 14 and Appendix 15, respectively, of Volume 3 Appendices of this RAP.

•

A. Background

22. The population of Metro Manila⁶ increased by 1.5 times from 8.0 million in 1990 to 12.8 million in 2015⁷. With a population density of 20,000 per km², Metro Manila is home to about 13% of the population of the Philippines which is 109.6 million (2020) and the main economic center accounting for 36% of the country's GDP.⁸
23. Severe traffic congestion and environmental degradation characterize Metro Manila where high density development continues. The lack of or delays in the development of road infrastructure in Metro Manila and the increasing traffic growth rate due to vehicle ownership are considered heavy contributors that are expected to worsen the already congested roads. Further increasing travel times of commuters and delays in the delivery of goods and services due to the above cited concerns also, contribute to the country's slow economic development.
24. Considering the population size and density of Metro Manila, the railway network is sparse. In Metro Manila, currently three urban metro lines are in operation, namely, Light Rail Transit (LRT) Line 1, LRT Line 2, and Metro Rail Transit (MRT) Line 3. Most of the lines are elevated railways, with partial sections at-grade and depressed, with a total length of 44 km, serving a total of 350 million annual passengers in 2016. In addition, the Philippine National Railways (PNR) operates a commuter railway from

⁶ Officially, the National Capital Region (NCR), a Metropolitan Area comprised of 16 independent cities which include the City of Manila, Quezon City, Caloocan City, Las Piñas City, Makati City, Malabon City, Mandaluyong City, Marikina City, Muntinlupa City, Navotas City, Parañaque City, Pasay City, Pasig City, City of San Juan, City of Taguig, Valenzuela City and one (1) municipality that is Pateros.

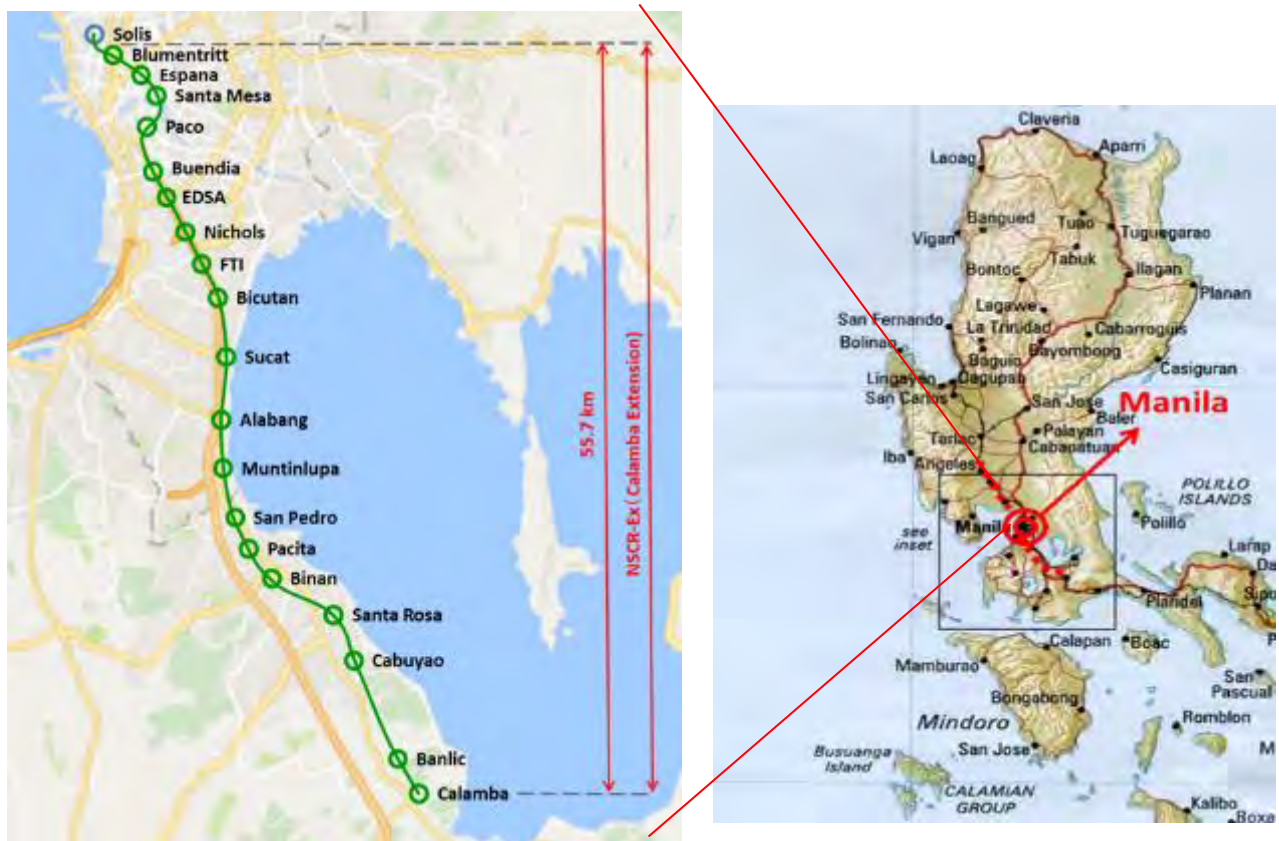
⁷ Philippines Statistic Authority (PSA), 2015 Census of Population

⁸ Philippines Statistic Authority (PSA), 2015 Census of Population and Gross Regional Domestic Product in 2018

Tutuban to Calamba (56 km)⁹, serving 21 million passengers in 2016. For the railway service to the north, the PNR ceased its operation of a long-haul line in the 1980's. The rails and infrastructure have been removed but the right-of-way (ROW) was retained and had been encroached upon by informal settlers.

25. In this context, the Government of the Philippines (GoP) has requested financial assistance from the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) for the planning and implementation of the NSCR-Ex. The Project has two (2) sections: the Malolos-Clark-Clark International Airport (CIA)-(Clark Extension) and the Solis-Blumentritt-Calamba (Calamba Extension).
26. The NSCR-Ex Project will cover the 55.7 km section starting from Manila P01 (Solis-Blumentritt) to Calamba station up to the depot located in Barangay Banlic in Calamba City. There is a 1,300m spur line from the main railway to the depot located in Barangay Banlic in Calamba. This depot has a distance of about 1.7 km east of the Banlic Station. A total of 20.4 ha agricultural land mostly irrigated will be acquired for the depot requirements in Banlic. Since agricultural land is non-negotiable for conversion, based on the Department of Agriculture (DA) Administrative Order No 1 series of 2017, the DOTr has communicated with the DAR regarding this matter and has received reply citing the case of the *Province of Camarines Sur vs. Court of Appeals*, the Supreme Court settled that a DAR Conversion Clearance is no longer necessary when the LGUs expropriate agricultural lands for a public purpose and also made the observation that the power of expropriation is superior to the power of the DAR to distribute the lands under the land reform program. Therefore, the DAR opines that a government agency with expropriating authority need not undergo the process of conversion in acquiring private agricultural and irrigated lands for public use.
27. The NSCR-Ex Project has a total of 19 stations, of which 12 stations will be located in the NCR and 7 stations will be situated in Laguna. The NSCR-Ex Project will contribute to the sustainable development of Metro Manila and the fast-growing urban areas in and nearby areas of Laguna while at the same time improve the connectivity to the South Luzon provinces such as Batangas, Cavite, Rizal, and Quezon. The rehabilitation of the railway is expected to contribute and minimize the environmental impacts as a result of modal shifting from the current passenger vehicles to commuting by train. It will also contribute to the revitalization of the affected areas by shortening travel time and promoting development along railway lines.

⁹ Tutuban to Alabang is the regular route with 30 minutes headway; operation up to Calamba is limited to early morning and evening only.



Source: JICA Design Team

Figure 1-1: Location MAP of NSCR-Ex Solis-Blumentritt-Calamba Section

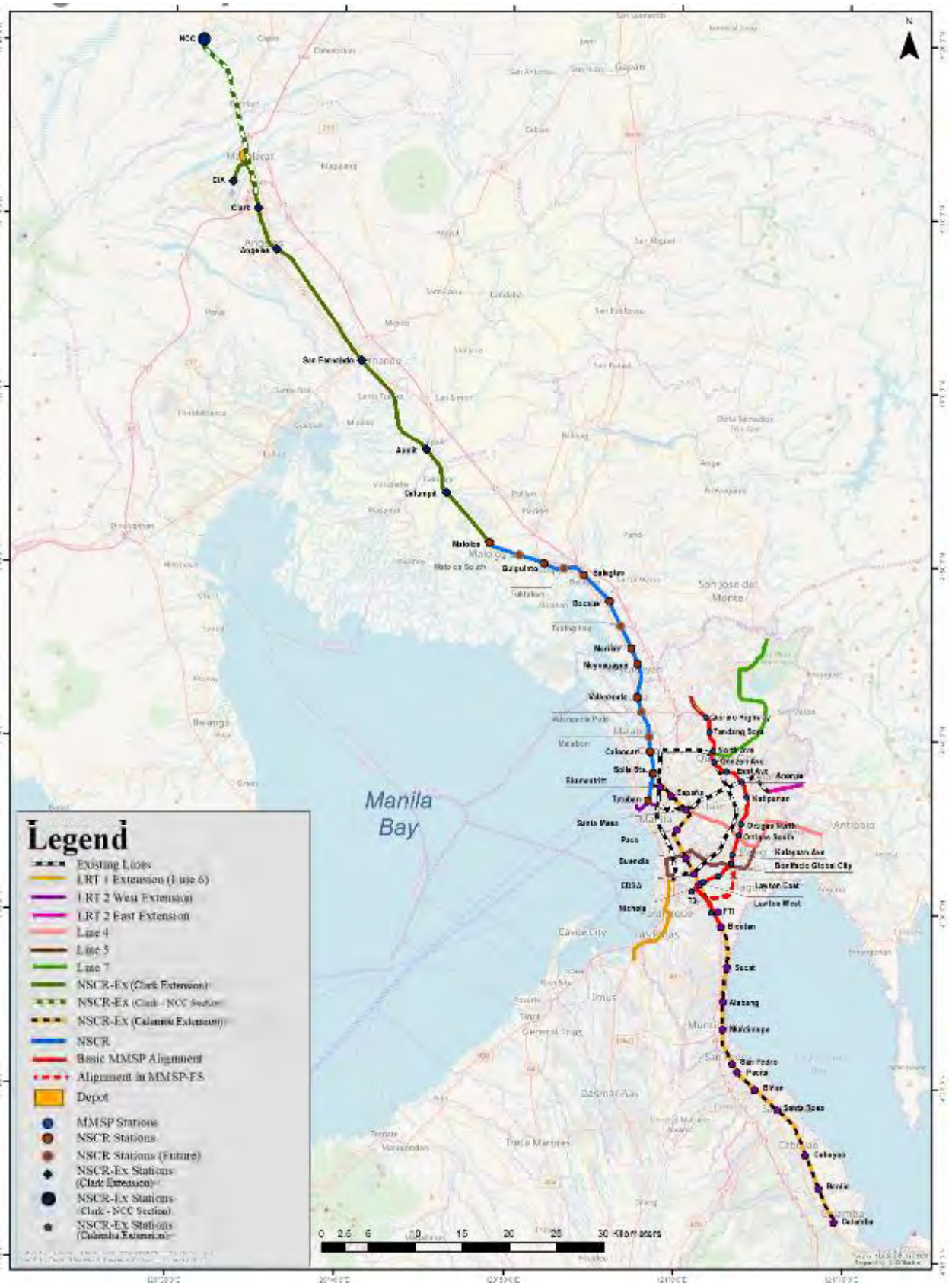
28. The Feasibility Study (FS) Phase of this Project was conducted from December 2017 to August 2018, and the Detailed Design (DD) Phase started in September 2018. The Loan Agreement between JICA and the GoP was signed in January 2019. The loan covers the whole section in the NSCR-Ex. The Loan Agreement between ADB and GOP was signed in July 2019 for the Malolos - Clark Extension and Manila PO sections in NSCR-Ex, while the Loan Agreement for the US\$4.3-billion Loan for the south commuter section (NSCR-Ex Calamba Extension) was signed on 16 June 2022.

B. The Government of the Philippines Development Plans on Railway Sector

29. The Philippine Development Plan (2017-2022) launched by the National Economic and Development Authority (NEDA), which is anchored on the former President Duterte's 10-point Socio-Economic Agenda, serves as the blueprint for the administration's vision of a more inclusive growth and a globally competitive economy. Among the reforms that will drive this agenda is the acceleration of infrastructure and the development of industries that aim to yield robust growth nationwide, create jobs, and uplift the lives of Filipinos. Infrastructure is among the top priorities of this administration and as a result, public spending on infrastructure projects is expected to reach PhP 8–9 trillion from 2017–2022.

30. The Build! Build! Build! Program is the administration's comprehensive infrastructure development program launched in April 2017. The program identifies 70 infrastructure flagship projects and/or high impact projects. Among the 104 flagship projects, 25 of these are located in Metro Manila.¹⁰
31. The infrastructure projects for Metro Manila are transportation driven, focusing on the development of roads, railways, road-based public transport, and traffic management. Most of the projects are expected to be completed within or by the end of the current administration in 2022.
32. In this context, the Department of Transportation's (DOTr) thrust is to guide the development of new urban centers and to meet large residential demands by providing new railways. A commuter railway service to connect Metro Manila with its adjacent northern and southern suburban areas is deemed to be an important mass transit backbone for Metro Manila, as well as for the growth corridor of the Greater Capital Region (GCR), comprising Region III, NCR, and Region IV-A. The existing railway lines and proposed railway lines are indicated in Figure 1-2.

¹⁰ Revised List of Infrastructure Flagship Projects as of 19 August 2020 by NEDA (<https://www.neda.gov.ph/wp-content/uploads/2020/09/Revised-List-of-IFPs-as-of-19-August-2020.pdf>)



Source: JICA Design Team

Figure 1-2: The Greater Capital Region Railway System

C. Assistance Policy of Government of Japan on Railway Sector in the Philippines

33. To meet the railway development needs in Metro Manila and GCR, several railway projects are ongoing or are in the planning stage. In 2015, JICA signed a loan agreement with the GoP for the development of the North-South Commuter Railway (NSCR; 38km from Tutuban to Malolos) which is currently at construction implementation stage. The proposed NSCR Clark Extension project will extend up to the north and provide a 51.4 km new railway from Malolos to CIA.
34. The NSCR will also be extended to the south with the NSCR-Ex which will consist of a 55.7 km railway with an additional 1,300m spur line from the main railway to the Banlic Depot. The Project also includes the 1.1 km Manila Partial Operation (PO) section starting from Barangay 217 up to 349, which is partially operating ahead of the whole section to Calamba. The entire interconnection of the projects as mentioned creates a North-South railway corridor in the Greater Capital Region (GCR).

D. Assistance Policy of ADB on Railway Sector in the Philippines

35. ADB has been a dedicated partner of the GoP in developing the infrastructure and social sectors since the 1970s. The past projects of ADB includes the rehabilitation of PNR's 474 km Manila-Legazpi line. In line with the administration's agenda, ADB has committed to support the GoP's flagship infrastructure program to help address persistent income and regional growth disparities. ADB's 2018-2020 program undertaking includes the NSCR-Ex to help develop Metro Manila's connectivity to nearby provinces.

E. Objectives of NSCR-Ex (Calamba Extension)

36. The NSCR-Ex is one of the government's efforts to promote inclusive growth and improve the transport and logistics services to currently underserved areas in the country. Starting from the center of Metro Manila to the nearby areas in South Luzon, the project is expected to ease the traffic congestion on existing national and local roads along the railway's route while accelerating economic growth and expansion along the project's influence areas.
37. The NSCR-Ex (Calamba Extension) will provide a high standard suburban commuter rail from Manila to Calamba in Laguna. The train operations from Manila to Calamba, Laguna are commuter train service and limited express service. Both the commuter train service and limited express service have a maximum speed of 120km/h, while the airport express service has a maximum speed of 160km/h. The line will connect to the NSCR Line from a point to the north of Blumentritt station going southwards passing through the cities of Manila, Makati, Taguig, Parañaque, and Muntinlupa in

the NCR and, the cities of San Pedro, Biñan, Sta. Rosa, Cabuyao, and Calamba, in the Province of Laguna.

F. Project Components

38. The NSCR-Ex will have necessary components for railway projects such as viaduct structures, embankment, stations, and depot. The list of components is shown in **Error! Reference source not found.**Table 1-3.

Table 1-3: List of Project Components

Components
Main railway line
Viaduct / bridge crossings (rivers/highways)
Embankment
Depot, workshops and operations control center (OCC)
Stations and related facilities
Substations
Drainage
Maintenance base
Construction yards: Offices, laboratory, worker's quarter, warehouse, fabrication yard, batching plant and segment casting yard
Borrow pit/spoil disposal areas

1. Main Railway Line

39. The NSCR-Ex alignment is 55.7 km long for the whole line. This RAP covers 7.909 km from Blumentritt to Paco in the City of Manila. The ROW width of the railway track is 30 m however, there are areas that require wider than the 30m width based on the technical requirements. The track will consist of elastic sleepers that are directly fastened onto the track for the viaduct or bridge sections. There will also be sections with ballast. Table 1-4 provides the detailed description of the proposed railway by sections covered by this RAP. The maps of this section are shown in Figure 1-3 and Figure 1-4**Error! Reference source not found..**

Table 1-4: Sections of the Main Railway Line in Between Stations

Section		Description
Blumentritt Station to España Station	Section coverage	Starts from the end of the elevated Blumentritt Station in Barangay 349 up to the elevated España Station in Barangays 472 and 473, Manila City.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks viaduct. The PNR tracks and proposed freight tracks are at grade on the left side of the viaduct going south. All of the proposed tracks will be located within the 30m project ROW.
	Surrounding environment	Religious, commercial, educational, residential, and government establishments and facilities (e.g., schools, churches, barangay halls etc.) were observed in the area near the PROW.
España Station to Santa Mesa Station	Section coverage	Starts from the end of the elevated España Station in Barangays 472 and 473, Manila City up to the elevated Santa Mesa Station in Barangays 629 and 630, Manila City.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks viaduct. The PNR tracks and proposed freight tracks are at grade on the left side of the viaduct going south. All of the proposed tracks will be located within the 30m project ROW.
	Surrounding environment	Commercial and residential establishment; and religious, health, security, and government facilities (e.g., medium rise condo, warehouse, church, pumping station, health clinic, and police station etc.) were observed in the area along the PROW. This section will cross along the Magsaysay Bridge.
Santa Mesa Station to Paco Station	Section coverage	Starts from the end of the elevated Santa Mesa Station in Barangays 629 and 630 Manila City up to the elevated Paco Station in Barangays 815 and 825.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks viaduct. The PNR tracks and proposed freight tracks are at grade on the right side of the viaduct going south. All of the proposed tracks will be located within the 30m project ROW.
	Surrounding environment	Government and educational facilities; and commercial and residential establishments (e.g., church, barangay hall, and school) were observed along the alignment. DPWH facilities in Pandacan are also within the PROW, including the flyover.

Source: JICA Design Team



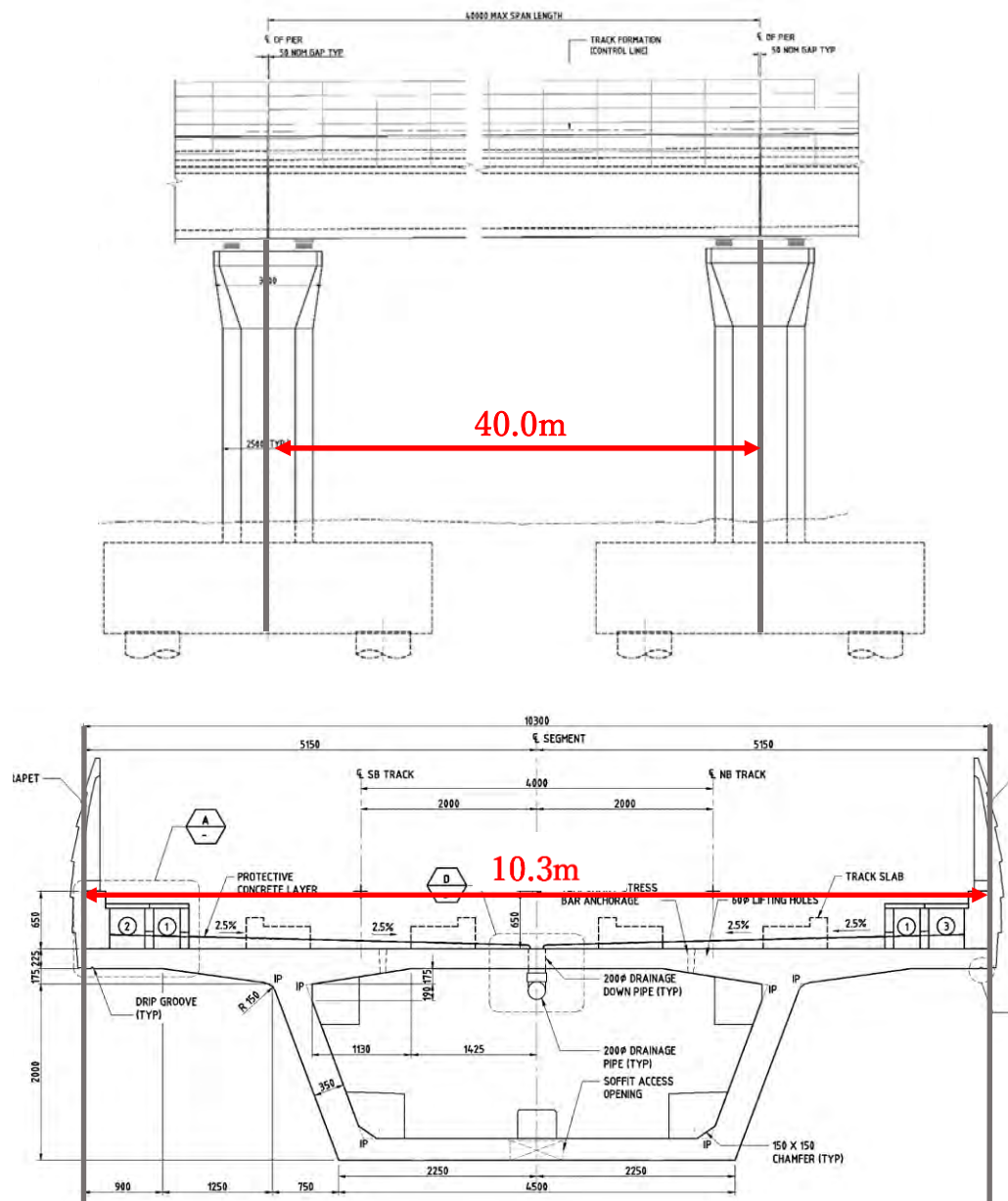
Figure 1-3: Project Alignment in in Manila (Blumentritt to Santa Mesa Station)



Figure 1-4: Project Alignment in Manila (Santa Mesa Station to Vito Cruz PNR Station)

2. Viaduct

40. PC girder will be used for viaducts. Typical Viaduct Section for the NSCR-Ex is shown in Figure 1-5. The viaduct has a typical 14.0m height 40.0m span layout and approximately 10.30m wide super structure. The external view of the viaduct is shown in Figure 1-6.



Source: JICA Design Team

Figure 1-5: Viaduct Structure for Typical Section



Source: JICA Design Team

Figure 1-6: Perspective of Typical Viaduct Structure

3. Bridges

41. Where crossings exceed the length of typical viaducts with 40m span, bridges will be built within the 30m ROW, to cross rivers and infrastructures. The location of bridges at major crossings and locations in Manila covered in this RAP, including those in Makati, Taguig Area 2, and Muntinlupa Area 2 are described below in Table 1-5.

Table 1-5: List of Span Layout of Viaducts and Bridges at Major Crossings

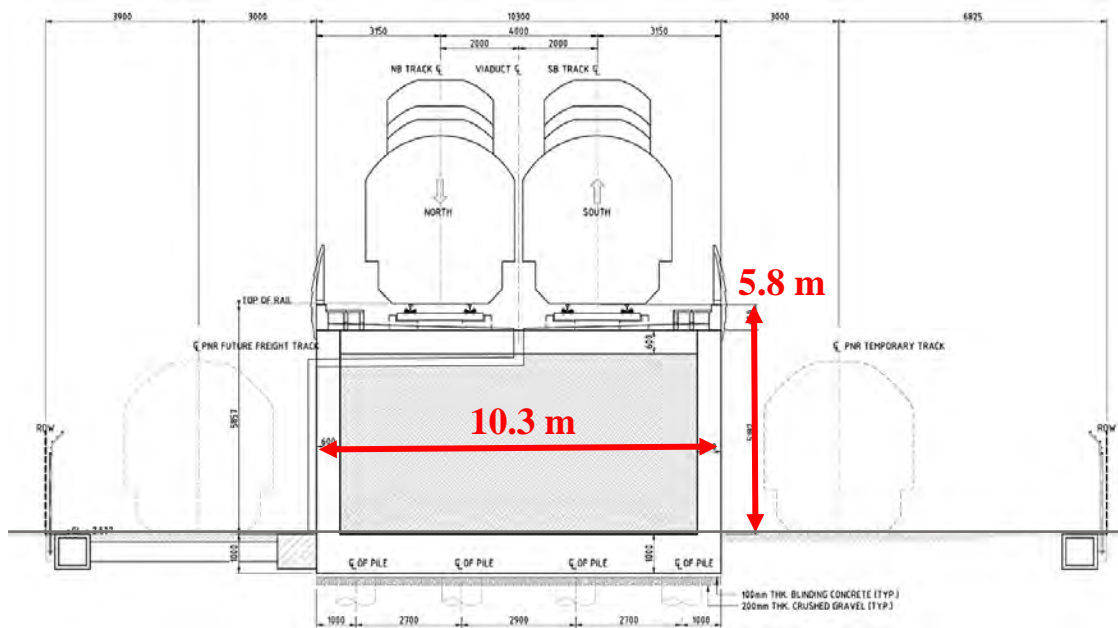
Kilometrage (Km) ¹¹	Crossing	Span Length (m)	Structure Type
2.740	Dimasalang Road	60	Steel Box Girder (Double Track)
5.610	Magsaysay	60+100+60	3-Span Balanced Cantilever (Double Track)
6.748	Pasig River	50+70+50	
11.556	Gil Puyat Avenue	60+90+60	
12.460	Antonio Arnaiz Avenue	60	Steel Box Girder (Double Track)
24.363	Manuel L. Quezon Avenue	60+100+60	3-Span Balanced Cantilever (Double Track)
25.198	PNR	60+100+60	

Source: JICA Design Team

¹¹ The kilometrage indicates the distance from Solis Station (NSCR).

4. Embankment

42. The embankment will have an average height and width of 5.8m and 10.3m, respectively and will be placed where it would not result in the separation of the community such as suburban areas and farmlands where elevating the railway is not necessary.



Source: JICA Design Team

Figure 1-7: Typical Cross-Section of Embankments

5. Stations

43. There are 3 stations covered by this RAP in the City of Manila. namely: España, Santa Mesa, and Paco. Blumentritt Station is part of the Manila P01 RAP (Solis-Blumentritt), hence, it will not be included in this RAP. All stations covered by this RAP will adopt a universal design which will incorporate the barrier-free guidelines of both the Philippines and Japan for elderly, children, pregnant women, and persons with disabilities. For example, elevators and escalators with ramps are provided in addition to stairs to ease vertical movement of passengers from the streets to station platforms. Furthermore, the station is designed to be resilient to natural and man-made disasters such as fire, earthquake, flood, etc. An integrated evacuation plan and facilities will be also prepared and implemented to ensure the safety of passengers.
44. The station locations and the distance between the stations covered by this RAP are shown in **Error! Reference source not found.**

Table 1-6. Station Locations in Manila City

Stations	Location	Kilometrage of the Center of Station(km) ¹²	Inter-station Distance (km)
España	Manila City	3.780	1.575
Santa Mesa		5.951	2.171
Paco		8.726	2.775

Source: JICA Design Team

a. España Station

45. España Station is located in Barangays 472 and 473 between the existing Laon Laan Station and Sta. Mesa Station. Piy Margal St. and España Boulevard will be the access to and from the station. This station is located at the north of existing España Station (across España Boulevard). This station is surrounded mostly by residential structures with light commercial (sari-sari store, small eateries, and bakeries) establishments and barangay/community facilities. The station type for España Station is presented in
46. Table 1-7 while the cross-section and graphic view of the station are shown in Figure 1-9 and Figure 1-10.



Source: JICA Design Team

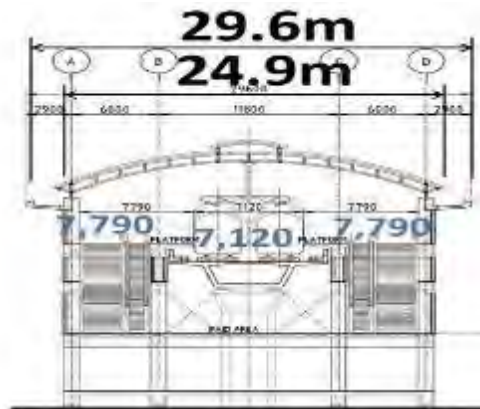
Figure 1-8: Location of España Station

¹² The kilometrage indicates the distance from station to next station (NSCR).

Table 1-7: España Station Type

Station	Station Type	Platform Type	Number of tracks
España	Elevated 3 levels	Two side platforms	Two tracks

Source: JICA Design Team



Source: JICA Design Team

Figure 1-9: Cross-section of the España Station



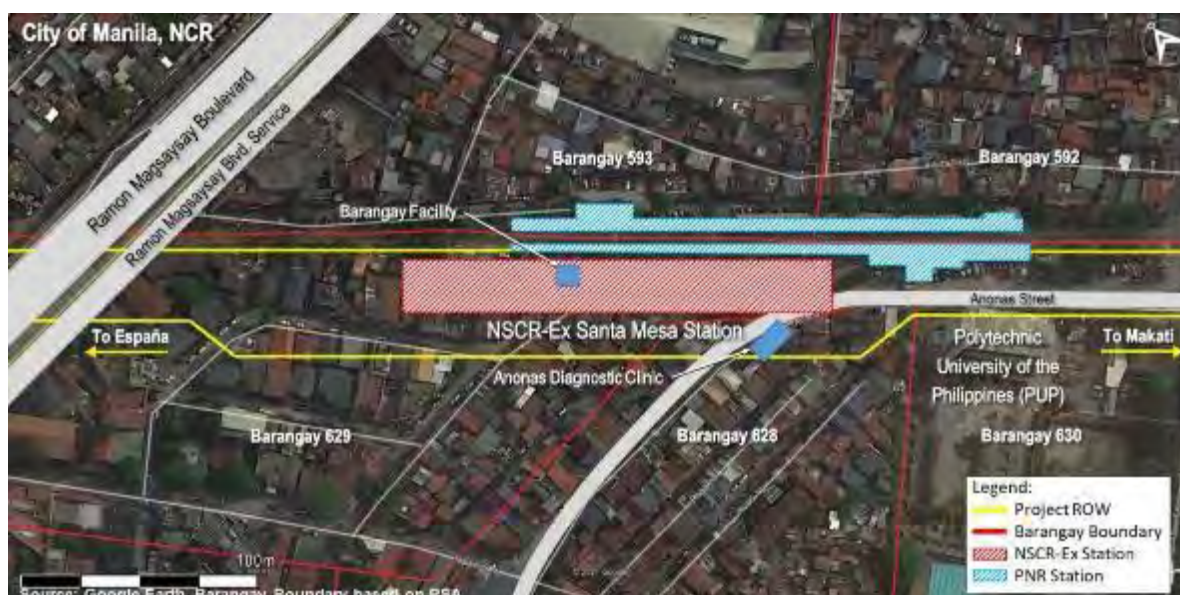
Source: JICA Design Team

Figure 1-10: Graphic View of España Station Building

b. Santa Mesa Station

47. Santa Mesa Station is located in Barangays 628 and 629 along Anonas St. in Santa Mesa district. Anonas St. will serve as the access to and from the station together with Ramon Magsaysay Boulevard with a proposed pedestrian elevated access to connect

with LRT 2 Pureza station providing seamless connection. The station is surrounded by residential/commercial establishments and the state-owned university, the Polytechnic University of the Philippines (PUP). The station type for Santa Mesa Station is presented in Table 1-8 while the cross-section and graphic view of the station are shown in Figure 1-12 and Figure 1-13.



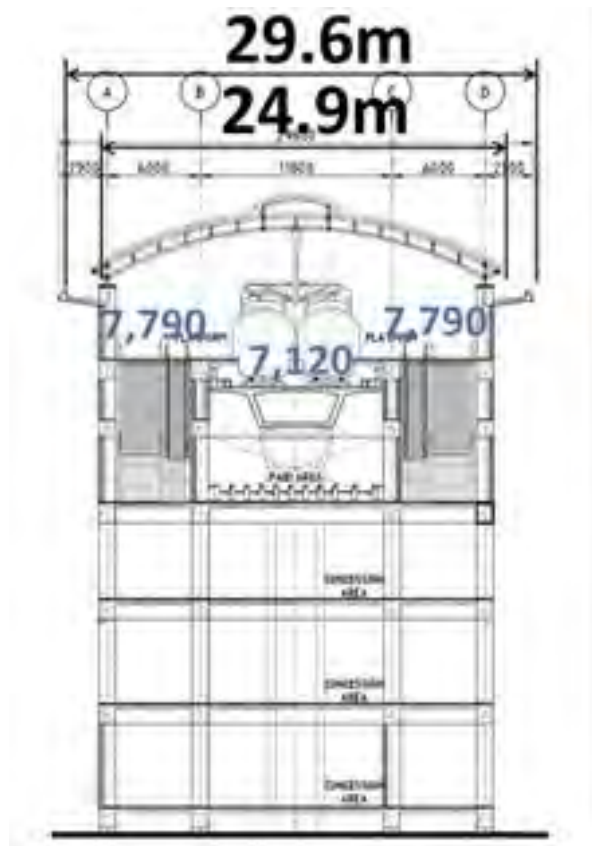
Source: JICA Design Team

Figure 1-11: Location of Santa Mesa Station

Table 1-8: Santa Mesa Station Type

Station	Station Type	Platform Type	Number of tracks
Santa Mesa	Elevated 5 levels	Two side platforms	Two tracks

Source: JICA Design Team



Source: JICA Design Team

Figure 1-12: Cross-section of the Santa Mesa Station

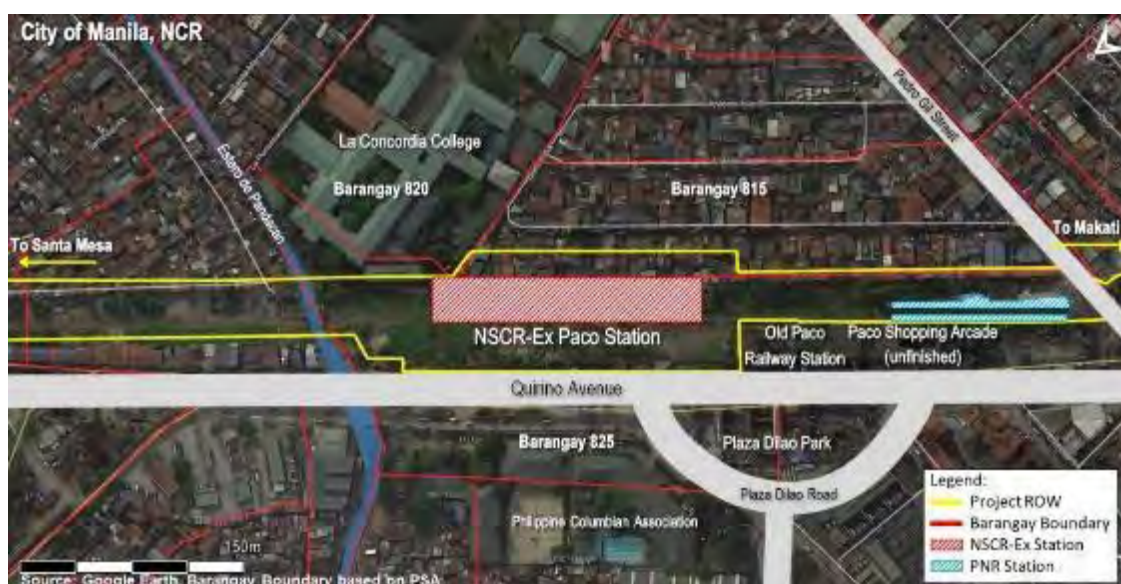


Source: JICA Design Team

Figure 1-13: Graphic View of Santa Mesa Station Building

c. Paco Station

48. The proposed Paco Station is located on the north side of the existing Paco Station in the city of Manila along Quirino Avenue. There is the Plaza Dilao Park on the opposite side. The access to the station will be from Pedro Gil Street in addition to Quirino Avenue. The project ROW is also adjacent to the historical Old Paco Railway Station which could potentially raise concerns from the National Historical Commission of the Philippines (NHCP) pertaining to the protection and preservation of the historical and heritage legacies/edifices. The DOTr, in consultation with the PNR and in view of the provisions in RA 10066 for the protection of important cultural properties, will implement necessary measures to keep and protect the Old Paco Railway Station during the conduct of construction activities. No final detailed plan is available as of this time on the restoration or preservation of this historical structure as there is an ongoing study on this. The area is surrounded by residential, commercial, and institutional structures such as La Concordia College, Philippine Columbian Association, and the unfinished Paco Shopping Arcade building. The station type for Paco Station is presented in Table 1-9 while the cross-section and graphic view of the station are shown in Figure 1-15 and Figure 1-16.



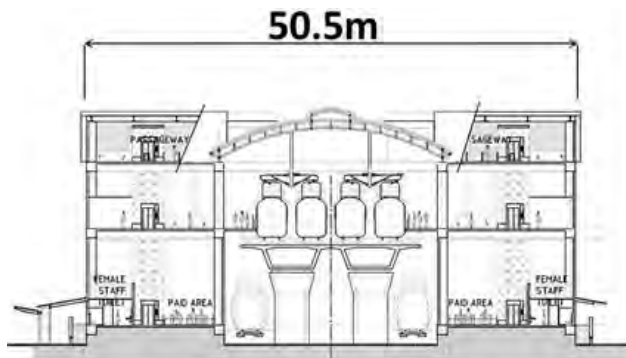
Source: JICA Design Team

Figure 1-14: Location of Paco Station

Table 1-9: Paco Station Type

Station	Station Type	Platform Type	Number of tracks
Santa Mesa	Elevated 4 levels	Two side platforms	Four tracks

Source: JICA Design Team



Source: JICA Design Team

Figure 1-15: Cross-Section of the Paco Station



Source: JICA Design Team

Figure 1-16: Graphic View of Paco Station Building

6. Substations

49. The entire NSCR-Ex project will have a total of 18 substations to provide a steady supply of electricity for the rolling stocks. These will be located within the PROW in certain cities.
50. This RAP will cover two (2) substations and the locations of substations with corresponding ROW requirements for the particular section are shown in Table 1-10. The locations of the substations requiring additional ROW are shown in Figure 1-20 to Figure 1-23.

Table 1-10: Location of the Substations

Kilometrage of the Substation (Km) ¹³	Location	Location of the substation between station
4.600	Manila City	Between España station to Santa Mesa station
9.541		Between Paco station and Buendia station

Source: JICA Design Team



Source: JICA Design Team

Figure 1-17: Location of Sub Station in Sampaloc, Manila City



¹³ The kilometrage indicates the distance from Solis Station (NSCR)

Figure 1-18: Location of Sub Station in San Andres, Manila City**7. Utility Relocation**

51. Utility relocation associated with land clearance for the NSCR-Ex will be required. These utilities consist of water pipes, electrical posts, telecommunication lines, as well as high-voltage power lines. Relocation of the utilities is expected to be relatively simple and moved within existing government easements. As of current assessment of submitted relocation plans by the utility service providers, no involuntary resettlement will result in the relocation of affected utilities inside the PROW. In the event that public utilities relocation produces involuntary resettlement impacts, such as land acquisition or land clearance that displaces people using the land, then such impacts will be considered under the scope of this RAP. In such cases the same entitlements as in the RAP will be applied to those affected, either DOTr will take responsibility for the provision of compensation or assistance to those affected; or will formally require the agency (electricity company etc.) undertaking the land acquisition and clearance to apply the same standards and entitlements. A due diligence report will be prepared by DOTr by the 1st to 2nd Qtr of 2023 to be submitted to ADB for approval, if there are significant IR impacts identified in the DDR, an Addendum RAP will be prepared, if warranted, consistent with the principles and entitlement set out in this RAP.
52. **POWER**

For power utility service provider (USP), the only identified utility company that distributes electricity in the Manila 2 Section is the Manila Electric Company or MERALCO. As an electric power distribution utility, it converts high voltages from the main distribution line to levels that will be utilized by the customers or end-users. The end-user types were identified to be residential, commercial and industrial while the lines were categorized to be: Low Voltage (LV) for the voltage not exceeding 1kV, Medium Voltage (MV) for voltage 1 kV up to 34.5 kV and High Voltage (HV), for voltage 34.5 kV up to 230 kV.
53. MERALCO's existing overhead facility set up that has a cause of conflict with the project is that the overhead facility set up either crosses, parallel and/or inside the PROW. The identified affected lines were either below (230 V), low-medium (6.4 kV and 13.2 kV) and high voltage wires (34.5 kV) which distributes each respective required voltage to its nearby residential areas, commercial establishments and industrial factories respectively.
54. For its relocation plans, the following general rules will be applied; 1) if the overhead connected line is crossing the PROW, the relocation plan is to relocate the affected lines via a two (2) or three (3) manhole, underground and crosses the PROW, and 2) if the affected poles are parallel to the PROW, it will be relocated 2-3 meters away from the PROW but within the PNR area.
55. **WATER**

For water utility service provider (USP), the identified two (2) utility companies that distribute water in the area are the Manila Water and Maynilad. Manila Water was identified to be servicing areas and location between the future Paco Station to Buendia Station while Maynilad services all the areas and location between Blumentritt Station and España Station, España Station to Sta. Mesa Station, Sta. Mesa Station to Paco Station and to some parts of Paco to Buendia Station.

Both existing pipes are located 1-meter underground and the cause of conflict with the PROW are either pipes cross or in parallel with the PROW. Both utility service providers affected pipes have diameters that range from 63 mm and 100 mm HDPE material pipes, 150 mm, 200 mm and 750 mm PVC material pipes for Manila Water.

For the relocation plans, Maynilad and Manila Water's existing water pipes will be relocated 1 to 6 meters and 3 meters depth from the surface, respectively.

56. TELCOS

For Telco utility service, there were identified 16 providers and enumerated as follows: Bayantel (Globe), Cablelink, Converge ICT Solutions Inc., ETPI, Fibertelecoms, Innove, Globe Telecom, Globe (Innove), Meralco Telecom, PLDT, PLDT (Philcom), Radius, Skycable, Source Tel, PT & T and DITO. Installation set up was identified for the USP as follows: 10 USPs were connected via an overhead facility, 3 USPs were connected via an underground facility and 3 USPs have connected both overhead and underground facility. The identified causes of relocation and number of each causes per USPs are as follows: parallel and inside the PROW (7 USPs), crossing the PROW (16 USPs), parallel and outside the PROW (5 USPs) and parallel and inside the PROW (1 USP).

G. Construction Yards, Borrow Pit and Spoil Disposal Area

57. The decision on the selection of construction yards, borrow pit and spoil disposal area will be made by the contractor. The General Consultant (GC)¹⁴ will oversee the potential impacts and report on these in monitoring reports, as specified in Chapter 13. If there will be any potential resettlement implications, the provisions included in the Entitlement Matrix in Chapter 5 will be applied, and safeguard documents and plans prepared.

1. Comparison on Alternatives

a. Without Project Option

58. Access from the suburbs to Metro Manila using public transportation is not sufficient to meet current commuters' demand. Road capacity is creating a bottleneck preventing further development in the northern and southern outskirts. The northern part of Metro Manila up to Malolos has no operating railway, and residential areas are expanding without sufficient public transportation. In the southern part of Metro Manila, PNR operates a limited number of fuel-fed engine trains up to Calamba and Los Baños in

¹⁴ General Consultant is the term used for the Consultant providing consulting services during the NSCR-Ex implementation phase.

Laguna Province. Urgent measures are needed to improve connectivity of what is to be called the Greater Capital Region¹⁵ and ensure sustainability that is conducive to local economic growth, promotes alternative and efficient transportation, and mitigates environmental problems such as air pollution brought by burning of fossil fuels from vehicles.

d. ROW Alternative Option

59. The alternative Right-of-Way (ROW) of the NSCR-Ex Project, which links to the southern part of Metro Manila to Calamba in Laguna, will use the existing railway and public ROW in order to minimize the land acquisition and involuntary resettlement.
60. Alternative ROW for NSCR-Ex was not initially considered because the use of existing PNR ROW is deemed to have the least land acquisition and involuntary resettlement impacts. It was only during the Stakeholder Consultation Meeting (SCM) in Manila during the Feasibility Study phase that it was learned that the Department of Public Works and Highways (DPWH) has an ongoing project, the NLEX - SLEX Connector Road Project (the "Connector"). The Connector project is an elevated expressway project under the Public Private Partnership (PPP) that will utilize part of PNR ROW from Solis to Santa Mesa area in Manila.
61. It was confirmed in a discussion meeting between DOTr, and DPWH held in March 2018 that the Connector, which is already at the final stages of design, could not be changed anymore. Given this, the alignment of the NSCR-Ex would have to adjust southside and westward. This would entail additional land acquisition for NSCR-Ex to compensate for several meters of PNR ROW to be occupied by the Connector Road. Further discussions with DPWH on the Detailed Design phase confirmed that there was an overlap of ROW of both projects particularly after Blumentritt Station up to Pasig River. During the meeting, it was agreed, in principle, that the APs along the overlapping sections will have the same standards of entitlement with the NSCR-Ex APs to avoid conflict and grievances in the future. The compensation of affected APs in the overlap section is included in the RAP Budget.

¹⁵ Includes Metro Manila and the neighboring provinces of Bulacan to the north, Cavite and Laguna to the south, and Rizal to the east



Source: JICA Design Team

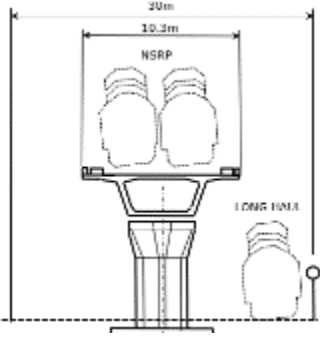
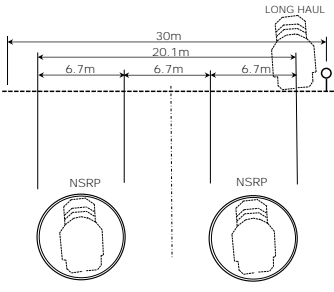
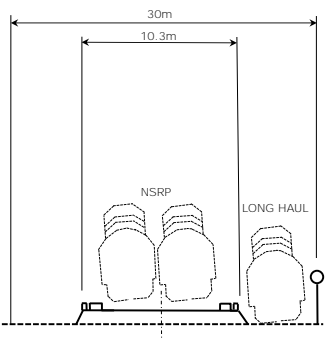
Figure 1-19: NLEX –SLEX Connector Road and NSCR-Ex alignments

e. Structure Alternative Options

62. For railway structures, alternative options for the three types cited below were considered in this section:

- Elevated structure (Viaduct)
 - Underground structure
 - Embankment/At-Grade Structure
- The result of comparison of the above-mentioned alternatives is shown in Table 1-11. At-Grade structure option, it is considered economical and can be applied on sections where there are no road crossings but only with a minor risk of flooding. If there is crossing with arterial roads or flood prone areas, a viaduct will be recommended. On the other hand, an underground railway structure has less impact on the environment and social consideration. However, if the existing PNR ROW will be used, there are existing utilities that cannot be avoided which will affect the implementation. Further, underground railway structure entails more budgetary requirements with a long period of time for construction as compared to the other options. Hence, this alternative is not adaptable due to its lengthy construction period that entails high cost. As the NSCR-Ex Project passes through an established urban center, there may exist continuous road crossings in flood prone areas and existing utilities, therefore a combination of elevated (viaduct) and at grade structures are considered in this section wherever is applicable.

Table 1-11: Comparison of NSCR-Ex (Calamba Extension) Structures Type

	Elevated Structure	Underground Structure	Embankment Structure
Appearance			
Social Environment			
Land Acquisition	A: The necessary ROW is narrower than at grade structure	C: The necessary ROW is the minimum	B: The necessary ROW is the widest
Affected Households	C: Resettlement of Aps and ISFs within the ROW is necessary	A: Resettlement of Aps and ISFs is minimum	C: Resettlement of Aps and ISFs within the ROW is necessary
ROW	A: The necessary ROW between stations is 30m, and 60m at station	A: The necessary ROW between stations is 30m, and 60m at station	A: The necessary ROW between stations is 30m, and 60m at station
Dividing of local community	B: Little impact of community division	A: No impact of community division	C: Significant impact of community division
Natural Environment			
Biodiversity	B: Small impact is expected	A: Tunnel structure have very little impact on the ground	C: Significant impact is expected
Flooding Risks	A: As it is an elevated structure, the tracks will not be submerged in case of flooding	B: Need to take measures to prevent submersion in the tunnel in case of flooding	B: Need measures to prevent worsen flooding by grade structure
Pollution Prevention			
Noise	B: Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers.	A: There will be no noise along the railway	B: Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers.
Air Pollution	B: The operation of construction machinery and vehicles during construction is expected to generate air pollution	B: During construction, transportation of excavated soil by vehicle is expected to generate air pollution	A: There will be relatively few vehicles loading embankment material during construction and air pollution risk is relatively low
Water Pollution	A: Little impact	C: Possible impact on underground water due to construction	A: Little impact

	Elevated Structure	Underground Structure	Embankment Structure
Engineering			
Construction difficulty	B: Standard construction sequence and difficulty. More complex for long span bridges.	C: Very complicated construction methodology of main alignment and stations.	A: Simple construction sequence for fully at-grade sections.
Construction Cost	B: low cost than underground structure	C: Very high in cost	A: Same as elevated structure if soil improvement is necessary
Construction Time	B: Long	C: Longest	A: Long if soil improvement is necessary
Operation /Maintenance	A: Maintenance and cost is less than underground structure	C: Maintenance and cost is the highest	C: Maintenance and cost is the lowest, but in case of ground subsidence or condition change, reparation is very difficult
Disaster Prevention	B: Relatively safe and measures are easy compared to underground structure	C: If fire occurs in the tunnel, it will become a major disaster	A: Relatively safe and measures are easy compared to elevated structure
Earthquake	A: Structures are designed in consideration of earthquakes	A: Structures are designed in consideration of earthquakes	A: As at grade structures are low embankments, the impact of earthquake is limited
View from the Windows	A: Pleasant	C: No View	A: Pleasant
Landscape	B: The structure design needs to consider the impact on surrounding landscape	A: No impact on landscape because of underground structure	B: The structure design needs to consider the impact on surrounding landscape
Physical Conditions	A: Few impacts on roads	A: No impact on roads	C: Significant impact on existing roads and there are risks of intrusion into railway crossings and rails
Evaluation	A: It has fewer advantages than the underground option for social and environmental aspects, but it is a good option for construction period and cost. The impact on the existing roads is minimal. Hence, after overall evaluation, this option will be adopted for most sections	CB: It is a good option for social and environmental aspects, but it is not adopted considering the longer construction period and the high cost.	BC: It can be adopted in the sections where the impact on existing roads is small and requires lower cost. Proposed train shall run every few minutes, and this will affect to road closure. An impact to the traffic shall be significant.

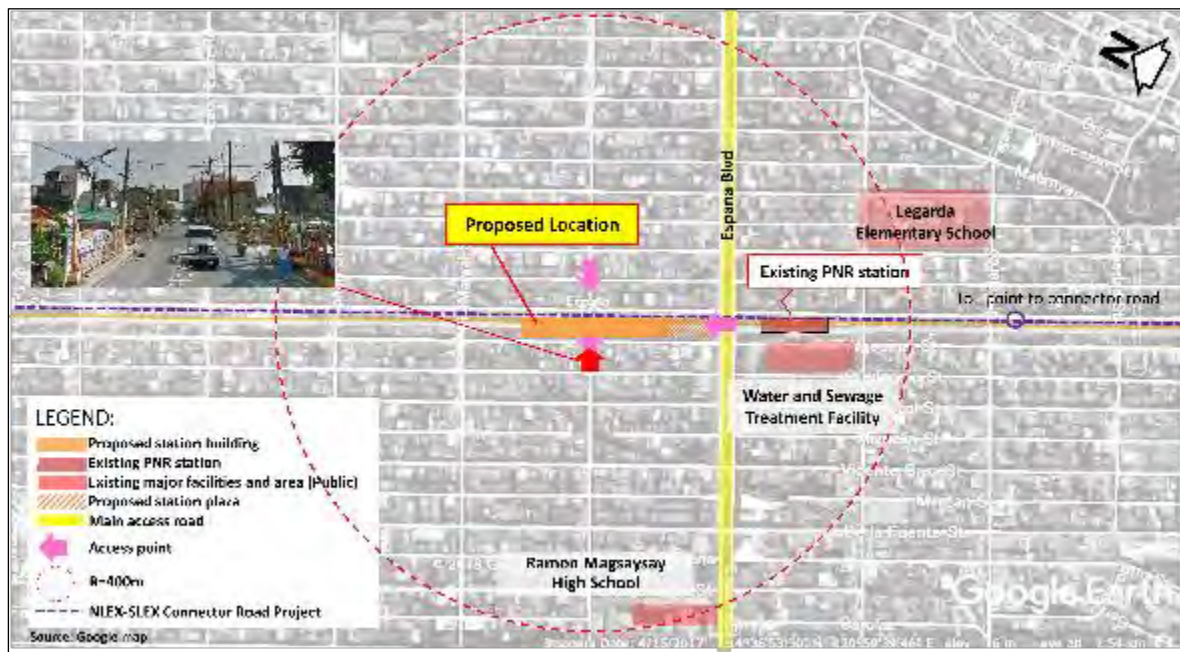
Note: A:Excellent, B:Good, C:Poor

Source: JICA Study Team

f. Station Alternative Option

i. España Station

63. España station is located in the City of Manila. Two station locations were considered; the existing PNR station and the proposed station location at the north of the existing PNR station across España Blvd. The proposed station location was highly recommended considering the size of NSCR-Ex station over the existing PNR station location as it will affect the Water and Sewage Treatment Facility (WSTF) which is located at the right side of the existing station. The WSTFh serves the majority of the residents in Metro Manila.



ITEMS	Proposed Station		Existing PNR Station	
Vicinity	Heavy developed area and close to city hall or commercial area.	2	Heavy developed area and close to city hall or commercial area.	2
Necessity and Cost for Land and Improvement of Structure	Necessary 205,080,000PHP	1	Necessary 205,080,000PHP	1
Proximity to government properties	Close	3	Close	3
Access to Arterial Road	Direct access to Main access road	2	Direct access to Main access road	2
Vicinity Obstacle	Many obstacles	2	Many obstacles and Sewage Treatment Facility or Tall point	1
Total Score	10		9	
JDT Comments	Proposed Location of the reason is below: - Avoiding the Sewage Treatment Facility - Avoiding toll point to connector road			

Source: JICA Design Team

Figure 1-20: España Station

ii. Santa Mesa Station

64. Santa Mesa station is located near the Polytechnic University of the Philippines (PUP) in the City of Manila, a state university operated by the government. The proposed station location was preferred near the existing station because it is expected to serve more students from the areas within Metro Manila, Province of Laguna, and other nearby towns and provinces once the proposed train system is operational. Also, it will improve the pedestrian facility as it is expected to connect the LRT 2 Pureza Station via an elevated walkway.



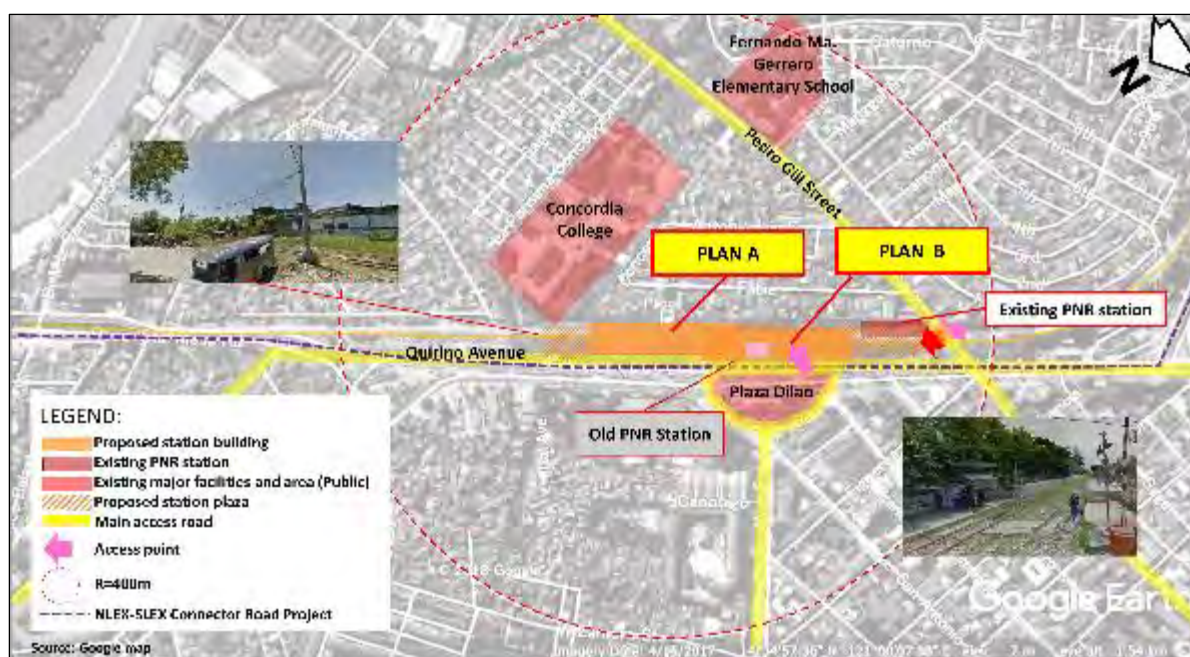
JDT Comments	<p>Proposed Location of the reason is below:</p> <ul style="list-style-type: none"> -Similar with current location -Close to government properties such as Polytechnic University of the Philippines -Expected to Improvement facility for pedestrian from LRT2 station that is 600m west -If Magsaysay bridge is demolished, station can shift to near the Santa Mesa Blvd.
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Source: JICA Design Team

Figure 1-21: Santa Mesa station

iii. Paco Station

65. The existing PNR station is located at the corner of Quirino Highway and Pedro Gil Street. Two location options were considered which include: (i) Plan A is located 600m north of the existing PNR station, (ii) Plan B is located beside the northern part of the existing PNR station. The old PNR Paco Station is located in Plan B and is considered a historical building that raised concerns from the National Historical Commission of the Philippines (NHCP). Thus, Plan A is the preferred station location to avoid the old PNR Paco Station.



ITEMS	PLAN A		PLAN B		Existing PNR Station	
Vicinity	Heavy developed area and close to city hall or commercial area.	2	Heavy developed area and close to city hall or commercial area.	2	Heavy developed area and close to city hall or commercial area.	2
Necessity for Land acquisition	Not necessary	3	Not necessary	3	Not necessary	3
Proximity to government properties	Close	3	Close	3	Close	3
Access to Arterial Road	Direct access to Main access road and close to Highway.	3	Direct access to Main access road and close to Highway.	3	Direct access to Main access road and close to Highway.	3
Vicinity Obstacle	Few obstacles	3	Many obstacles and Old PNR station	1	Many obstacles and Old PNR station	1
Total score	14		12		12	
JDT Comments	- Avoiding the Old station - 400m north form current station		- Intergrade of Old PNR Station at In front of Plaza Dilao - Additional cost for improvement of Old station - Challenging to ask loan from Agency			

Source: JICA Design Team

Figure 1-22: Paco Station

iv. Station Alternative Option

66. An approximately 60m width ROW is needed for station areas in order to meet the design requirements. A wider ROW also expedites the moving of equipment and delivery of materials, and consequently saves time on construction. There are three stations covered in this RAP which are España, Santa Mesa, and Paco. All of the 3 stations will include the following facilities listed in Table 1-12.

Table 1-12: Station-Related Facilities

No.	Items	España	Santa Mesa	Paco
1	Access Road (New)	-	-	-
2	Benches	✓	✓	✓
3	Bicycle Lane	✓	✓	✓
4	Bus Parking	-	-	-
5	Drop off Area	✓	✓	✓
6	Elevated Pedestrian Overpass	✓	✓	-
7	Fence	✓	✓	✓
8	Fire Lane	✓	✓	✓
9	Landscape/Greenery	✓	-	✓
10	Motorcycle Parking	✓	✓	✓
11	Parking space for staff	✓	✓	✓
12	Pedestrian Lane	✓	✓	✓
13	PWD Parking	✓	✓	✓
14	PWD Ramp and Facilities	✓	✓	-
15	UV Express Terminal / Slots	✓	-	✓
16	Wastewater Treatment Plan / Blower	✓	✓	✓

CHAPTER 2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT

67. This chapter presents information on losses associated with land recovery and requisition of the right-of-way (ROW) of the Philippine National Railways (PNR) and other government properties including the land acquisition of affected private land which are currently occupied by landowners (LOs), non-landowners (NLOs) and businesses. The acquisition of private land is necessary in areas where the width of the PNR ROW is less than the width required for the project ROW or when the ROW alignment deviates from the PNR ROW. The implementation of the NSCR-Ex Project in Manila will involve the utilization of the existing PNR ROW, the requisition of additional affected land from other government agencies and acquisition of affected private land. This RAP covers the City of Manila only.

A. Necessity for Land Acquisition

68. A 30-m width ROW is needed to allow enough space for foundation works, girder erection, and track works in the main rail alignment to include the transitional width from the main alignment. Although the Project will utilize existing PNR ROW, the detailed design study indicated that resettlement impacts are expected to include land acquisition and displacement of landowners, informal settlers, and other land users. The need to acquire additional land adjacent to the existing PNR ROW is primarily due to the technical requirement for the stations and depot areas.

B. Methodology to Assess Impacts

69. The assessment of involuntary resettlement impacts for this project was undertaken through several surveys and studies. A Detailed Measurement Survey (DMS) was conducted during the Detailed Design (DD) phase to identify the affected properties and determine the severity of impact on each property. DMS includes parcellary survey, tagging of affected structures, as-built survey, and replacement cost survey. Parcellary survey refers to the identification of affected parcels and determining severity of impact in each parcel. Upon determination of the project ROW limit in each affected parcel, structures within the project ROW were tagged using water-proof stickers indicating that the structures are affected by the project. As-built survey refers to the survey of affected improvements to obtain dimensional and vertical data so that existing improvements may be located and delineated. Severity of impact on structures were likewise determined. Replacement Cost Study refers to the detailed assessment and costing of land, building materials used, and all related expenses required in the construction of affected structures. The output of RCS is the Bill of Quantities (BOQ) which details the computation for the existing affected structures based on the current market value of building materials and associated costs if it were to be built today. Aside from DMS, a Socio-Economic Survey (SES) was conducted among the affected households, businesses, and landowners.

70. Simultaneous with the conduct of census, the tagging activity of affected properties/structures was also done. For the structures where the APs were absent, tag numbers were assigned. The face-to-face interviews were administered by trained enumerators using questionnaires to build a profile of the APs affected. Written and verbal consents were secured from the owners/other occupants to conduct the interviews, as manifested by their signatures at the bottom of the survey forms. Validation of impacts was undertaken by DOTr to confirm among others the identification of APs, their actual occupancy of structures, status of stand-alone business activities, ownership of trees and other pertinent socio-economic information. A replacement cost survey was also undertaken to estimate the replacement costs of affected land and non-land assets. However, the final compensation cost will be based on the official appraisal report of the government financing institution (GFI) hired by the implementing agency (IA) as compliance with RA 10752. The official ownership of these assets can only be determined upon submission of pertinent documentary requirements during the issuance of Notice of Taking and Offer-to-Buy to the landowner and non-landowners, which will be subject to further validation.
71. The survey was conducted between February and August 2018 for the Feasibility Study (FS) phase, while other surveys were conducted in September 2019 and March 2020 for the Detailed Design (DD) phase in areas where there were changes in the ROW. The final valuation of the affected properties in this final ROW will be based on the official appraisal report of the GFI. The survey used the following forms:
- a. **Household Survey Form.** This form was used to gather household level data of all affected households living within the project-affected land, which was delineated by the parcellary survey.
 - b. **Business/Institution Form.** This form was used to generate information on the affected businesses and institutional establishments within the project ROW including among others, type and size of business, gross and net monthly income, tenure of occupancy, and employee information.

C. Cut-off Date

72. APs were informed in the first Stakeholder Consultation Meetings (SCMs) during the FS phase about the policy on cut-off date to prevent the influx of non-residents who might take advantage of project entitlements. This means that those who move into the project area or build structures after the cut-off dates are no longer eligible for compensation. The cut-off-date for landowners will be upon receipt of Notice of Taking (NoT). For non-landowners and businesses, the cut-off date was set at the start of the census and survey activities. Cut-off dates were set during the FS while new cut-off dates were set in areas where there was a change in alignment at the DED phase and additional surveys had to be done for the newly affected persons. The cut-off dates for the respective areas covered under this RAP for the non-landowners are set out in Table 2-1.

Table 2-1: Cut-off Date for Non-Landowners in Barangays under Manila 2

Barangay	Cut-off Date (First Day of Census & Tagging) Feasibility Study (FS) and Detailed Design (DD)
628	April 11, 2018 (FS) / September 16, 2019 (DD)
630	April 11, 2018 (FS) / September 2, 2019 (DD)
442	April 13, 2018 (FS) / August 27, 2019 (DD)
443	
450	April 13, 2018 (FS) / August 27, 2019 (DD)
444	April 13, 2018 (FS) / September 13, 2019 (DD)
446	
485	April 16, 2018 (FS) / August 22, 2019 (DD)
487	
351	April 16, 2018 (FS) / August 23, 2019 (DD)
426	April 3, 2018 (FS) / August 28, 2019 (DD)
428	
629	April 3, 2018 (FS) / August 29, 2019 (DD)
349	April 4, 2018 (FS) / August 20, 2019 (DD)
368	April 4, 2018 (FS) / August 22, 2019 (DD)
474	
483	
484	
472	April 4, 2018 (FS) / August 23, 2019 (DD)
473	April 4, 2018 (FS) / August 26, 2019 (DD)
422	April 4, 2018 (FS) / August 27, 2019 (DD)
350	July 24, 2018 (FS) / November 13, 2019 (DD)
769	March 26, 2018 (FS) / September 9, 2019 (DD)
807	
800	March 27, 2018 (FS) / September 5, 2019 (DD)
803	March 27, 2018 (FS) / September 9, 2019 (DD)
865	March 28, 2018 (FS) / September 2, 2019 (DD)
835	March 28, 2018 (FS) / September 3, 2019 (DD)
836	
868	March 28, 2018 (FS) / September 5, 2019 (DD)
811	March 28, 2018 (FS) / September 6, 2019 (DD)
838	March 8, 2019 (DD)
866	September 10, 2019 (DD)
810	September 27, 2019 (DD)
872	September 4, 2019 (DD)
867	September 6, 2019 (DD)
764	September 9, 2019 (DD)

D. Overview of Affected Land and Resettlement Impacts

73. A total of 258,469.93 sq.m. of land is required for this segment of the railway of which 65% (168,826.14 sq.m.) is already owned by PNR. Approximately 31% (80,107.23 sq.m.) of the land required for this segment of the railway undertaking entails the acquisition of privately owned lands. Apart from this, an estimate of 9,536.56 sq.m. of land accounting to 4% of land required likewise, needs to be acquired from the Manila LGU and other government agencies. In terms of use, 65% (170,099.57 sq.m.) is utilized by the PNR and other government agencies. About 15% (39,681.36 sq.m.) is used as residential land while 2% (4,480.28 sq.m.) is occupied for commercial and commercial cum residential purposes and less than 1% (185.97 sq.m.) is used for community/institutional space. Road lots account for about 16% (41,191.04 sq.m.) of the total land requirement and the remaining 1% (2,831.71 sq.m.) is utilized as either easement, open space, or private land of unknown use.
74. From the 756 LOs/LO-claimants of the 522 private lots, consisting of 441 registered landowners (421 private individuals and 20 companies) and 315 LO-claimants, 422 or (56%) were interviewed composed of thirty-six (36) residing LOs, 71 non-residing LOs and 315 LO-claimants and whose SES data were obtained. About 334 (44%) were not interviewed as they were not available or were pre-occupied at the time the interviews were conducted. It is noted that of those registered landowners interviewed, 35 were able to show proof of ownership while one (1) was not able to present any proof of their claim for ownership during the time of the interview.
75. A total of 3,994 households are affected in the identified 522 parcels of private lands composed of 756 landowners (including LO claimants), and 3,238 non-landowners. The 756 landowners are composed of 422 LOs interviewed (36 residing and 71 non-residing LOs, and 315 landowner-claimants) and 334 LOs not interviewed. While the 3,238 non-landowners consist of 2,831 interviewed and 407 not interviewed.
76. Of the 741 households who were not interviewed, 334 are registered landowners while 407 are non-landowners. They were not interviewed as they were either not available/ pre-occupied and refused to be interviewed due to fear of Covid19 for face-to-face interviews and when pursued through phone calls, the APs were hesitant to answer questions that would require a longer time than what they were willing to spend talking on the phone; also, some contact numbers given were unreachable. Further, some APs were not located at the time the survey was conducted. The 315 LO-claimants are claiming lands already with registered owners based on the parcellary survey and others claim lands in government properties such as NHA. These LO-claimants have shown different proofs of ownership (such as land title, deed or mortgage, tax declaration, contract to sell, NHA Entry Pass or award, and acquired rights, either not under their names or if under their names, document is not updated). Some of the LO-claimants (55 AHs) have not shown proof of ownership in any form. DOTr will coordinate with government agencies to resolve the land

claimants of these AHs prior to issuance of notice of taking. The summary of LO-claimant submissions is shown in Table II-9.

77. Of the 3,182 residing households interviewed (351 LOs and 2,831 NLOs), 41% or 1,290 households are structure owners losing residence. Of these, 325 are LOs: 319 are primary residence owners, 5 secondary residence owners, and 1 without response on type of residence ownership. Meanwhile, there are 965 NLO structure owners losing residence: 946 primary residence owners, 12 secondary residence owners, and 7 without response on type of residence ownership. Non-structure owning households account to 59% or 1,892 surveyed AHs. Among them are tenants/renters/lessees (955 AHs), rent-free occupants (797 AHs), sharers (48 AHs), caretakers (19 AHs), occupants without owner's permission (7 AHs), and 66 AHs with no response on tenure status.
78. A total of 967 structures will be affected within the land required for the project, of which 906 are main structures and 61 are associated structures. Of the 906 main structures, 562 or 62% are residential housing units, 293 or 32% are residential cum commercial, 25 or 3% are commercial structures, and 26 or 3% are main institutional structures. There are 61 associated structures within the premises of the affected lands which are storage areas, water tanks, animal cages/houses, etc. Verification of these remaining tagged structures of its actual use and ownership have been resumed in March 2022 and targeted to finish by September 2022.
79. There are 26 Institutional facilities or government establishments to be affected which are the following; (7) barangay halls, (3) multi-purpose halls, (2) Basketball court/recreational facility, (5) day care/ child development centers, (2) community or livelihood centers, (1) precinct/police station, (3) chapels, waiting sheds (2), and utility fence (1).
80. Likewise important to note is that the railway project will result to the displacement of some 542 businesses/ livelihood sources. Of these number, 471 or 87% are home-based businesses; 41 or 8% are in the renting out room/house/commercial spaces; stand-alone businesses account to 5% (29) while one (1) household declared land-based source of income (game-fowl raising) within the vicinity of their residential lot. The displacement of these businesses/livelihood sources is anticipated to result to potential loss of employment to 270 waged-based employees. Instances of vulnerabilities total to 1,784 among 1,380 affected vulnerable households. **Error! Reference source not found.** below shows the details.

Table 2-2: Summary of Impact

Affected Item	Scale of Impacts
Land requirement	258,469.93 sq.m.
- PNR land (for requisition and recovery)	168,826.14 sq.m.
- Other Government owned land	4,396.52 sq.m
- LGU land	5,140.04 sq.m.

- Private land	80,107.23 sq.m
Land requirement by land use	258,469.93 sq.m.
- Used by PNR and other government agencies	170,099.57 sq.m.
- Residential	39,681.36 sq.m.
- Commercial	3,666.56 sq.m.
- Commercial cum Residential	813.72 sq.m.
- Institutional	185.97 sq.m.
- Road Lots	41,191.04 sq.m.
- Open Spaces	490.37 sq.m.
- Easement	116.33 sq.m.
- Private land of unknown use	2,225.01 sq.m.
Total affected parcels of land	605 parcels
Total affected parcels of Gov't./PNR owned land	83 parcels
Total affected parcels of private land	522 parcels
Total affected registered private landowners	441 AHs
Total affected households	3,994 AHs
- Surveyed/interviewed residing households	3,182 AHs
- Surveyed/interviewed non-residing households	71 AHs
- Not surveyed/out during interview	741 AHs
Total affected LO households	756 AHs
- Affected HHs with SES	36 AHs
w/ proof of ownership	35 AHs
w/o proof of ownership	1 AH
- Affected land claimant-households	315 AHs
- Affected non-residing registered landowners	71 AHs
- Affected HHs without SES	334 AHs
Total affected NLO Households	3,238 AHs
- Surveyed/interviewed	2,831 AHs
-Unsurveyed NLOs (Structure owners only)	407 AHs
Total surveyed structure owners losing residence	1,290 AHs
Total surveyed LO structure owners losing residence	325 AHs
- Primary residence owners	319 AHs
- Secondary residence owners	5 AHs
- No response	1 AHs
Total surveyed NLO structure owners losing residence	965 AHs
- Primary residence owners	946 AHs
- Secondary residence owners	12 AHs
- No response	7 AHs
Total surveyed non-structure owners losing residence	1,892 AHs
Total surveyed LO non-structure owners losing residence	26 AHs
- Rent-free occupants	5 AHs
- Sharer	3 AHs
- No response on tenure	18 AHs
Total surveyed NLO non-structure owners losing residence	1,866 AHs
- Caretaker	19 AHs
- Occupant without owner's permission	7 AHs
- Rent free occupants	792 AHs
- Sharer	45 AHs

- Tenant/Renter/Lessee	955 AHs
- No response on tenure	48 AHs
Total affected structures	967 Structures
- Residential	562 Structures
- Residential-commercial	293 Structures
- Commercial	25 Structures
- Institutional and community facilities and government establishments	26 Structures
- Associated	61 Structures
Total affected business/livelihood	542 AHs
- Stand-Alone businesses	29 AHs
- Home-based enterprises	471 AHs
- Renting Out House/Room/Commercial Spaces	41 AHs
- Land-based livelihood as primary income source (within residential lot)	1 AH
Affected employees/workers/employees	270 APs
- Wage-based workers who will lose jobs from affected businesses	270 APs
Vulnerabilities among households	1,380 AHs with 1,784 instances of vulnerability

Source: JICA Design Team

E. Severity of Impact

81. **Error! Reference source not found.** presents an account of the severity of impact on the privately owned lands to be affected.
82. In total, 83 parcels of government or PNR owned lands (which accounts to 14% of land required for the project) will have to be requisitioned while an estimated 522 parcels of privately owned lands likewise need to be acquired for this segment of the railway project.
83. Assessment of impact reveals that **59 (71.1%)** of the government or PNR lands that need to be requisitioned will be severely affected while **24** parcels (**28.9%**) will be marginally affected. On the other hand, of those private lands to be acquired, 88% (458 private lots) are assessed to be severely affected while the remaining lots (10% - equivalent to **52** parcels of private land) will be marginally affected.
84. Within the total parcels of affected lands are 967 structures, the bulk (94% - 907 structures) of which will be severely affected while about 4% (41 structures) will be marginally affected and 1% (12 structures) have no available information to assess the extent of impact. These structures are those which have been tagged during the DMS, but owners refused to provide information. Such may have happened because of the following reasons: (i) it is an abandoned structure, and the owner is nowhere to be located, (ii) the owner refused entry of the DOTr Teams in their premises and, (iii) the owner refused to provide information for assessment. These structures are still

subject for verification survey during the DOTr's final validation process prior to issuance of NoT.

85. Of the total structures, 562 are residential units. Majority (97% or 546 structures) of these residential structures are mostly utilized as primary or main housing units. On the other hand, about 16 (3%) of these structures are considered secondary housing units where they most often stay to be near their place of work, businesses, the school where their children go to or another housing unit as their main house is in the province or somewhere farther. Assessment of impact on these residential structures reveal that 533 of these housing units which account for the bulk of the residential structures (95%) will be severely/totally affected while about 23 structures will be marginally/partially affected. The severity of impacts to 6 residential structures have yet to be established due to lack of information. Residential-commercial structures account to 30% (293) of those to be affected with the majority of the structures (95%-277 structures) expected to be severely affected. About 14 (5%) of these structure type meanwhile, will be marginally affected. The severity of impact of the remaining two (2) of these residential-commercial structures have yet to be assessed since no information was obtained.
86. On commercial structures within affected land, 24 structures of the total 25 will be severely impacted while only 1 structure will be marginally affected. On the other hand, 25 out of the total 26 institutional/community facilities identified will be severely affected and one (1) has yet to be assessed. A Due Diligence Report will be prepared for the affected community facilities and if involuntary resettlement impacts will be identified for the relocation and/or construction due to transfer in another area outside of the PROW, an Addendum RAP will be prepared, if required by the ADB.
87. A total of 542 businesses will either be permanently closed or physically displaced. These businesses include 29 stand-alone businesses, 471 home-based enterprises, 41 renting-out businesses and 1 land-based enterprise within the affected land (game-fowl raiser/livestock) and all expected to be severely affected. The displacement of some 270 employees from these affected businesses is anticipated. Affected employees are spread across the different barangays within the PROW.
88. Around 4,137 trees of various types that normally lend shade, beautify the environment or provide support to the ecosystem may need to be cut down to give way to the railway project. Of these number of trees, 622 of the trees identified were claimed to be owned by 349 APs while owners of the remaining bulk (3,515 or 81%) of trees, have yet to be determined.

Table 2-3: Severity of Impacts (Scale of Impact on Lands, Structure and Trees)

TOTAL						
Type of Impacts	No. of Affected Land/Structures/Livelihood/Trees		Scale of Impacts (AHs/APs/Affected Land/Structures)			
	No.	%	Severe	Marginal	For Checking	Total
Total local/national gov't./PNR land parcels	83	14%	59	24	0	83
Total Private Land parcels	522	86%	458	52	12	522
Total Loss of Structures	967	100%	907	41	19	967
<input type="checkbox"/> Loss of residential structure	562	59%	533	23	6	562
- Primary use	546	57%	517	23	6	546
- Secondary use	16	2%	16	0	0	16
<input type="checkbox"/> Residential-commercial structures	293	30%	277	14	2	293
<input type="checkbox"/> Commercial structures	25	3%	24	1	0	25
<input type="checkbox"/> Institutional and community structures	26	3%	25	0	1	26
<input type="checkbox"/> Associated types of structure	61	6%	48	3	10	61
Total Loss of Business/Land-Based Income	542	100	542	0	0	542
<input type="checkbox"/> Stand-Alone Business	29	5	29	0	0	29
<input type="checkbox"/> Home-Based Enterprise	471	87	471	0	0	471
<input type="checkbox"/> Business from renting out house/room/space	41	8	41	0	0	41
<input type="checkbox"/> Land-Based Primary Income Source	1	0.2	1	0	0	1
APs whose jobs are affected	270	100	270	0	0	270
Affected Trees	4,137 trees	100	349 owner APs	0	0	349 owner APs

TOTAL						
Type of Impacts	No. of Affected Land/Structures/ Livelihood/Trees		Scale of Impacts (AHs/APs/ Affected Land/Structures)			
	No.	%	Severe	Marginal	For Checking	Total
<input type="checkbox"/> With AP owner	622	15	349 owner APs	0	0	349 owner APs
<input type="checkbox"/> Unknown Owner	3,515	85	0	0	0	0

F. Land Requirement by Ownership of Land

89. Land requirement for the proposed Manila 2 railway section is estimated at around 258,469.93 sq.m. The land requirement may be segmented into three sections specifically, the bulk (65%) already owned by PNR equivalent to 168,826.14 sq.m.; about 29% are privately owned lands (80,107.23 sq.m.) and those that need to be requisitioned from LGU and other government agencies(4%-around 9,536.56 sq.m.).

Table 2-3: Affected Total Project ROW Land (in sq.m.)

Affected Land		
PNR-Owned Land	(sqm) (%)	168,826.14 sq.m. 65%
Other Government-Owned Land /LGU land	(sqm) (%)	9,536.56 sq.m. 4%
Privately-Owned Land	(sqm) (%)	80,107.23 sq.m. 29%
Total Project Right-of-Way	(sqm) (%)	258,469.93 sq.m. 100%

1. Government Land Ownership by Barangay

90. The local government of Manila owns around 5,137.85 sq.m. of land required for the project. These account to the bulk of land required from government owned lands (54%). These parcels of land are spread across different barangays, more prominently, in Barangay 807 (1,973.37 sq.m.), Barangay 422 (1,756.76 sq.m.) and Barangay 769 (733.33 sq.m.) in the City of Manila.
91. Next largest parcel of government land needed (27% or 2,618.94 sq.m.) belongs to the National Housing Authority with the bulk of land located in Barangay 868 (1,609,402 sq.m.).

92. An estimate of around 1,123.65 sq. m of land owned by the national government which accounts to 12% of the land required for the project need to be requisitioned as well. These parcels of land are specifically located in Barangay 825 (792.05 sq.m.), Barangay 866 (138.57 sq.m.), Barangay 810 (88.25 sq.m.),Barangay 811 (73.91 sq.m.), Barangay 368 (21.77 sq.m.), and Barangay 497 (9.10 sq.m.).
93. Still about 7% of the land required sits within the property of the Philippine National Oil Company in Barangay 630. **Error! Reference source not found.** shows the details on needed lands owned by other government entities.

Table 2-4: Project ROW Land Owned by Other Government Entities by Barangay (in sq.m.)

Barangays	LGU-Owned	National Gov't owned	NHA Owned	MWSS Owned	PNOC owned	City Engineer's Office Owned	Total	%
368	-	21.77	-	-	-	-	21.77	0
422	1,756.76	-	-	-	-	-	1,756.76	18
450	-	-	-	11.64	-	-	11.64	0
472	176.88	-	-	-	-	-	176.88	2
497	-	9.10	-	-	-	-	9.10	0
630	-	-	-	-	642.39	-	642.39	7
764	187.65	-	-	-	-	-	187.65	2
769	733.33	-	-	-	-	-	733.33	8
799	-	-	-	-	-	2.19	2.19	0
800	-	-	757.00	-	-	-	757.00	8
807	1,973.37	-	-	-	-	-	1,973.37	21
810	-	88.25	-	-	-	-	88.25	1
811	20.20	73.91	-	-	-	-	94.11	1
825	-	792.05	-	-	-	-	792.05	8
866	-	138.57	-	-	-	-	138.57	1
868	-	-	1,694.02	-	-	-	1,694.02	18
871	-	-	45.98	-	-	-	45.98	0
872	-	-	100.70	-	-	-	100.70	1
769,764	144.98	-	-	-	-	-	144.98	2

807,769	144.68	-	-	-	-	-	144.68	2
868,871	-	-	21.14	-	-	-	21.14	0
Total	5,137.85	1,123.65	2,618.84	11.64	642.39	2.19	9,536.56	100
%	54	12	27	0	7	0	100	

2. Private Land Affected and Number of Affected Lots Owned Per Landowner

94. About 441 lot owners owning a total of 522 private lands will be affected. However, some 315 AHs are also claiming certain parcels of private lands which will be resolved by DOTr and concerned agencies prior to issuance of notices of taking (NoTs). These unique lot owners can be further classified in terms of the number of land parcels owned. There are 396 LOs who own 1 lot only, 29 LOs with 2 lots, 9 LOs with 3 lots and 7 who own more than 3 lots. Incidence of a single individual or entity owning more than 3 private lands is most notable in Barangay 351 (10 lots), Barangay 450 (8 lots), Barangay 815 (6 lots), Barangay 815 (6 lots and 5 lots respectively) and Barangay 811 (6 lots). Furthermore, prominent barangays with largest number of affected landowners include Barangay 815 and 428 (45 landowners each barangay), Barangay 426 with 40 affected landowners and Barangays 629 and 868 with 33 and 31 affected landowners, respectively.

Table 2-5: Number of Lots and LOs Owning Number of Lots per Barangay

Barangays	No of unique Lots	Number of LO Owning Lands								Total LO	%
		10 lots	8 lots	6 lots	5 lots	4 lots	3 lots	2 lots	1 lot		
Brgy 350	10	0	0	0	0	0	0	0	10	10	2
Brgy 351	34	1	0	0	0	0	1	0	21	23	5
Brgy 368	17	0	0	0	0	0	0	2	13	15	3
Brgy 426	46	0	0	0	0	0	1	4	35	40	9
Brgy 428	52	0	0	0	0	0	3	1	41	45	10
Brgy 450	8	0	1	0	0	0	0	0	0	1	0
Brgy 472	26	0	0	0	0	0	0	1	24	25	6
Brgy 473	27	0	0	0	0	0	0	2	23	25	6
Brgy 474	19	0	0	0	0	0	2	1	11	14	3
Brgy 483	2	0	0	0	0	0	0	0	2	2	0
Brgy 484	8	0	0	0	0	0	0	1	6	7	2
Brgy 487	16	0	0	0	0	0	0	0	16	16	4
Brgy 497	1	0	0	0	0	0	0	0	1	1	0
Brgy 500	14	0	0	0	0	0	0	1	12	13	3
Brgy 628	11	0	0	0	0	0	0	0	11	11	2
Brgy 629	39	0	0	0	0	0	1	4	28	33	7

Barangays	No of unique Lots	Number of LO Owning Lands								Total LO	%
		10 lots	8 lots	6 lots	5 lots	4 lots	3 lots	2 lots	1 lot		
Brgy 630	1	0	0	0	0	0	0	0	1	1	0
Brgy 799	1	0	0	0	0	0	0	0	1	1	0
Brgy 800	23	0	0	0	0	0	0	2	19	21	5
Brgy 803	3	0	0	0	0	0	0	0	3	3	1
Brgy 808	16	0	0	0	0	0	0	0	16	16	4
Brgy 810	5	0	0	0	0	0	0	0	5	5	1
Brgy 811	10	0	0	0	0	1	0	1	4	6	1
Brgy 815	58	0	0	1	1	0	0	4	39	45	10
Brgy 816	1	0	0	0	0	0	0	0	1	1	0
Brgy 825	5	0	0	0	0	0	0	1	3	4	1
Brgy 865	2	0	0	0	0	0	0	1	0	1	0
Brgy 866	1	0	0	0	0	0	0	0	1	1	0
Brgy 868	34	0	0	0	0	0	1	1	29	31	7
Brgy 871	12	0	0	0	0	0	0	0	12	12	3
Brgy 872	3	0	0	0	0	0	0	0	3	3	1
Brgy 368, Brgy 426	2	0	0	0	0	0	0	1	0	1	0
Brgy 450, Brgy 473	1	0	0	0	0	0	0	0	1	1	0
Brgy 472, Brgy 473	5	0	0	0	0	1	0	0	1	2	0
Brgy 483, Brgy 484	1	0	0	0	0	0	0	0	1	1	0
Brgy 497, Brgy 500	4	0	0	0	0	1	0	0	0	1	0
Brgy 764, Brgy 769	2	0	0	0	0	0	0	1	0	1	0
Brgy 472, Brgy 474, Brgy 485, Brgy 487	1	0	0	0	0	0	0	0	1	1	0
Brgy 442, Brgy 443, Brgy 444, Brgy 446, Brgy 450	1	0	0	0	0	0	0	0	1	1	0
Total	522	1	1	1	1	3	9	29	396	441	100
%		0	0	0	0	1	2	7	90	100	

3. Severely and Marginally Affected Land by Barangay

95. About 88% (458 parcels of land) of the 522 private lands will be severely affected because of the project while only 10% (52 parcels of land) will be marginally affected. There are 12 parcels of private lands whose severity of impact have yet to be verified. Barangays 428 and 815 have the most number of land parcels that will be severely affected (52 parcels of land respectively). Barangay 426 follows with notable number of severely affected private land parcels (43) while Barangay 629 ranks closely with 35 parcels of land. Other barangays have much less severely affected private lands.

Table 2-6: Severely and Marginally Affected Lands by Barangay

Barangays	Severely Affected lands	Marginally Affected Lands	For Checking	Total	%
Brgy 350	15	2	0	17	3
Brgy 351	30	4	1	35	7
Brgy 368	16	2	0	18	3
Brgy 426	43	0	4	47	9
Brgy 428	52	0	0	52	10
Brgy 472	23	1	5	29	6
Brgy 473	27	0	1	28	5
Brgy 474	19	0	0	19	4
Brgy 483	2	0	0	2	0
Brgy 484	8	0	0	8	2
Brgy 487	16	0	0	16	3
Brgy 497	2	0	0	2	0
Brgy 500	15	2	0	17	3
Brgy 628	8	2	1	11	2
Brgy 629	35	3	0	38	7
Brgy 630	1	0	0	1	0
Brgy 764	1	0	0	1	0
Brgy 769	1	0	0	1	0
Brgy 799	1	0	0	1	0
Brgy 800	19	4	0	23	4
Brgy 803	2	1	0	3	1
Brgy 808	15	1	0	16	3
Brgy 810	1	4	0	5	1
Brgy 811	4	6	0	10	2
Brgy 815	52	6	0	58	11
Brgy 816	0	1	0	1	0
Brgy 825	5	0	0	5	1
Brgy 865	0	2	0	2	0
Brgy 866	0	1	0	1	0

Barangays	Severely Affected lands	Marginally Affected Lands	For Checking	Total	%
Brgy 868	28	6	0	34	7
Brgy 871	10	2	0	12	2
Brgy 872	1	2	0	3	1
Brgy 349, Brgy 350	1	0	0	1	0
Brgy 472, Brgy 473	1	0	0	1	0
Brgy 473, Brgy 450	1	0	0	1	0
Brgy 484, Brgy 483	1	0	0	1	0
Brgy 485, Brgy 487, Brgy 474, Brgy 472	1	0	0	1	0
Brgy 450, Brgy 442, Brgy 443, Brgy 444, Brgy 446	1	0	0	1	0
Total	458	52	12	522	100
%	88	10	2	100	

G. Landowner and Non-Landowner Households, and Businesses Surveyed

96. A total of **3,994** households are expected to be affected by the Manila 2 segment of the NSCR railway undertaking. These households can be classified into 4 groups as follows :

- Registered landowner households (name of owner is included in the roster of registered owners in the parcellary survey conducted) and have been administered with the SES (**36** households)
- Landowner-claimant households (those who claim to own the land where their residences are built but whose claimant's names are not included in the roster of registered owners in the parcellary survey conducted) and have been administered with the SES as well (**315** households)
- The non-landowner households (those who reside within the project ROW but do not claim to own the land where their residences are built) and were interviewed for the SES (**2,831** households)
- The landowner and non-landowner households who were not included in the SES (**741** HHs)
- The non-residing landowners who were interviewed (**71**)

- Several business establishments totaling to 542 will likewise be affected by the railway undertaking and hence, included in the survey conducted. These business establishments include the following:
 - Stand-alone businesses (29)
 - Home-based enterprises (471)
 - Renting out businesses (41)
 - Land-based enterprise (game fowl raising, 1)

97. Additionally, a total of 26 community and institutional facilities to be affected were likewise tagged and included in the survey conducted. These institutions/community facilities are spread in different barangays, however, most notable in Barangays 865 (6 institutional/community facilities) and Brgy. 473 (4 institutional/community facilities). Table II.8 presents further details:

Table 2-7: Affected Private Lots, Households, Institution/Community Facility Owners, and Businesses

Barangay	Affected Private Lots	Affected Households						Institution, Community, Government Facility Owners	Affected Businesses		
		LO AH	Landowner Claimants AH	NLO AH	LOs and NLOs w/o SES	Non-residing LOs	Total AHs		Stand-Alone	Home-Based	Renting Out
Total	522	36	315	2831	741	71	3994	26	29	471	41
Brgy 349	0	0	8	73	6	0	87	0	0	11	1
Brgy 350	10	0	0	0	12	2	14	0	1	0	0
Brgy 351	34	1	6	135	45	8	195	0	2	16	0
Brgy 368	17	2	6	92	25	1	126	0	1	19	2
Brgy 422	0	0	2	281	6	0	289	0	1	41	0
Brgy 426	46	3	10	118	36	13	180	0	1	9	1
Brgy 428	52	4	20	132	56	5	217	0	0	29	2
Brgy 442	0	0	4	5	8	0	17	0	1	0	0
Brgy 443	0	0	11	29	7	0	47	0	0	7	0
Brgy 444	0	0	16	8	1	0	25	0	0	3	0
Brgy 450	8	0	13	74	8	0	95	0	0	9	0
Brgy 472	26	2	9	93	51	8	163	1	0	8	0
Brgy 473	27	1	29	143	43	9	225	4	3	32	2
Brgy 474	19	2	7	37	23	4	73	2	0	7	0
Brgy 483	2	0	4	82	10	0	96	0	0	16	0
Brgy 484	8	0	22	258	18	1	299	0	0	39	0
Brgy 485	0	0	5	32	6	0	43	0	0	14	0
Brgy 487	16	1	2	65	21	4	93	0	0	11	0
Brgy 497	1	0	0	0	2	0	2	0	0	0	0
Brgy 500	14	0	0	0	13	0	13	0	0	0	0
Brgy 628	11	1	11	38	10	3	63	0	0	7	3
Brgy 629	39	1	15	166	55	1	238	0	0	18	1
Brgy 630	1	0	0	38	1	0	39	0	0	8	0
Brgy 764	0	0	0	0	0	0	0	1	0	0	0
Brgy 769	0	0	4	1	2	0	7	0	0	1	1
Brgy 799	1	0	0	0	1	0	1	0	0	0	0
Brgy 800	23	3	27	101	22	5	158	1	0	22	2
Brgy 803	3	0	1	7	9	0	17	2	2	1	0
Brgy 807	0	0	0	0	3	0	3	0	0	0	0
Brgy 808	16	5	0	0	13	0	18	0	0	0	0

Brgy 810	5	0	3	8	7	0	18	0	0	4	2
Brgy 811	10	0	19	128	73	0	220	2	2	16	6
Brgy 815	58	0	0	0	45	0	45	0	0	0	0
Brgy 816	1	0	0	0	1	0	1	0	0	0	0
Brgy 825	5	0	0	0	4	0	4	0	0	0	0
Brgy 835	0	0	0	130	12	0	142	2	6	18	6
Brgy 836	0	0	0	148	9	0	157	0	0	20	1
Brgy 838	0	0	0	0	2	0	2	2	0	0	0
Brgy 865	2	0	1	151	21	0	173	4	0	25	1
Brgy 866	1	0	0	0	0	1	1	1	1	0	0
Brgy 867	0	0	3	10	0	0	13	0	0	4	0
Brgy 868	34	10	38	192	35	2	277	3	5	39	6
Brgy 871	12	0	0	0	12	1	13	0	0	0	0
Brgy 872	3	0	19	56	5	0	80	1	3	17	4
Brgy 368, Brgy 426	2	0	0	0	0	0	0	0	0	0	0
Brgy 450, Brgy 473	1	0	0	0	1	0	1	0	0	0	0
Brgy 472, Brgy 473	5	0	0	0	1	0	1	0	0	0	0
Brgy 483, Brgy 484	1	0	0	0	0	1	1	0	0	0	0
Brgy 497, Brgy 500	4	0	0	0	0	0	0	0	0	0	0
Brgy 764, Brgy 769	2	0	0	0	0	0	0	0	0	0	0
Brgy 472, Brgy 474, Brgy 485, Brgy 487	1	0	0	0	0	1	1	0	0	0	0
Brgy 442, Brgy 443, Brgy 444, Brgy 446, Brgy 450	1	0	0	0	0	1	1	0	0	0	0

* Composed of purely stand-alone businesses and stand alone in combination with household, and/or home-based business

** Subset of households affected where households have business in the house or in the vicinity of the house

***subset of households affected who are also renting out residential or business spaces

**** Refers to those households who claim ownership of the land where their residences are built but whose owners name are not included in the roster of registered owner in the parcellary survey conducted

H. Landowner-Claimants

98. There are 315 landowner-claimant households affected by the project. Based on their SES response on landownership as shown in Table 2-9, these households claim to be owning the land where their structures are built but are not listed as registered owners of land based on the parcellary survey. In terms of proof of ownership, 63% or 200 LO-claimants presented land titles, 8% or 25 AHs presented deed or mortgage documents, and 7% or 21 AHs presented tax declarations. Other proofs presented are contracts to sell (5 AHs), certificates of award (4 AHs), NHA entry passes or land awards (3 AHs) and acquired rights (2 AHs). Seventeen percent or 55 LO-claimants presented no proof of land ownership. Barangay 868 with 38 AHs had the most LO-

claimants followed by Barangay 473 (29 AHs), Barangay 800 (27 AHs), and Barangay 484 (22 AHs). DOTr will validate all these land claims upon submission of documents by the LO claimants during the issuance of notice of taking. DOTr shall likewise coordinate with these government agencies, particularly NHA which issued entry passes and lot awards/certificates.

99. Table 2-10 shows that among the 315 LO-claimants, 12% of 37 AHs claimed that their land was inherited while 4% of 13 AHs had their lands purchased. Three (3) LO-claimants are recipients of government programs. The remaining 262 AHs did not provide the means by which they acquired their lands. Table 2-11 below provides the status on payment of property tax by the LO-claimants. Only 16% or 51 AHs confirmed that they are paying taxes while 11% or 34 AHs are not paying property tax. Majority (73%) of the LO-claimants did not provide their status regarding payment of tax.

Table 2-8: Proof of Land Ownership Presented by the LO-Claimants

Barangay	Title	Deed or Mortgage	Tax Declaration	Contract to Sell	Certificate of Award	NHA Entry Pass or Award	Acquired Right	None	Total	%
Barangay 349	2	0	1	0	3	0	0	2	8	3
Barangay 351	1	3	0	0	0	0	0	2	6	2
Barangay 368	2	1	0	0	0	0	0	3	6	2
Barangay 422	0	1	0	0	0	0	0	1	2	1
Barangay 426	9	1	0	0	0	0	0	0	10	3
Barangay 428	17	0	0	0	0	0	0	3	20	6
Barangay 442	4	0	0	0	0	0	0	0	4	1
Barangay 443	8	0	0	0	1	0	0	2	11	3
Barangay 444	14	0	2	0	0	0	0	0	16	5
Barangay 450	13	0	0	0	0	0	0	0	13	4
Barangay 472	7	0	2	0	0	0	0	0	9	3
Barangay 473	19	1	5	1	0	0	1	2	29	9
Barangay 474	4	2	0	0	0	0	0	1	7	2
Barangay 483	3	0	1	0	0	0	0	0	4	1
Barangay 484	10	2	0	0	0	0	1	9	22	7
Barangay 485	4	0	0	0	0	0	0	1	5	2
Barangay 487	2	0	0	0	0	0	0	0	2	1
Barangay 628	8	0	2	0	0	0	0	1	11	3
Barangay 629	14	0	0	0	0	0	0	1	15	5
Barangay 769	3	0	1	0	0	0	0	0	4	1
Barangay 800	18	1	1	0	0	0	0	7	27	9
Barangay 803	1	0	0	0	0	0	0	0	1	0
Barangay 810	1	1	1	0	0	0	0	0	3	1
Barangay 811	12	1	0	2	0	0	0	4	19	6
Barangay 865	0	0	0	0	0	0	0	1	1	0
Barangay 867	0	1	0	1	0	0	0	1	3	1
Barangay 868	18	8	1	1	0	2	0	8	38	12
Barangay 872	6	2	4	0	0	1	0	6	19	6
Total	200	25	21	5	4	3	2	55	315	100
%	63	8	7	2	1	1	1	17	100	

Table 2-9: Process of Land Ownership by LO-Claimant

Barangay	Inherited	Purchased	Government Program	No Response	Total	%
Barangay 349	0	0	0	8	8	3
Barangay 351	0	0	0	6	6	2
Barangay 368	0	1	0	5	6	2
Barangay 422	0	0	0	2	2	1
Barangay 426	0	1	0	9	10	3
Barangay 428	0	0	0	20	20	6
Barangay 442	0	0	0	4	4	1
Barangay 443	0	0	0	11	11	3
Barangay 444	0	0	0	16	16	5
Barangay 450	0	0	0	13	13	4
Barangay 472	0	0	0	9	9	3
Barangay 473	0	0	0	29	29	9
Barangay 474	0	0	0	7	7	2
Barangay 483	0	0	0	4	4	1
Barangay 484	0	0	0	22	22	7
Barangay 485	0	0	0	5	5	2
Barangay 487	0	0	0	2	2	1
Barangay 628	2	0	0	9	11	3
Barangay 629	0	0	0	15	15	5
Barangay 769	2	0	0	2	4	1
Barangay 800	5	0	0	22	27	9
Barangay 803	0	0	0	1	1	0
Barangay 810	1	1	0	1	3	1
Barangay 811	8	3	0	8	19	6
Barangay 865	0	0	0	1	1	0
Barangay 867	1	1	0	1	3	1
Barangay 868	13	3	2	20	38	12
Barangay 872	5	3	1	10	19	6
Total	37	13	3	262	315	100
%	12	4	1	83	100	

Table 2-10: Status on Paying of Property Tax by LO-Claimants

Barangay	Paying	Non-Paying	No Response	Total	%
Barangay 349	0	0	8	8	3
Barangay 351	0	0	6	6	2
Barangay 368	1	1	4	6	2
Barangay 422	0	0	2	2	1
Barangay 426	1	0	9	10	3
Barangay 428	0	0	20	20	6
Barangay 442	0	0	4	4	1
Barangay 443	0	0	11	11	3
Barangay 444	0	0	16	16	5
Barangay 450	1	0	12	13	4
Barangay 472	0	0	9	9	3
Barangay 473	0	0	29	29	9
Barangay 474	0	0	7	7	2
Barangay 483	0	0	4	4	1
Barangay 484	0	0	22	22	7
Barangay 485	0	0	5	5	2
Barangay 487	0	0	2	2	1
Barangay 628	2	0	9	11	3
Barangay 629	0	0	15	15	5
Barangay 769	4	0	0	4	1
Barangay 800	3	4	20	27	9
Barangay 803	0	1	0	1	0
Barangay 810	2	0	1	3	1
Barangay 811	10	7	2	19	6
Barangay 865	0	0	1	1	0
Barangay 867	1	1	1	3	1
Barangay 868	16	14	8	38	12
Barangay 872	10	6	3	19	6
Total	51	34	230	315	100
%	16	11	73	100	

I. Affected Structures by Ownership of Land and by Barangay

100. Of the 967 structures expected to be affected by the railway undertaking, 513 or 53% are erected in the private lands identified. About 38% or 364 structures are built on PNR land. There are 56 structures located in lands owned by the City of Manila LGU, 26 structures in NHA-owned lands, 4 structures built on a national government-owned land, 3 structures in MWSS-owned lands, and 1 structure in PNOC-owned land. Most of the affected structures are in Barangay 868 (92 structures), Barangay 351 (82 structures) and Barangay 865 (82 structures).

Table 2-11: Ownership Affected Structures by Land Ownership

Barangay	PNR Land	Nat'l. Gov't	City of Manila	PNOC	NHA	MWSS	Private Land	Total	%
Brgy 349	0	0	0	0	0	0	2	2	0
Brgy 350	0	0	0	0	0	0	12	12	1
Brgy 351	8	0	0	0	0	0	74	82	8
Brgy 368	0	2	0	0	0	0	2	4	0
Brgy 422	0	0	52	0	0	0	0	52	5
Brgy 426	0	0	0	0	0	0	2	2	0
Brgy 428	0	0	0	0	0	0	8	8	1
Brgy 442	0	0	0	0	0	0	8	8	1
Brgy 443	0	0	0	0	0	0	17	17	2
Brgy 444	0	0	0	0	0	0	8	8	1
Brgy 450	0	0	0	0	0	0	15	15	2
Brgy 472	22	0	0	0	0	0	34	56	6
Brgy 473	27	0	0	0	0	0	38	65	7
Brgy 474	28	0	0	0	0	0	13	41	4
Brgy 483	2	0	0	0	0	0	22	24	2
Brgy 484	6	0	0	0	0	0	35	41	4
Brgy 485	0	0	0	0	0	0	7	7	1
Brgy 487	0	0	0	0	0	0	16	16	2
Brgy 521	1	0	0	0	0	0	0	1	0
Brgy 576	2	0	0	0	0	0	0	2	0
Brgy 628	0	0	0	0	0	0	15	15	2
Brgy 629	5	0	0	0	0	0	26	31	3
Brgy 630	9	0	0	1	0	0	5	15	2
Brgy 764	2	0	0	0	0	0	0	2	0
Brgy 769	0	0	2	0	0	0	0	2	0
Brgy 800	0	0	0	0	2	0	35	37	4
Brgy 803	5	0	0	0	0	0	12	17	2
Brgy 807	0	0	2	0	0	0	0	2	0
Brgy 808	0	0	0	0	0	0	15	15	2
Brgy 810	0	2	0	0	0	0	3	5	1
Brgy 811	26	0	0	0	0	0	5	31	3
Brgy 835	57	0	0	0	0	0	0	57	6
Brgy 836	57	0	0	0	0	0	0	57	6
Brgy 838	6	0	0	0	0	0	0	6	1
Brgy 865	71	0	0	0	0	3	0	74	8
Brgy 866	4	0	0	0	0	0	6	10	1
Brgy 868	25	0	0	0	18	0	49	92	10
Brgy 871	0	0	0	0	1	0	13	14	1
Brgy 872	1	0	0	0	5	0	3	9	1

Barangay	PNR Land	Nat'l. Gov't	City of Manila	PNOC	NHA	MWSS	Private Land	Total	%
Brgy 349, Brgy 350	0	0	0	0	0	0	13	13	1
Total	364	4	56	1	26	3	513	967	100
%	38	0	6	0	3	0	53	100	

1. Type of Affected Structure by Barangay

101. Ninety-four percent (94%) or 906 of the affected structures are main structures. Most of these main structures are spread across Barangay 868 (89 structures), Barangay 351 (80 structures), Barangay 865 (67 structures), and Barangay 473 (65 structures) Associated structures account to only 6% or 61 which are mostly located in Barangay 811, Barangay 865, and Barangay 866.

Table 2-12: Use of Affected Structure by Barangay

Barangay	Main	Associated	Total	%
Brgy 349	2	0	2	0
Brgy 350	10	2	12	1
Brgy 351	80	2	82	8
Brgy 368	4	0	4	0
Brgy 422	52	0	52	5
Brgy 426	0	2	2	0
Brgy 428	7	1	8	1
Brgy 442	8	0	8	1
Brgy 443	17	0	17	2
Brgy 444	8	0	8	1
Brgy 450	15	0	15	2
Brgy 472	55	1	56	6
Brgy 473	65	0	65	7
Brgy 474	41	0	41	4
Brgy 483	24	0	24	2
Brgy 484	41	0	41	4
Brgy 485	7	0	7	1
Brgy 487	16	0	16	2
Brgy 521	0	1	1	0
Brgy 576	2	0	2	0
Brgy 628	15	0	15	2
Brgy 629	27	4	31	3
Brgy 630	10	5	15	2
Brgy 764	1	1	2	0

Barangay	Main	Associated	Total	%
Brgy 769	2	0	2	0
Brgy 800	35	2	37	4
Brgy 803	14	3	17	2
Brgy 807	1	1	2	0
Brgy 808	15	0	15	2
Brgy 810	5	0	5	1
Brgy 811	20	11	31	3
Brgy 835	54	3	57	6
Brgy 836	57	0	57	6
Brgy 838	3	3	6	1
Brgy 865	67	7	74	8
Brgy 866	2	8	10	1
Brgy 868	89	3	92	10
Brgy 871	14	0	14	1
Brgy 872	8	1	9	1
Brgy 349, Brgy 350	13	0	13	1
Total	906	61	967	100
%	94	6	100	

2. Use of Affected Main Structures

102. Of the 906 identified main structures to be affected, 62% are residential housing units while 32% are mixed residential/commercial structures. Pure commercial establishments and institutional or community facilities account to 3% each. The details are shown in the table below.

Table 2-13: Use of Main Affected Structure by Barangay

Barangay	Residential	Residential-Commercial	Commercial	Institutional/Community	Total	%
Brgy 349	1	1	0	0	2	0
Brgy 350	8	0	2	0	10	1
Brgy 351	64	16	0	0	80	9
Brgy 368	1	3	0	0	4	0
Brgy 422	21	29	2	0	52	6
Brgy 426	0	0	0	0	0	0
Brgy 428	5	2	0	0	7	1
Brgy 442	8	0	0	0	8	1
Brgy 443	11	6	0	0	17	2

Barangay	Residential	Residential-Commercial	Commercial	Institutional/Community	Total	%
Brgy 444	6	2	0	0	8	1
Brgy 450	9	6	0	0	15	2
Brgy 472	48	6	0	1	55	6
Brgy 473	40	21	0	4	65	7
Brgy 474	31	7	1	2	41	5
Brgy 483	9	15	0	0	24	3
Brgy 484	22	19	0	0	41	5
Brgy 485	2	5	0	0	7	1
Brgy 487	7	7	2	0	16	2
Brgy 521	0	0	0	0	0	0
Brgy 576	2	0	0	0	2	0
Brgy 628	8	6	1	0	15	2
Brgy 629	23	3	1	0	27	3
Brgy 630	2	7	1	0	10	1
Brgy 764	0	0	0	1	1	0
Brgy 769	1	1	0	0	2	0
Brgy 800	19	15	0	1	35	4
Brgy 803	8	1	3	2	14	2
Brgy 807	0	0	1	0	1	0
Brgy 808	11	3	1	0	15	2
Brgy 810	2	3	0	0	5	1
Brgy 811	12	5	1	2	20	2
Brgy 835	32	18	2	2	54	6
Brgy 836	39	17	1	0	57	6
Brgy 838	1	0	0	2	3	0
Brgy 865	41	19	3	4	67	7
Brgy 866	1	0	0	1	2	0
Brgy 868	47	36	3	3	89	10
Brgy 871	7	7	0	0	14	2
Brgy 872	6	1	0	1	8	1
Brgy 349, Brgy 350	7	6	0	0	13	1
Total	562	293	25	26	906	100
%	62	32	3	3	100	

3. Severely and Marginally Affected Structures

103. Majority (94%) of the tagged structures will be severely affected. Barangays with most notable number of structures that would be severely affected include Barangay

868 (88 structures), Barangay 351 (81 structures), Barangay 865 (69 structures), and Barangay 473 (65 structures). Meanwhile, there are 41 structures that will be marginally affected while 19 of the identified structures have not been assessed to establish severity of impact due to lack of information.

Table 2-14: Severely and Marginally Affected Structures by Barangay

Barangay	Severely affected structures	Marginally affected structures	For Checking	Total Affected Structures	%
Brgy 349	2	0	0	2	0
Brgy 350	12	0	0	12	1
Brgy 351	81	1	0	82	8
Brgy 368	3	1	0	4	0
Brgy 422	52	0	0	52	5
Brgy 426	0	0	2	2	0
Brgy 428	7	0	1	8	1
Brgy 442	6	2	0	8	1
Brgy 443	14	0	3	17	2
Brgy 444	4	1	3	8	1
Brgy 450	12	3	0	15	2
Brgy 472	56	0	0	56	6
Brgy 473	65	0	0	65	7
Brgy 474	41	0	0	41	4
Brgy 483	23	0	1	24	2
Brgy 484	41	0	0	41	4
Brgy 485	6	0	1	7	1
Brgy 487	15	1	0	16	2
Brgy 521	0	0	1	1	0
Brgy 576	2	0	0	2	0
Brgy 628	15	0	0	15	2
Brgy 629	27	1	3	31	3
Brgy 630	12	1	2	15	2
Brgy 764	2	0	0	2	0
Brgy 769	2	0	0	2	0
Brgy 800	35	2	0	37	4
Brgy 803	14	3	0	17	2
Brgy 807	2	0	0	2	0
Brgy 808	14	1	0	15	2
Brgy 810	3	2	0	5	1
Brgy 811	27	3	1	31	3

Barangay	Severely affected structures	Marginally affected structures	For Checking	Total Affected Structures	%
Brgy 835	55	2	0	57	6
Brgy 836	54	3	0	57	6
Brgy 838	6	0	0	6	1
Brgy 865	69	5	0	74	8
Brgy 866	10	0	0	10	1
Brgy 868	88	3	1	92	10
Brgy 871	11	3	0	14	1
Brgy 872	6	3	0	9	1
Brgy 349, Brgy 350	13	0	0	13	1
Total	907	41	19	967	100
%	94	4	2	100	

4. Structure Ownership/Occupancy Among Surveyed Landowner-Households

104. Among the 351 landowners (36) and landowner claimants (315) interviewed for the SES, almost all (93%-325) confirmed that they owned the structures where they reside. The remaining 36 LOs/LO-claimants responded that they live in the structure with permission from the owner at no cost (5AHs) and three (3) AHs mentioned that they share or live in the structure with some other households for a shared rent. Still there are 18 AHs who opt not to provide details on their ownership of the structure they occupy.

Table 2-15: Structure Ownership/Occupancy Among Surveyed Landowner AHs by Barangay

Barangay	SO	RFO	Sharer	NR	Total	%
Barangay 349	7	0	0	1	8	2
Barangay 351	7	0	0	0	7	2
Barangay 368	7	0	0	0	7	2
Barangay 422	2	0	0	0	2	1
Barangay 426	12	1	0	1	14	4
Barangay 428	21	0	1	2	24	7
Barangay 442	4	0	0	0	4	1
Barangay 443	11	0	0	0	11	3
Barangay 444	16	0	0	0	16	5
Barangay 450	13	0	0	0	13	4
Barangay 472	11	0	0	0	11	3
Barangay 473	28	0	1	1	30	9
Barangay 474	6	0	0	3	9	3
Barangay 483	4	0	0	0	4	1
Barangay 484	21	1	0	0	22	6

Barangay	SO	RFO	Sharer	NR	Total	%
Barangay 485	4	1	0	0	5	1
Barangay 487	2	0	0	1	3	1
Barangay 628	12	0	0	0	12	3
Barangay 629	14	0	1	1	16	5
Barangay 769	4	0	0	0	4	1
Barangay 800	21	2	0	7	30	9
Barangay 803	1	0	0	0	1	0
Barangay 810	3	0	0	0	3	1
Barangay 811	24	0	0	0	24	7
Barangay 865	1	0	0	0	1	0
Barangay 867	3	0	0	0	3	1
Barangay 868	47	0	0	1	48	14
Barangay 872	19	0	0	0	19	5
Total	325	5	3	18	351	100
%	93	1	1	5	100	

5. Structure Ownership/Occupancy Among Surveyed Non-Landowner - Households

105. Out of the 2,831 non-landowner affected households who were interviewed for the SES, no less than a third (34%) or around 965 of them claim ownership of their housing unit. About the same proportion or about 955 are renters/tenants/lessees while 792 (28%) are rent free occupants. About 45 (2%) are classified as sharers while 19 are caretakers of the structure they reside in. Worthy to mention is that there are 7 non-landowners who claim that they are occupying the structure as their residence without the permission of the owner. Upon investigation, two (2) of these non-landowners are residing in the structure for more than a year or so while the rest have been living in the structure since birth. Still there are 48 non-landowner households who opt not to disclose their status on their housing units.

Table 2-16: Structure Ownership Among Surveyed Non-Landowner AHs

Barangay	SO	T/R	RFO	S	C	OWOP	NR	Total	%
Barangay 349	14	17	40	0	0	0	2	73	3
Barangay 351	52	45	19	12	2	0	5	135	5
Barangay 368	36	28	26	1	1	0	0	92	3
Barangay 422	167	50	54	0	0	0	10	281	10
Barangay 426	8	69	39	0	1	0	1	118	4
Barangay 428	6	77	43	1	1	1	3	132	5
Barangay 442	0	1	3	1	0	0	0	5	0
Barangay 443	3	18	8	0	0	0	0	29	1
Barangay 444	1	5	1	1	0	0	0	8	0
Barangay 450	6	52	13	2	1	0	0	74	3
Barangay 472	21	36	30	0	2	0	4	93	3
Barangay 473	36	65	21	18	1	0	2	143	5

Barangay	SO	T/R	RFO	S	C	OWOP	NR	Total	%
Barangay 474	19	9	8	0	0	0	1	37	1
Barangay 483	23	4	48	0	1	5	1	82	3
Barangay 484	113	68	66	0	0	0	11	258	9
Barangay 485	0	29	3	0	0	0	0	32	1
Barangay 487	13	35	14	1	1	0	1	65	2
Barangay 628	14	5	19	0	0	0	0	38	1
Barangay 629	67	51	41	4	2	0	1	166	6
Barangay 630	14	7	17	0	0	0	0	38	1
Barangay 769	0	1	0	0	0	0	0	1	0
Barangay 800	14	51	31	2	2	0	1	101	4
Barangay 803	4	0	2	0	1	0	0	7	0
Barangay 810	3	4	1	0	0	0	0	8	0
Barangay 811	51	32	41	1	2	0	1	128	5
Barangay 835	67	30	32	0	1	0	0	130	5
Barangay 836	61	33	53	0	0	0	1	148	5
Barangay 865	59	26	64	0	0	1	1	151	5
Barangay 867	4	4	2	0	0	0	0	10	0
Barangay 868	74	76	39	1	0	0	2	192	7
Barangay 872	15	27	14	0	0	0	0	56	2
Total	965	955	792	45	19	7	48	2,831	100
%	34	34	28	2	1	0	2	100	

Note: SO (Structure Owner); T (Tenant/Renter/Lessee); RFO (Rent-Free Occupant); S (Sharer); C (Caretaker); OWOP (Occupied Without Owner's Permission); NR (No Response)

J. Affected Trees and Crops

106. A total of 4,137 trees of various types will have to be cut down to pave way to the construction of the railway project. About 6 in 10 (59% or 2,443) are fruit bearing trees like Mango, Avocado, Star apple, Jackfruit etc. A third no less (35% or 1,432) are timber or lumber trees like Mahogany, Balete, Ipi-Ipil, Coconut, etc. and finally, about 262 are ornamental trees that usually beautify the land scape of the area.
107. The biggest chunk (90% or 3,728) of these trees is found in PNR-owned lands while less than a tenth (7% or 275) are rooted in identified private lands that would be affected by the project. There are around 134 trees of which were planted in the affected lands whose owners have yet to be determined during the validation.
108. The barangays with most notable number of trees to be uprooted include Barangay 800 (518 trees), Barangay 350 (179 trees) and Barangay 811 (139 trees). The rest of timber trees spreads across the barangays. On the other hand, the fruit bearing trees that may need to be cut down spread across different barangays as well but more prominently in Barangay 865 (411 trees), Barangay 807 (204 trees). Notable as well are those fruit bearing trees that will be uprooted in Barangays 629,800,811,450,836,838 and 868 (100 or more fruit bearing trees).

Table 2-17: Trees and Crops with AP Owners by Barangay

Barangay	No. Of trees/Crops By Type				Number of Trees/Crops According to Land Ownership			
					Total	Private Lands	PNR	Unknown Land Owner
	Total	Timber	Fruit	Other		Total	Total	Total
Barangay 350	237	179	34	24	237	237	0	0
Barangay 351	35	21	12	2	35	12	23	0
Barangay 368	7	1	6	0	7	0	2	5
Barangay 422	82	14	62	6	82	0	82	0
Barangay 426	18	0	18	0	18	0	18	0
Barangay 428	94	2	87	5	94	0	94	0
Barangay 442	64	18	45	1	64	0	64	0
Barangay 443	98	53	37	8	98	0	98	0
Barangay 444	77	43	34	0	77	0	68	9
Barangay 446	55	40	15	0	55	0	55	0
Barangay 450	153	46	104	3	153	0	107	46
Barangay 472	30	11	16	3	30	0	18	12
Barangay 473	22	5	14	3	22	0	22	0
Barangay 474	10	1	5	4	10	0	10	0
Barangay 483	78	16	62	0	78	0	61	17
Barangay 484	6	0	6	0	6	0	6	0
Barangay 485	104	8	96	0	104	0	91	13
Barangay 487	106	22	75	9	106	0	81	25
Barangay 629	167	33	128	6	167	0	167	0
Barangay 630	23	12	10	1	23	0	23	0
Barangay 764	44	27	13	4	44	0	44	0
Barangay 769	122	15	94	13	122	0	122	0
Barangay 799	65	18	37	10	65	0	58	7
Barangay 800	678	518	122	38	678	0	678	0
Barangay 803	78	25	46	7	78	0	78	0
Barangay 807	240	32	204	4	240	0	240	0
Barangay 811	299	139	120	40	299	26	273	0
Barangay 835	114	9	98	7	114	0	114	0

Barangay	No. Of trees/Crops By Type				Number of Trees/Crops According to Land Ownership			
					Total	Private Lands	PNR	Unknown Land Owner
	Total	Timber	Fruit	Other		Total	Total	Total
Barangay 836	149	29	115	5	149	0	149	0
Barangay 838	159	30	118	11	159	0	159	0
Barangay 865	462	40	411	11	462	0	462	0
Barangay 866	8	1	1	6	8	0	8	0
Barangay 868	133	12	101	20	133	0	133	0
Barangay 872	120	12	97	11	120	0	120	0
Total	4,137	1,432	2,443	262	4,137	275	3,728	134
%	100%	35%	59%	6%	100%	7%	90%	3%

109. Of the total 4,137 trees identified in the affected lands, some 622 trees apparently are being claimed to be owned by around 349 APs. Majority (66%- 408 trees) of the trees claimed by this APs are fruit bearing trees while around a third or 185 trees are timber or lumber trees. The remaining 29 trees account to ornamental or other types of trees.
110. A bigger chunk (81%-505 trees) of the trees being claimed to be owned by this APs are planted in PNR owned lands while 1-2 in 10 (92 trees) are rooted in a private land. Still, there are around 25 trees planted in a land whose owners have yet to be established.

Table 2-18: Trees and Crops with AP Owners by Barangay

Barangay	Total AP Owners	No. of Trees and Crops According to Type				No. of Trees and Crops According to Land Ownership			
		Timber	Fruit	Others	Total	PNR Land	Private Land	Unknown Land Owner	Total
Barangay 350	21	44	8	2	54	0	54	0	54
Barangay 351	27	17	8	2	27	15	12	0	27
Barangay 368	0	0	0	0	0	0	0	0	0
Barangay 422	0	0	0	0	0	0	0	0	0
Barangay 426	0	0	0	0	0	0	0	0	0
Barangay 428	0	0	0	0	0	0	0	0	0
Barangay 442	5	1	4	0	5	5	0	0	5
Barangay 443	1	0	1	0	1	1	0	0	1
Barangay 444	3	1	2	0	3	0	0	3	3
Barangay 446	1	0	1	0	1	1	0	0	1

Barangay	Total AP Owners	No. of Trees and Crops According to Type				No. of Trees and Crops According to Land Ownership			
		Timber	Fruit	Others	Total	PNR Land	Private Land	Unknown Land Owner	Total
Barangay 450	1	1	0	0	1	0	0	1	1
Barangay 472	13	9	3	1	13	2	0	11	13
Barangay 473	3	1	1	1	3	3	0	0	3
Barangay 474	2	0	2	0	2	2	0	0	2
Barangay 483	1	1	0	0	1	0	0	1	1
Barangay 484	6	0	6	0	6	6	0	0	6
Barangay 485	1	0	1	0	1	0	0	1	1
Barangay 487	5	0	4	1	5	0	0	5	5
Barangay 629	0	0	0	0	0	0	0	0	0
Barangay 630	0	0	0	0	0	0	0	0	0
Barangay 764	0	0	0	0	0	0	0	0	0
Barangay 769	0	0	0	0	0	0	0	0	0
Barangay 799	3	0	2	1	3	0	0	3	3
Barangay 800	0	0	0	0	0	0	0	0	0
Barangay 803	0	0	0	0	0	0	0	0	0
Barangay 807	0	0	0	0	0	0	0	0	0
Barangay 811	62	85	25	5	115	89	26	0	115
Barangay 835	0	0	0	0	0	0	0	0	0
Barangay 836	4	0	10	0	10	10	0	0	10
Barangay 838	0	0	0	0	0	0	0	0	0
Barangay 865	122	20	223	2	245	245	0	0	245
Barangay 866	0	0	0	0	0	0	0	0	0
Barangay 868	22	3	37	6	46	46	0	0	46
Barangay 872	46	2	70	8	80	80	0	0	80
Total	349	185	408	29	622	505	92	25	622
%		30	66	5	100	81	15	4	100

1. Affected Trees and Crops with Unknown Owners

111. Approximately 3, 515 trees of various kinds whose owners have not been identified yet need to be cut down as well. About 58% of these trees are fruit bearing trees like avocado, mango, coconut, jackfruit, etc. while 35% are potential source of timber. Some other type of trees account for 7%. These unidentified trees owners will be verified during the validation process on land ownership to be conducted by DOTr.

112. The bulk (92%) of these affected trees are planted in PNR land while the rest are either in private land affected or in other lands of which the owners have yet to be established during the validation. Except for trees within PNR lands, the 183 trees with no identified owners located in private lots will be subjected for validation. Compensation for these 183 trees are included in the overall RP budget.

Table 2-19: Trees and Crops with Unknown Owners by Barangay

Barangay	No. of Trees and Crops According to Type				No. of Trees and Crops According to Land Ownership			
	Timber	Fruit	Others	Total	PNR Land	Private Land	Unknown Owner	Total
Barangay 350	135	26	22	183	0	183	0	183
Barangay 351	4	4	0	8	8	0	0	8
Barangay 368	1	6	0	7	2	0	5	7
Barangay 422	14	62	6	82	82	0	0	82
Barangay 426	0	18	0	18	18	0	0	18
Barangay 428	2	87	5	94	94	0	0	94
Barangay 442	17	41	1	59	59	0	0	59
Barangay 443	53	36	8	97	97	0	0	97
Barangay 444	42	32	0	74	68	0	6	74
Barangay 446	40	14	0	54	54	0	0	54
Barangay 450	45	104	3	152	107	0	45	152
Barangay 472	2	13	2	17	16	0	1	17
Barangay 473	4	13	2	19	19	0	0	19
Barangay 474	1	3	4	8	8	0	0	8
Barangay 483	15	62	0	77	61	0	16	77
Barangay 484	0	0	0	0	0	0	0	0
Barangay 485	8	95	0	103	91	0	12	103
Barangay 487	22	71	8	101	81	0	20	101
Barangay 629	33	128	6	167	167	0	0	167
Barangay 630	12	10	1	23	23	0	0	23
Barangay 764	27	13	4	44	44	0	0	44
Barangay 769	15	94	13	122	122	0	0	122
Barangay 799	18	35	9	62	58	0	4	62
Barangay 800	518	122	38	678	678	0	0	678
Barangay 803	25	46	7	78	78	0	0	78
Barangay 807	32	204	4	240	240	0	0	240
Barangay 811	54	95	35	184	184	0	0	184
Barangay 835	9	98	7	114	114	0	0	114
Barangay 836	29	105	5	139	139	0	0	139
Barangay 838	30	118	11	159	159	0	0	159

Barangay	No. of Trees and Crops According to Type				No. of Trees and Crops According to Land Ownership			
	Timber	Fruit	Others	Total	PNR Land	Private Land	Unknown Owner	Total
Barangay 865	20	188	9	217	217	0	0	217
Barangay 866	1	1	6	8	8	0	0	8
Barangay 868	9	64	14	87	87	0	0	87
Barangay 872	10	27	3	40	40	0	0	40
Total	1,247	2,035	233	3,515	3,223	183	109	3,515
%	35	58	7	100	92	5	3	100

K. Tenure Status of Vulnerable Households

113. A total of 1,380 affected households have been screened as vulnerable (see Chapter 3 for details). Among these vulnerable households, close to half (49% or 680 AHs) are structure owners. No less than a fourth are tenants/renters (26%) while a fifth (20%) are accounted for as rent-free occupants. The remaining AHs with vulnerabilities are either caretakers or sharers. Instances of occupying without owner's permission in the identified structure among AH with vulnerabilities is almost negligible except in Barangay 483 and 865 (total of 3 AHs for the 2 barangays).

Table 2-20: Vulnerable AHs Tenure Status by Barangay

Barangay	Structure Owner	Tenant/Renter	RFO	Caretaker	Sharer	Occupied without owner's permission	No response	Total	%
Barangay 349	15	7	10	0	0	0	3	35	3
Barangay 351	28	17	4	1	1	0	0	51	4
Barangay 368	21	9	10	1	0	0	0	41	3
Barangay 422	77	22	16	0	0	0	3	118	9
Barangay 426	13	24	13	0	0	0	2	52	4
Barangay 428	12	30	25	0	1	0	4	72	5
Barangay 442	3	1	1	0	0	0	0	5	0
Barangay 443	9	8	5	0	0	0	0	22	2
Barangay 444	7	1	1	0	0	0	0	9	1
Barangay 450	11	18	9	0	1	0	0	39	3
Barangay 472	15	12	6	1	0	0	1	35	3
Barangay 473	40	29	7	1	5	0	2	84	6
Barangay 474	19	2	0	0	0	0	1	22	2
Barangay 483	17	2	17	0	0	2	1	39	3
Barangay 484	69	33	36	0	0	0	7	145	11

Barangay	Structure Owner	Tenant/ Renter	RFO	Caretaker	Sharer	Occupied without owner's permission	No response	Total	%
Barangay 349	15	7	10	0	0	0	3	35	3
Barangay 485	3	14	2	0	0	0	0	19	1
Barangay 487	6	17	5	1	1	0	1	31	2
Barangay 628	15	2	6	0	0	0	0	23	2
Barangay 629	48	22	13	1	0	0	1	85	6
Barangay 630	8	1	4	0	0	0	0	13	1
Barangay 769	2	1	0	0	0	0	0	3	0
Barangay 800	16	17	13	1	0	0	1	48	3
Barangay 803	2	0	1	1	0	0	0	4	0
Barangay 810	3	0	0	0	0	0	0	3	0
Barangay 811	40	12	14	2	1	0	1	70	5
Barangay 835	38	5	10	0	0	0	0	53	4
Barangay 836	34	13	20	0	0	0	1	68	5
Barangay 865	31	5	19	0	0	1	1	57	4
Barangay 867	0	1	0	0	0	0	0	1	0
Barangay 868	63	34	12	0	0	0	2	111	8
Barangay 872	15	5	2	0	0	0	0	22	2
Total	680	364	281	10	10	3	32	1,380	100
%	49	26	20	1	1	0	2	100	

1. Vulnerable Households Losing Business/Source of Livelihood

114. Of the 1,380 affected households with cases of vulnerabilities, 1-2 in 10 particularly those engaged in home-based enterprises stand to lose their businesses or sources of livelihood. The bigger proportion of this vulnerable households (8-9 out of every 10 AHs) does not have any business/livelihood activity in the structure, except the risk of losing their residences because of the railway project

Table 2-21: Cross tabulation of Vulnerable AHs Losing House/Residence and Vulnerable AHs Losing/Not Losing Business, or Livelihood Source

Vulnerable AH Losing House/R residence	Vulnerable AHs LOSING Business/Livelihood			Vulnerable AHs without Business / Livelihood activities in structure	Total	%
	Stand-Alone Business	Home-based enterprise	Rent out house/ space			
Losing House as Structure Owner	1	149	1	529	680	49

Vulnerable AH Losing House/R esidence	Vulnerable AHs LOSING Business/Livelihood			Vulnerable AHs without Business / Livelihood activities in structure	Total	%
	Stand-Alone Business	Home- based enterprise	Rent out house/ space			
Losing House as Tenant/Renter/Le ssee	0	42	0	322	364	26
Losing House as Caretaker/Sharer/ Rent-free occupant/Occupa nt without owner's permission	0	43	0	261	304	22
Losing House whose tenure is unknown	0	2	0	30	32	2
Total	1	236	1	1,142	1,380	100
%	0	17	0	83	100	

115. At the time of Notice of Taking, all APs will be re-screened to confirm their vulnerability status. All AHs who have been interviewed and were not found vulnerable and those who have not been surveyed will be screened for vulnerability. This will provide the Project realistic conditions of the AHs since a lot of time has passed from the census/SES and COVID-19 pandemic may affect the economic and health of the AHs, resulting to impacts on their vulnerability status.

L. List of Affected Community Facilities

116. Institutional/community facilities to be affected are spread across the barangays in the project coverage area as shown in Table 2-23. There are 26 Institutional facilities or government establishments to be affected which are the following; (7) barangay halls, (3) multi-purpose halls, (2) Basketball court/recreational facility, (5) day care/child development centers, (2) community or livelihood centers, (1) precinct/police station, (3) chapels, waiting sheds (2), and utility fence (1).
117. DOTr in coordination with the partner housing agency (Social Housing Finance Corporation) will ensure that relocated AHs will have similar socio-economic infrastructures/facilities at the relocation site by building said required facilities within or near the relocation area. Further, DOTr will also ensure the re-building of these institutional/community facilities in the affected barangays to accessible nearby areas, preferably vacant and idle lands to avoid further IR impacts. The reconstruction of

these facilities will provide continued access of the remaining residents outside of the ROW to programs and services being offered by these facilities. The relocation of institutional/community facilities will be coordinated with the concerned LGUs, affected barangays and other government agencies in consultation with the affected communities.

118. In cases where the relocation sites of the institutional/community structures will have IR impacts, DOTr will prepare an addendum to the RAP covering the impacts consistent with the principles and requirements set out in this RAP and the Project Resettlement Framework. In such cases, the same entitlements in the RAP will be applied to those affected by the relocation of institutional/community structures. A due diligence report confirming application of RAP principles and noting any implementation issues will be prepared by DOTr as part of their internal monitoring. That report may be included as an attachment to the regular monitoring reports or a stand-alone report to be submitted to JICA and ADB.

Table 2-22: List of 26 Identified Affected Institutional and Community Facilities

Name of Institutional and Community Facility	Location
BARANGAY HALL	Brgy 472
BARANGAY HALL	Brgy 473
BARANGAY HALL	Brgy 474
BARANGAY HALL	Brgy 764
BARANGAY HALL	Brgy 800
BARANGAY HALL	Brgy 803
BARANGAY HALL	Brgy 838
CHAPEL	Brgy 473
CHAPEL	Brgy 474
CHAPEL	Brgy 865
DAY CARE CENTER	Brgy 473
DAYCARE CENTER	Brgy 811
DAY CARE CENTER	Brgy 835
DAY CARE CENTER	Brgy 865
NATIONAL CHILD DEVELOPMENT CENTER	Brgy 868
PLAYGROUND	Brgy 473
MULTIPURPOSE HALL	Brgy 835
MULTIPURPOSE HALL	Brgy 838
MULTIPURPOSE HALL	Brgy 868
COMMUNITY CENTER	Brgy 865
SINAG COMMUNITY CENTER	Brgy 866
WAITING SHED	Brgy 800
WAITING SHED	Brgy 872
BASKETBALL COURT	Brgy 811
BEATA POLICE COMMUNITY PRECINT	Brgy 865
POWER STATION FENCE	Brgy 868

M. Households Not Interviewed

119. There are 741 households that were not interviewed for the survey conducted as either no one in the household is available at the time of survey, they are quite pre-occupied to accommodate the interview or there is no knowledgeable person in the household to provide information. Of those not interviewed, more than half (55%) are non-landowners who claim ownership of the structure they live in the affected land. Meanwhile, (45%) of those not administered with the interview are registered landowners. The remaining un-surveyed households (7%) were identified as both registered landowner and structure owner. Most notable barangays with largest non-surveyed households include Barangay 811 (73 households), Barangay 428 (56 households), Barangay 472 and 629 (51 and 55 households each, respectively). These non-surveyed households were interviewed in April to May 2022. The results of the SES will be part of the RAP amendment or addendum RAP, whichever may be required, for Manila 2 to be submitted to ADB within the fourth quarter of 2022.

Table 2-23: Non-Surveyed Households by Category and by Barangay

Barangay	Non-Surveyed Landowners	Non-Surveyed Structure Owners	Total	%
Brgy 349	0	6	6	1
Brgy 350	9	3	12	2
Brgy 351	15	30	45	6
Brgy 368	13	12	25	3
Brgy 422	0	6	6	1
Brgy 426	24	12	36	5
Brgy 428	36	20	56	8
Brgy 442	0	8	8	1
Brgy 443	0	7	7	1
Brgy 444	0	1	1	0
Brgy 450	0	8	8	1
Brgy 472	16	35	51	7
Brgy 473	15	28	43	6
Brgy 474	8	15	23	3
Brgy 483	2	8	10	1
Brgy 484	6	12	18	2
Brgy 485	0	6	6	1
Brgy 487	11	10	21	3
Brgy 497	2	0	2	0
Brgy 500	13	0	13	2
Brgy 628	7	3	10	1
Brgy 629	30	25	55	7
Brgy 630	1	0	1	0
Brgy 769	1	1	2	0
Brgy 799	1	0	1	0
Brgy 800	13	9	22	3
Brgy 803	3	6	9	1

Barangay	Non-Surveyed Landowners	Non-Surveyed Structure Owners	Total	%
Brgy 807	0	3	3	0
Brgy 808	11	2	13	2
Brgy 810	5	2	7	1
Brgy 811	6	67	73	10
Brgy 815	45	0	45	6
Brgy 816	1	0	1	0
Brgy 825	4	0	4	1
Brgy 835	0	12	12	2
Brgy 836	0	9	9	1
Brgy 838	0	2	2	0
Brgy 865	1	20	21	3
Brgy 868	19	16	35	5
Brgy 871	11	1	12	2
Brgy 872	3	2	5	1
Brgy 450, Brgy 473	1	0	1	0
Brgy 472, Brgy 473	1	0	1	0
Total	334	407	741	100
%	45	55	100	

CHAPTER 3 SOCIO-ECONOMIC PROFILE OF AFFECTED PERSONS

120. This chapter briefly describes the Socio-Economic Profile of (i) landowners of affected land, (ii) non-landowners who are resident households and (iii) business and institution owners affected by the NSCR-Ex Project in the Manila PO 2 section. The Socio-Economic Survey (SES) covered the area of the required project Right-of-Way (ROW)¹⁶ of the NSCR-Ex Project in the Manila 2 segment within the City of Manila, as agreed on 4 June 2019, during the DD phase.

A. Purpose of the Survey

121. The main purposes of conducting the survey are to:
- Determine impacts, losses, and the socio-economic profile of AHs including their socio-demographic characteristics, tenure status, livelihood sources, economic status and/or living standards, and their access to basic services and facilities to update the preparation of the resettlement action plan (RAP);
 - Identify and assess the vulnerability of APs, to further impoverishment; and
 - Establish baseline data of the affected persons for measuring the social impact of the project.

B. Survey Methodology

122. Prior to the survey, courtesy calls and Information Education and Communication (IEC) meetings with the Local Government Unit (LGU) of Manila, and Stakeholder Consultation Meetings (SCMs) were conducted to explain the project details and the RAP activities, including the survey process, among others. This was followed by census and tagging which is a process whereby census data were obtained from AHs, and stickers are attached to structures within the delineated ROW. Tagging of affected structures is essential to ensure that only those who occupy, utilize, or own the affected structures within the ROW were included in the survey. For the structures where the AHs refused the tagging or were absent during census, stickers were not posted but tag numbers were reserved and assigned to ensure that said structures are included in the inventory. Interviews were administered by trained enumerators. Written and verbal consent were obtained from the owners/occupiers to conduct the interviews, as manifested by their signatures at the bottom of the survey forms.
123. The survey targeted 100% of affected households/persons (3,994) but only 3,253 AHs (81%) were interviewed composed of **422** LOs and LO-claimants and 2,831

¹⁶ Alignment ver .3.4.2 agreed on June 4, 2019. This agreement covers alignment from 1.3km to 19.200km and 21.200km to 25.500km

NLOs. This chapter, however, will present only the socio-economic profiles of the 3,182 residing AHs (2,831 NLOS and 351 LOs/LO-claimants). The 71 non-residing LOs are not included in the succeeding discussions as there is still ongoing activities to complete the survey for the remaining unsurveyed AHs.

124. The 741 unsurveyed AHs composed of landowners, landowner-claimants, and non-landowners were not available/outside of the premises at the time of the latest completed survey despite 3 callbacks by the enumerators. There are 542 businesses to be affected, of which 471 are home-based enterprise, 29 are stand-alone businesses, 41 are renting out residential, or commercial spaces and 1 land-based business (game-fowl raising/livestock). The DOTr has conducted SES in April 2022 and May 2022 to gather information on the 741 non-surveyed AHs. Results of this SES will be included in an addendum RAP for Manila 2 to be submitted to ADB. Resumption of DOTr callbacks for the remaining AHs, and business owners that were not interviewed to obtain socio-economic information necessary for a comprehensive resettlement planning when applicable, in the locations identified started in March 2022 and targeted to finish by September 2022. Additionally, interviews by phone will be undertaken as another approach to reach out to those that were not surveyed. When the survey callbacks are rescheduled including the validation, the DOTr will ensure the observance of health and safety protocols for the enumerators, and AHs alike in view of the existing Covid 19 pandemic as laid down by the City of Manila LGU. These unsurveyed AHs, if structures are already tagged and are assigned reserved stickers are already eligible to receive project resettlement assistance according to entitlements provided in this RAP.

125. Responses were taken in two separate forms that correspond to the main categories of respondents, namely, (i) resident NLOs (ii) resident and non-resident LOs, and (iii) business/institution owners (refer to Volume 3 for the survey questionnaires). The forms include the following:
 - a. **Household survey form:** The form is designed to obtain data from all affected households (AHs), non-landowners and landowners, living within the 30-m width of the ROW which was delineated through a parcellary survey. This form recorded data on the households' socio-demographic characteristics, tenure status, monthly income, and expenditure, living condition, and residency. The design of the survey instrument allowed disaggregation of data by gender, and age, among others;
 - b. **Business/Institution form:** This form is designed to capture information on the affected businesses within the project ROW including, but not limited to type and size of business, gross and net monthly income, tenure of occupancy, and employee information; and
 - c. **Supplementary SES form:** This form is designed to gather vital information from APs that were not covered by the SES. Vital information will also include vulnerability information.

126. At the time of Notice of Taking (NoT) and validation, all affected households and affected businesses will need to present relevant documentation and the affected employees will be required to personally appear and present their respective identification (ID) cards. The APs who did not previously participate in the SES or not previously screened for vulnerability will be invited to complete the survey or provide additional information to ascertain their vulnerability status.

C. Schedule

127. The survey was conducted between February and August 2018 for the Feasibility Study (FS) phase. Other surveys were conducted in September 2019 and March 2020 for the Detailed Design (DD) phase in areas where there was change in the ROW.

D. Overview of the Survey Respondents

128. Forty-two (42) barangays were covered for this RAP with a total of 3,182 affected households included in the survey conducted. Barangays 422, 484, and 868 hold the top 3 highest number of households covered, accounting for 25% of total households included in the survey. These 3 barangays also own the highest number of affected household members with Brgy. 422 on top with about 1,051 affected household members. Brgy. 769 is least affected barangay with only 5 households likely to be affected. Of these 42 barangays, there are 11 barangays where survey activities were incomplete due to refused entry or interviews were not completed or the households in the identified structures in the barangays did not oblige for the interview. These include those households in Barangays 350, 497, 500, 764, 808, 815, 816, 825, 838, 866, and 871. However, resumption of survey activities to gather data of these identified APs started in March 2022 and have already been completed..
129. Of these 42 affected barangays, 11 were not fully surveyed due to the following difficulties and challenges:
- In the case of Barangay No. 350 which covers Celadon Residence (CelRes), DOTr had coordination meetings with the AHs which started in April 2019 and one of their concerns is their water distribution system since it will be affected by the project. The Homeowners Association has already allowed the conduct of parcellary survey and detailed measurement survey of the affected lots and structures but two (2) residential structures are still pending survey due to on-hold status of the HOA for entry of project surveyors.
 - For Barangay Nos. 497, 500, **808**, and 815, survey was already finished. Data gathered is undergoing final interpretation.
 - For Barangay No. 764, only its barangay hall is affected. No LOs and NLOs were identified.
 - Finally, for Barangay Numbers 816, 825, 838, 866 and 871, all barangays were already surveyed. Aside from several private and public structures identified, there are NLOs and LOs who are also structure owners.

Table 3-1: Surveyed Project Affected Households, Affected Household Members, and Businesses

Barangay	AHs with SES		Affected Business Owners with SES		
	AHs	Affected Household Members	Affected Stand-Alone Business Owners	Affected Persons in the Business of Renting Out	Total Business Owners (Stand Alone + Renting Out)
Barangay 349	81	314	0	1	1
Barangay 350	0	0	1	0	1
Barangay 351	142	512	2	0	2
Barangay 368	99	406	1	2	3
Barangay 422	283	1051	1	0	1
Barangay 426	132	480	1	1	2
Barangay 428	156	649	0	2	2
Barangay 442	9	35	1	0	1
Barangay 443	40	150	0	0	0
Barangay 444	24	111	0	0	0
Barangay 450	87	406	0	0	0
Barangay 472	104	377	0	0	0
Barangay 473	173	732	3	2	5
Barangay 474	46	193	0	0	0
Barangay 483	86	346	0	0	0
Barangay 484	280	986	0	0	0
Barangay 485	37	144	0	0	0
Barangay 487	68	270	0	0	0
Barangay 497	0	0	0	0	0
Barangay 500	0	0	0	0	0
Barangay 628	50	163	0	3	3
Barangay 629	182	645	0	1	1
Barangay 630	38	128	0	0	0
Barangay 764	0	0	0	0	0
Barangay 769	5	28	0	1	1
Barangay 800	131	476	0	2	2
Barangay 803	8	21	2	0	2

Barangay	AHs with SES		Affected Business Owners with SES		
	AHs	Affected Household Members	Affected Stand-Alone Business Owners	Affected Persons in the Business of Renting Out	Total Business Owners (Stand Alone + Renting Out)
Barangay 808	0	0	0	0	0
Barangay 810	11	58	0	2	2
Barangay 811	152	606	2	6	8
Barangay 815	0	0	0	0	0
Barangay 816	0	0	0	0	0
Barangay 825	0	0	0	0	0
Barangay 835	130	471	6	6	12
Barangay 836	148	579	0	1	1
Barangay 838	0	0	0	0	0
Barangay 865	152	560	0	1	1
Barangay 866	0	0	1	0	1
Barangay 867	13	60	0	0	0
Barangay 868	240	916	5	6	11
Barangay 871	0	0	0	0	0
Barangay 872	75	280	3	4	7
Grand Total	3,182	12,153	29	41	70

E. Profile of Affected Households

130. This section outlines the results of the household survey among landowner, and non-landowner households with data disaggregated by gender, vulnerability, and other social groupings. Non-landowner households refer to those who responded that they do not own the land they occupy. However, those who responded that they own the land they occupy but have no substantiated legally recognizable claims are referred to as LO-claimants. Renters, and rent-free occupants of structures owned by other NLOs are covered by this RAP and were likewise included in the survey.
131. Households occupying structures categorized as residential or residential/commercial purposes were surveyed to establish their profile and socio-economic condition. Household, for the purpose of this RAP, is defined as one or more people who live in the same dwelling, share meals or living accommodation and may consist of a single family or some other groupings of people.¹⁷

¹⁷ Usually, a household is an entire group of persons who customarily live in the same housing unit. However, there are cases when two or more distinct family groups or groups of unrelated persons maintain separate food

1. Household Demographics

132. Of the total 3,182 households interviewed, majority (66%) are male-headed households while 34% of the surveyed households are headed by women.

Table 3-2: Household Heads Surveyed and Their Gender

Total Number of HH Heads	Gender			
	Male	%	Female	%
3,182	2,106	66	1,076	34

133. Among the 12,153 affected household members, a 50-50 split is observed as to gender distribution. Average size of household ranges from 3-4 members while those in Barangays 810, 867, 444, and 450 have bigger sizes of households (with around 5 members).

Table 3-3: Number of Households, Household Members by Gender, and Average Household Size

Barangay	Number of Households	Household Members					Ave. HH Size
		Male	Female	N/R	Total	%	
Barangay 349	81	143	171	0	314	3	3.88
Barangay 351	142	263	249	0	512	4	3.59
Barangay 368	99	204	202	0	406	3	4.1
Barangay 422	283	522	529	0	1051	9	3.71
Barangay 426	132	238	242	0	480	4	3.64
Barangay 428	156	314	335	0	649	5	4.08
Barangay 442	9	14	21	0	35	0.3	3.89
Barangay 443	40	70	80	0	150	1	3.75
Barangay 444	24	60	51	0	111	1	4.62
Barangay 450	87	219	187	0	406	3	4.63
Barangay 472	104	181	196	0	377	3	3.62
Barangay 473	173	360	372	0	732	5	4.23
Barangay 474	46	96	97	0	193	1	4.2
Barangay 483	86	181	165	0	346	3	4.02
Barangay 484	280	470	516	0	986	9	3.52

arrangements even though they share one housing unit. Each of these two or more distinct groups constitutes a household. A person who shares a housing unit with a household but separately cooks his/her meals or consumes his/her food elsewhere is not considered a member of that household. This person should be listed as a separate (one member) household. (PSA: 2020 Census of Population and Housing (2020 CPH))

Barangay 485	37	72	72	0	144	1	3.89
Barangay 487	68	142	128	0	270	2	3.97
Barangay 628	50	82	81	0	163	2	3.26
Barangay 629	182	317	328	0	645	6	3.54
Barangay 630	38	59	69	0	128	1	3.37
Barangay 769	5	18	10	0	28	0.2	5.6
Barangay 800	131	239	237	0	476	4	3.63
Barangay 803	8	14	7	0	21	0.3	2.6
Barangay 810	11	27	31	0	58	0.3	5.27
Barangay 811	152	310	295	1	606	5	3.99
Barangay 835	130	244	227	0	471	4	3.62
Barangay 836	148	310	269	0	579	5	3..91
Barangay 865	152	276	284	0	560	5	3.68
Barangay 867	13	30	30	0	60	0.4	4.62
Barangay 868	240	451	465	0	916	8	3.56
Barangay 872	75	149	131		280	2	3.73
Total	3,182	6,075	6,077	1	12,153	100	3.97
%		50	50	0	100		

2. Age Distribution of Household Members

134. The bulk (36%) of affected household members are young adults and middle-aged individuals (21-40 years old). Roughly a fifth (18%) falls around the age of 41-60 years old while no less than a tenth each are toddlers (6 years old or less - 13%) or school aged children (7-12 years old - 11%), Persons aged 61 and above (more prevalent among women) and those between 17 to 20 years old account to 8% each respectively. Those in the ages of 13 to 16 have the lowest percentage at 7%.

Table 3-4: Number of Households and Members by Gender of Household Members

Gender	Age in Years								Total
	6 or less	7-12	13-16	17-20	21-40	41-60	61& above	No response	
Male	848	739	396	431	2,221	1,044	389	7	6,075
Female	746	632	406	489	2,113	1,137	543	11	6,077
No information	0	0	0	0	0	0	0	1	1
Total	1,594	1,371	802	920	4,334	2,181	932	19	12,153
%	13	11	7	8	36	18	8	0.2	100

3. Educational Attainment

135. Educational attainment refers to the highest level of education completed by the household members. Majority (69%) have received at least high school level education. Of those who have had high school level education, about half have pursued college education with at least 1-2 in 10 obtaining their degree and a few pursued advance graduate studies. There tends to be higher proportion of women obtaining college education than men (female:33.6% vs. Male: 29.3%).

Table 3-5: Gender Distribution of Household Members by Educational Attainment

Educational Attainment	Household Members							
	Male	%	Female	%	No response	%	Total	%
Pre-school	192	3	205	3	-	0	397	3
Elementary Level	919	15	766	13	-	0	1,685	14
Elementary Graduate	198	3	224	4	-	0	422	3
High School Level	1,055	17	1,060	17	-	0	2,115	17
High School Graduate	1,075	18	1,078	18	-	0	2,153	18
Vocational/Technical	226	4	151	2	-	0	377	3
College Level	858	14	847	14	-	0	1,705	14
College Graduate	904	15	1178	19	-	0	2,082	17
Advanced Degrees	18	0.3	34	0.6	-	0	52	0.4
SPED	9	0.1	2	0.0	-	0	11	0.1
None	31	1	71	1	-	0	102	1
Not applicable/ Not studying yet	498	8	365	6	-	0	863	7
N/R	92	2	96	2	1	100	189	2
Total	6,075	100	6,077	100	1	100	12,153	100

4. Ethnolinguistic Affiliation

136. A great majority (73%) of affected household members are Tagalog. A tenth claims to have mixed ethnolinguistic affiliation. The rest are spread over several ethnolinguistic affiliations, notably, Ilocano (4%), Cebuano (3%), Bicolano and Waray (2% each).

Table 3-6: Ethnolinguistic Affiliation of Household Members by Gender

Ethnolinguistic Affiliation	Household Members							
	Male	%	Female	%	No response	%	Total	%
Aklanon	23	0	32	1	0	0	55	0

Ethnolinguistic Affiliation	Household Members							
	Male	%	Female	%	No response	%	Total	%
Bicolano	134	2	152	3	0	0	286	2
Bisaya	14	0	11	0	0	0	25	0
Cebuano	158	3	208	3	0	0	366	3
Ilocano	236	4	238	4	0	0	474	4
Ilonggo	82	1	94	2	0	0	176	1
Kampangan	77	1	71	1	0	0	148	1
Muslim	8	0	11	0	0	0	19	0
Pangasinense	48	0.8	62	1	0	0	110	1
Surigaonon	1	0.0	1	0	0	0	2	0
Tagalog	4,505	74	4,422	73	0	0	8,927	73
Waray	141	2	161	3	0	0	302	2
Mixed	605	10	557	9	0	0	1162	10
Others	40	1	56	1	0	0	96	1
N/R	3	0	1	0	1	100	5	0
Total	6,075	1,00	6,077	100	1	100	12,153	100

5. Profile of Household Heads

137. Among household heads of affected households, 4-5 in 10 are between 21-40 years old while no less than a third (36%) are between 41- 60 years old. About 1-2 in 10 household heads are 61 years old and above. Such general trend in age distribution holds true among male household heads. Among female household heads, 4 out of 10 are either between 21-40 (38%) years old or 41-60 years old (36%). There tends to be more elderly among female household heads compared to males (23%-female vs. 13% males).

Table 3-7: Gender Distribution of Household Heads, by Age

Age Distribution	Population					
	Male		Female		Total	
	No.	%	No.	%	No.	%
20 years old and below	44	2	23	2	67	2
21-40 years old	1,031	49	414	38	1,445	45
41-60 years old	754	36	386	36	1,140	36
61 years old & above	275	13	249	23	524	16
N/R	2	0	4	0	6	0
Total	2,106	66	1,076	34	3,182	100

6. Civil Status of Household Heads

138. About 4-5 in every 10 of affected household heads are married while about a third (29%) are on live-in status with their partner. A tenth of household heads are widower while about the same proportion are single (14%). More male household heads claim to be married or living in compared to female household heads. On the other hand, significantly more female household heads are separated or widowed compared to their male counterparts.

Table 3-8: Gender Distribution of Household Heads by Civil Status

Gender	Single	Married	Separated	Widow/er	Live-in	No response	Total
Male	227	1029	63	63	721	3	2,106
Female	229	277	122	242	206	0	1,076
Total	456	1306	185	305	927	3	3,182
%	14	41	6	10	29	0	100

7. Affected Persons Requiring Special Assistance During Transfer

139. At the time of the survey, a total of 1,583 AP's may require assistance during transfer/ actual relocation. More than half (54% or 852 AP's) are toddlers while a little more than a third (37% or 591 AP's) are elderlies. Pregnant women (42), physically disabled (71) and mentally challenged (27) individuals account for the remaining AP's that may need special assistance during transfer/relocation. Since there is an anticipated time lag during the survey, and actual relocation/transfer, the data on APs requiring special assistance will be updated prior to actual relocation to estimate the number of needed staff, and other resources to undertake the assistance.

Table 3-9: APs Requiring Special Assistance During Transfer¹⁸ (multiple responses)

Categories	Male		Female		Total	
	No.	%	No.	%	No.	%
Baby/Toddler	467	60	385	48	852	54
Elderly	238	31	353	44	591	37
Pregnant	0	0	42	5	42	3
HH with member who is physically disabled	47	6	24	3	71	4
HH with member who is mentally challenged	21	3	6	1	27	2
Total	773	49	810	51	1,583	100

¹⁸ The total number of APs requiring special assistance during relocation may change during the implementation considering the time gaps from the survey dates and updating of this RAP.

8. Households with Number of Members Needing Special Assistance by Number Per Household Needing Assistance by Barangay

140. Of the affected households, around 1,176 households will be needing assistance should there be any relocation or transfer. Of these households, at least 70% or 827 would have one AP needing assistance, around 25% or 293 will have 2 members needing assistance while 5% or 56 households would have 3 or more members needing special assistance. Barangay 868 has the largest number of households at the time of survey needing special assistance during relocation or transfer.

Table 3-10: Households Requiring Special Assistance During Transfer¹⁹ (Multiple Response per Household Interviewed)

Barangay	HH with 3 or more APs for special assistance	HH with 2 APs for special assistance	HH with 1 APs for special assistance	Total	%
Barangay 349	1	7	23	31	3
Barangay 351	2	20	32	54	5
Barangay 368	3	15	30	48	4
Barangay 422	1	8	55	64	5
Barangay 426	4	13	28	45	4
Barangay 428	2	18	43	63	5
Barangay 442	0	2	4	6	1
Barangay 443	0	2	14	16	1
Barangay 444	0	2	8	10	1
Barangay 450	2	7	25	34	3
Barangay 472	0	5	27	32	3
Barangay 473	4	15	44	63	5
Barangay 474	1	7	10	18	2
Barangay 483	2	4	24	30	3
Barangay 484	1	6	44	51	4
Barangay 485	0	0	4	4	0
Barangay 487	0	6	13	19	2
Barangay 628	0	2	7	9	1
Barangay 629	3	33	53	89	8
Barangay 630	1	1	7	9	1
Barangay 769	1	2	0	3	0
Barangay 800	2	12	35	49	4

¹⁹ The total number of APs requiring special assistance during relocation may change during the implementation considering the time gaps from the survey dates.

Barangay 803	0	0	4	4	0
Barangay 810	0	0	4	4	0
Barangay 811	1	19	47	67	6
Barangay 835	3	21	31	55	5
Barangay 836	7	19	57	83	7
Barangay 865	2	10	37	49	4
Barangay 867	0	2	5	7	1
Barangay 868	10	26	86	122	10
Barangay 872	3	9	26	38	3
Total	56	293	827	1,176	100
%	5	25	70	100	

9. Vulnerable Households

141. There is a total of 1,380 households screened as vulnerable due to presence of one (1) or more instance of vulnerability. Within these households, a total of 1,784 cases of vulnerabilities were assessed among the affected household members. Most number of vulnerabilities is that of households being headed by a single parent with Dependents accounting to 43% of total cases of vulnerability. About a third (32%) are accounted for households being headed by an elderly. Households below poverty threshold hold true to a fifth (20% of households), while households with a member with disability account to around 5% or 88 affected households. Barangays 484 and 868 are assessed with the most number of cases of households with vulnerability.

Table 3-11: Number of Vulnerabilities Among AHs Per Barangay

Barangay	HH below the poverty threshold	HH headed by solo parents with dependents	HH headed by Elderly	HH with a member who is a person with a disability	Total	%
Barangay 349	14	16	10	1	41	2
Barangay 351	18	23	25	1	67	4
Barangay 368	7	28	17	7	59	3
Barangay 422	55	64	20	8	147	8
Barangay 426	9	31	23	3	66	4
Barangay 428	15	44	33	4	96	5
Barangay 442	0	3	3	0	6	0
Barangay 443	2	16	13	0	31	2
Barangay 444	0	3	5	2	10	1
Barangay 450	8	23	17	0	48	3
Barangay 472	2	24	17	0	43	2
Barangay 473	17	47	38	6	108	6

Barangay 474	1	9	17	2	29	2
Barangay 483	20	24	10	3	57	3
Barangay 484	68	67	39	3	177	10
Barangay 485	7	10	6	1	24	1
Barangay 487	4	17	15	2	38	2
Barangay 628	2	14	13	1	30	2
Barangay 629	9	45	54	5	113	6
Barangay 630	2	8	8	2	20	1
Barangay 769	1	2	2	0	5	0
Barangay 800	9	26	20	6	61	3
Barangay 803	0	1	3	0	4	0
Barangay 810	0	2	2	0	4	0
Barangay 811	11	35	31	7	84	5
Barangay 835	8	31	28	4	71	4
Barangay 836	14	42	30	6	92	5
Barangay 865	15	33	19	3	70	4
Barangay 867	0	0	0	1	1	0
Barangay 868	31	69	45	8	153	9
Barangay 872	3	13	11	2	29	2
Total	352	770	574	88	1,784	100
%	20	43	32	5	100	

10. Vulnerable Households with Number of Vulnerabilities

142. Cases of vulnerability were assessed from a total 1,380 affected households. Of these households, majority (74% or 1,017) were assessed with single vulnerability while more than a fifth (23% or 324) were assessed to have double vulnerability. Cases of triple or more vulnerabilities hold true to about 3% or 39 affected households. Barangay 484 has the highest proportion of vulnerable households (11% compared to 9% or less in other barangays).

Table 3-12: Vulnerable Households with Number of Vulnerabilities (multiple responses)

Barangay	HH with Triple or More Vulnerabilities	HH with Double Vulnerabilities	HH with Single Vulnerability	Total	%
Barangay 349	1	4	30	35	3
Barangay 351	2	12	37	51	4
Barangay 368	2	14	25	41	3
Barangay 422	5	18	95	118	9
Barangay 426	0	14	38	52	4

Barangay 428	3	18	51	72	5
Barangay 442	0	1	4	5	0
Barangay 443	1	7	14	22	2
Barangay 444	0	1	8	9	1
Barangay 450	0	9	30	39	3
Barangay 472	0	8	27	35	3
Barangay 473	1	22	61	84	6
Barangay 474	1	5	16	22	2
Barangay 483	2	14	23	39	3
Barangay 484	2	28	115	145	11
Barangay 485	0	5	14	19	1
Barangay 487	0	7	24	31	2
Barangay 628	1	5	17	23	2
Barangay 629	2	24	59	85	6
Barangay 630	1	5	7	13	1
Barangay 769	1	0	2	3	0
Barangay 800	1	11	36	48	3
Barangay 803	0	0	4	4	0
Barangay 810	0	1	2	3	0
Barangay 811	1	12	57	70	5
Barangay 835	3	12	38	53	4
Barangay 836	3	18	47	68	5
Barangay 865	1	11	45	57	4
Barangay 867	0	0	1	1	0
Barangay 868	4	34	73	111	8
Barangay 872	1	4	17	22	2
Total	39	324	1,017	1,380	100
%	3	23	74	100	

11. Structure Ownership Among Affected Households

143. More than half (57%) or 1,826 households covered in the survey conducted are non-owners of the structure they currently live-in. About 4-5 in 10 households own or co-own the structure they live in. Two percent (2%) or 67 households have not declared any ownership information regarding the structure they live in.

Table 3-13: Structure Ownership Among Affected Households by Barangay

Barangay	Owners			Non-Owners			No response	Total
	Male	Female	Sub-total Owners	Male	Female	Sub-total non-Owners		

Barangay 349	9	12	21	46	11	57	3	81
Barangay 351	45	14	59	62	16	78	5	142
Barangay 368	29	14	43	35	21	56	0	99
Barangay 422	103	66	169	72	32	104	10	283
Barangay 426	16	4	20	79	31	110	2	132
Barangay 428	18	9	27	83	41	124	5	156
Barangay 442	2	2	4	3	2	5	0	9
Barangay 443	11	3	14	14	12	26	0	40
Barangay 444	12	5	17	5	2	7	0	24
Barangay 450	11	8	19	49	19	68	0	87
Barangay 472	25	6	31	53	15	68	5	104
Barangay 473	38	26	64	61	45	106	3	173
Barangay 474	14	11	25	9	8	17	4	46
Barangay 483	16	11	27	45	13	58	1	86
Barangay 484	75	59	134	79	56	135	11	280
Barangay 485	1	3	4	19	14	33	0	37
Barangay 487	7	8	15	32	19	51	2	68
Barangay 628	17	9	26	18	6	24	0	50
Barangay 629	56	25	81	80	19	99	2	182
Barangay 630	8	6	14	14	10	24	0	38
Barangay 769	3	1	4	1	0	1	0	5
Barangay 800	22	13	35	64	24	88	8	131
Barangay 803	5	0	5	3	0	3	0	8
Barangay 810	4	2	6	3	2	5	0	11
Barangay 811	49	26	75	46	30	76	1	152
Barangay 835	39	28	67	37	26	63	0	130
Barangay 836	39	22	61	64	22	86	1	148
Barangay 865	43	17	60	76	15	91	1	152
Barangay 867	6	1	7	2	4	6	0	13
Barangay 868	77	44	121	63	53	116	3	240
Barangay 872	22	12	34	25	16	41	0	75
Total	822	467	1,289	1,242	584	1,826	67	3,182
%	64	36	41	68	32	57	2	100

12. Occupancy Arrangement Among Non-Structure Owner Households

144. Among households who do not own the structures they live in, more than half (52%) are tenants or renters. Around 4-5 in 10 households are rent-free occupants. Some 3% or 48 households share in the occupancy with another household while 1% or 19 households are caretakers of the structure, they live in. A minimal number of households (7) were found living in structures without the owner's permission of whom two (2) of these households have been living in the structure for more than a year or so while five (5) claimed they have been occupying the structure since birth.

Table 3-14: Occupancy Arrangements Among Non-Structure Owners

Gender	Tenant/Renter/ Lessee	RFO	Sharer	Caretaker	Occupant w/o Permission	Total
Male	641	551	32	12	6	1,242
Female	314	246	16	7	1	584
Total	955	797	48	19	7	1,826
%	52	44	3	1	0.4	100

13. Monthly Household Income (all sources)

145. Based on the national poverty threshold of the year 2018²⁰, a household of five members is calculated to have an income of at least Php11,950.83 per month in the National Capital Region (NCR) in order to meet the basic food and other non-food requirements. AHs that fall below the required minimum income per household are classified as vulnerable households and will be entitled to additional assistance.
146. On overall, total monthly household income of the affected households covered in the survey approximates to around Php81,136,210.00 with monthly income averaging at around Php25,806.68 per household. Looking closer at the distribution of income reveals that about a fifth (21%) earns less than Php12,000 a month while about the same proportion (20%) earns between Php12,000-15,999. Income range of a tenth each falls between the range of Php 16,000-19,999 or Php 20,000-24,999. Those earning from Php25,000 but below Php40,000 accounts to around 19% while those earning Php40,000 and above accounts to around 16% of households covered in the survey.

Table 3-15: Monthly Household Income (All Sources)

²⁰ Latest poverty threshold is as of second semester of 2018 from <https://psa.gov.ph/poverty-press-releases/nid/162559>

Income Bracket	No. of AHs headed by Male	% Male-headed	No. of AHs headed by Female	% Female-headed	Total AHs	Total %
					Surveyed	
Below PhP1,000	0	0	1	0	1	0
PhP1,000 - PhP1,999	3	0	2	0	5	0
PhP2,000 - PhP3,999	28	1	33	3	61	2
PhP4,000 - PhP5,999	66	3	39	4	105	3
PhP6,000 - PhP7,999	70	3	72	7	142	4
PhP8,000 - PhP9,999	108	5	65	6	173	5
PhP10,000 – PhP11,999	152	7	57	5	209	7
PhP12,000 - PhP15,999	431	20	197	18	628	20
PhP16,000 - PhP19,999	230	11	103	10	333	10
PhP20,000 - PhP24,999	247	12	113	11	360	11
PhP25,000 - PhP29,999	176	7	90	7	266	7
PhP30,000 - PhP34,999	140	7	70	7	210	7
PhP35,000 - PhP39,999	96	5	57	5	153	5
PhP40,000 -PhP59,999	200	9	98	9	298	9
PhP60,000 -PhP100,000	94	4	58	5	152	5
More than PhP100,000	32	2	16	1	48	2
NR	33	2	5	0	38	1
Total	2,106	66	1,076	34	3,182	100
Total Income of AHs	PhP81,136,210.00					
Average Monthly Income of AHs	PhP25,806.68					
Range of Monthly Income of AHs	PhP600 – PhP835,000					

14. Monthly Household Expenses

147. Among affected households, food takes on the bulk of expenses accounting to almost half of household expenditure (49%). Electricity, education, and transportation follows accounting to 8% each of total household expenditures. Health expenses accounts to about 5% of household expenditures while that of communication accounts to around 4%. Share of expenses for water, non-food items and cooking fuel is limited to 3% or even less. Total basic household expenses absorb about 87% of household expenditure while the secondary household expenses or the remaining part go to rentals (7.1%), recreation (4%), loan payment (2%), financial support to relatives (1%), salaries of household help (less than 1%), and tax (less than 1%).

Table 3-16: Total Monthly Household Expenses of All Households

Expense Item	PhP	%
Basic Household Expense Items		
Food	25,472,579.00	49
Non-Food	1,291,840.00	3
Power (lighting)	3,927,711.21	8
Water	1,484,301.68	3
Education	3,890,866.00	8
Communications	1,940,531.00	4
Transportation	4,019,765.00	8
Health	2,467,574.00	5
Cooking (LPG, Charcoal, Gas)	306,768.50	1
Sub-Total	44,801,936.39	87
Secondary Household Expense Items		
Rent (Land)	41,119.00	0.1
Rent (House/Room)	3,436,970.00	7
Tax	172,944.20	0
Recreation	1,829,030.00	4
Loan Payment	788,421.00	2
Financial Support	413,120.00	1
Salary	137,000.00	0
Sub-total	6,818,604.20	13
Total	51,620,540.59	100

15. Household Goods/Property Owned

148. The following are the top 10 household goods and properties owned by the affected households: (i) TV set (2,658) (ii) cellphone (2,598), (iii) electric fan (2,558), (iv) bed (1,593), (v) house (1,218), (vi) washing machine (1,206), (vii) refrigerator (1,083), (viii) Oven/range/stove (818), (ix) dining set (720), and (x) sala set (623). The top 5 household goods/property owned that have the highest estimated total values are: (i) house (PhP988,939.400), (ii) car (PhP126,553,100), (iii) cell phone (PhP38,572,721), (iv) motorcycle (PhP31,078,428) and (v) TV set (PhP26,425,906). Other goods owned include, computer laptops, tricycle, landline telephone, stereo component, oven, microwave, and air conditioners, among others. Male-headed households own almost twice as many goods and property compared to female-headed households.

Table 3-17: Goods/Property Owned by All Households

Household Goods/Property Owned	Number owned by Male Headed Households	Number owned by Female Headed Households	Total Number of Households Good Owned	Total Estimated Value PHP
Aircon/Air Cooler	264	143	407	6,506,440.00
Bed	1,060	533	1,593	7,687,000.00
Bicycle/Pedicab	19	4	23	298,200.00
Cabinet	4	2	6	1,454,000.00
Car/Jeepney	129	53	182	126,553,100.00
Cellphone	1730	868	2,598	38,572,721.00
Computer/Laptop/iPad/PS3/PS4/Xbox	383	189	572	14,885,700.00
Dining Set	464	256	720	4,305,590.00
Drum Set/Piano	2	1	3	24,000.00
Electric Fan	1,670	888	2,558	4,773,866.00
Flat Iron	6	4	10	4,250.00
House	772	446	1,218	988,939,400.00
Landline Telephone	138	80	218	387,151.00
Motorcycle	347	128	475	31,078,428.00
Oven/Range/Stove/Microwave/Turbo Broiler/Induction Cooker	547	271	818	2,446,627.00
Paintings	1	0	1	50,000.00
Refrigerator	696	387	1,083	11,164,270.00
Rice Cooker/Steamer/Fryer/Blender/Water Dispenser	126	54	180	226,878.00
Sala Set	399	226	625	4,692,600.00
Sewing Machine/Welding Machine/Printer/ Thread Mill	3	3	6	25,800.00
Tricycle	78	20	98	7,467,700.00
TV set/Karaoke/Home Theater/CCTV/Radio/Stereo	1,761	897	2,658	26,425,906.66
VCD/DVD	414	196	610	1,919,286.33
Washing Machine/Dryer	793	413	1,206	6,736,260.00
Others	10	5	15	17,700.00
Grand Total	11,816	6,067	17,883	1,286,642,873.99
%	66	34	100	

16. Primary Source of Household Income

149. The survey sought information on the households' primary, and secondary sources of income categorized either as land-based, wage-based, enterprise-based, or

remittance-based. For both primary and secondary sources of income, the categories are: (i) land-based sources: those income generating activities largely dependent on the productive potential of land, such as crop production, fish or aquaculture, and livestock raising/production; (ii) wage-based incomes: cash payments paid to individuals in return for services rendered; (iii) enterprise-based sources: those income-earning activities such as business/commercial enterprises that the household or household members engage in; and (iv) remittance-based sources: those incomes sent to the household or household member/s from another location as a means to support household needs or expenses.

150. Among 7,655 affected household members from 21 years and above, the majority (75%) has a primary source of income. More than half (75%) earn wage-based income while a little over a tenth (15%) earn from enterprise-based economic activities. Income from remittances holds true to around 6% of affected household members aged at least 21 years and above. A fourth (25%) of affected household members (ages 21 and above) confirm that they have yet to find a job to earn an income.
151. There are around 14 APs who claim land-based activity as their primary source of income, but only one (1) land-based income activity (game-fowl raising/livestock) will be affected by the Project. Four (4) APs come from a single household while another 2 come from another household. The rest comes from 1 household each. Two of these APs (living in 1 household) claim to conduct their land-based income activity (game-fowl raising/livestock) in their own backyard, which is the one affected by the project. Another one claimed that the land-based activity is conducted somewhere within their barangay not affected by the project. The rest conduct their land-based income activity in another city or municipality. Those APs involved in land-based income source activity outside of the city or in other municipalities are into crop production while those within their barangay or nearby barangays did not disclose their land-based income activities.

Table 3-18: Primary Source of Household Income

Barangay	Land-Based	Wage-Based	Enterprise-Based	Remittance-Based	No occupation (at least 21 years old)	No response (at least 21 years old)	Total	%
Barangay 349	0	90	26	12	58	2	188	2%
Barangay 351	1	163	65	12	80	2	323	4%
Barangay 368	0	143	48	10	37	0	238	3%
Barangay 422	1	285	113	17	136	6	558	7%
Barangay 426	0	185	41	16	68	5	315	4%
Barangay 428	2	220	62	24	122	4	434	6%
Barangay 442	0	18	1	3	6	0	28	0%
Barangay 443	0	49	12	9	35	3	108	1%
Barangay 444	0	38	8	4	19	5	74	1%

Barangay 450	1	134	32	13	63	0	243	3%
Barangay 472	0	133	24	12	86	1	256	3%
Barangay 473	2	254	68	26	122	6	478	6%
Barangay 474	4	65	17	24	30	0	140	2%
Barangay 483	0	95	26	4	60	2	187	2%
Barangay 484	1	281	111	22	143	6	564	7%
Barangay 485	0	32	24	2	27	0	85	1%
Barangay 487	0	115	18	5	41	3	182	2%
Barangay 628	0	56	17	13	29	0	115	2%
Barangay 629	0	258	45	42	118	1	464	6%
Barangay 630	0	52	13	3	18	0	86	1%
Barangay 769	0	12	2	1	4	0	19	0%
Barangay 800	0	156	44	19	69	3	291	4%
Barangay 803	0	12	6	0	1	0	19	0%
Barangay 810	0	29	6	0	12	0	47	1%
Barangay 811	2	228	44	23	95	1	393	5%
Barangay 835	0	196	44	22	68	0	330	4%
Barangay 836	0	216	41	32	81	0	370	5%
Barangay 865	0	175	44	13	97	2	331	4%
Barangay 867	0	16	9	1	7	4	37	0%
Barangay 868	0	329	88	39	113	0	569	7%
Barangay 872	0	105	44	7	27	0	183	2%
Total	14	4,140	1,143	430	1,872	56	7,655	100%
%	0.2%	54%	15%	6%	24%	1%	100%	

152. A total of 29 APs with standalone businesses will be affected by the railway project in Manila 2. Of these stand-alone businesses, 16 are owned by females, 10 are owned by male entrepreneurs, and 3 have no information on sex. These stand-alone businesses are most prevalent in Barangay 835 (6 stand-alone businesses), in Barangay 868 (5 businesses), Barangay 473 and 872 with 3 affected stand-alone businesses. The rest is spread in the different affected barangays.

Table 3-19: Profile of AHs Owning Stand-Alone Businesses

Barangay	No. of Male Owners	No. of Female Owners	No response	Total	%
Barangay 349	0	0	0	0	0
Barangay 350	0	0	1	1	3
Barangay 351	0	2	0	2	7
Barangay 368	1	0	0	1	3
Barangay 422	1	0	0	1	3
Barangay 426	1	0	0	1	3

Barangay	No. of Male Owners	No. of Female Owners	No response	Total	%
Barangay 428	0	0	0	0	0
Barangay 442	0	1	0	1	3
Barangay 473	0	2	1	3	10
Barangay 628	0	0	0	0	0
Barangay 629	0	0	0	0	0
Barangay 769	0	0	0	0	0
Barangay 800	0	0	0	0	0
Barangay 803	0	1	1	2	7
Barangay 810	0	0	0	0	0
Barangay 811	1	1	0	2	7
Barangay 835	3	3	0	6	21
Barangay 836	0	0	0	0	0
Barangay 865	0	0	0	0	0
Barangay 866	0	1	0	1	3
Barangay 868	1	4	0	5	17
Barangay 872	2	1	0	3	10
Total	10	16	3	29	100
%	34	55	10	100	

153. There are 41 APs with renting-out businesses identified in the affected areas. Twenty-one (21) of these renting out businesses are owned by male entrepreneurs while 20 are owned by females. Renting out businesses are mostly accounted for in Barangays 811, 868, 835 (with 15 identified renting out businesses in each of the barangays) and likewise in Barangay 872 (with 10 identified renting out businesses). The remaining renting out businesses are spread out in the rest of the barangays.

Table 3-20: Profile of AHs Owning Renting-Out Businesses

Barangay	No. of Male Owners	No. of Female Owners	No response	Total	%
Barangay 349	0	1	0	1	2
Barangay 350	0	0	0	0	0
Barangay 351	0	0	0	0	0
Barangay 368	1	1	0	2	5
Barangay 422	0	0	0	0	0
Barangay 426	0	0	1	1	2
Barangay 428	2	0	0	2	5
Barangay 442	0	0	0	0	0
Barangay 473	1	1	0	2	5
Barangay 628	1	2	0	3	7

Barangay	No. of Male Owners	No. of Female Owners	No response	Total	%
Barangay 629	1	0	0	1	2
Barangay 769	0	1	0	1	2
Barangay 800	0	2	0	2	5
Barangay 803	0	0	0	0	0
Barangay 810	2	0	0	2	5
Barangay 811	3	3	0	6	15
Barangay 835	4	2	0	6	15
Barangay 836	0	1	0	1	2
Barangay 865	0	1	0	1	2
Barangay 866	0	0	0	0	0
Barangay 868	3	3	0	6	15
Barangay 872	3	1	0	4	10
Total	21	19	1	41	100
%	51	46	2	100	

17. Location of Primary Source of Income

154. Of the total 5,727 AHs who are engaged in any form of income generating activity, more than a third (36%) confirmed that their primary sources of income are located outside of their city or municipality. A fourth (25%) on the other hand claim that their income is obtained by working in nearby barangays or within the same city/municipality they live in. A tenth at least reported that their income generating activities are done within their barangay/neighborhood (12%) or even in their own residence (13%).
155. The bulk of wage-based earners are likely to conduct their income-generating activities outside of the city/municipality they live in. Meanwhile, majority of those who are involved in enterprise-based activity, conduct their businesses within their own residences. For those who are into land-based income activities, the conduct of such activities is outside the city or municipality.

Table 3-21: Location of Primary Source of Household Income

Location of Source of Income	Land-Based	Wage-Based	Enterprise-Based	Remittance-Based	Total Working HH Members	%
Within own residence	2	151	518	49	720	13%
Within Barangay / Neighborhood	1	394	256	30	681	12%

Near barangay-within the same city/ municipality (within Manila)	3	1194	160	61	1418	25%
Other city /municipality	6	1921	74	44	2045	36%
Overseas	0	183	2	73	258	5%
No definite area	0	278	132	107	517	9%
N/R	2	19	1	66	88	2%
Total	14	4,140	1,143	430	5,727	100%

18. Household Members Whose Primary Source of Income is Wage-Based Occupation

156. There is a greater proportion of men than women (61% vs 39%) among affected household members who are wage-based income earners. Most prominent line of work to which these wage-based income earner are engaged in include office work (20%), service industry (16%), sales (10%), construction works and industry work (8% each). Other wage-based line of work worth noting are wage-based drivers and household helps (both at 6%). Except those who did not disclose what type of wage-based work they are engaged in (9%). Other types of wage-based employment are limited to less than 1-2%.

Table 3-22: Gender Distribution of Household Members Whose Primary Source of Income is Wage-Based Occupation

Type of Employment	Male	Female	Total	%
Arts	26	3	29	1%
Aviation	3	1	4	0%
Business	14	14	28	1%
Clergy Professions	5	5	10	0%
Construction works	324	13	337	8%
Drivers	262	7	269	6%
Engineering Professionals	19	5	24	1%
House help	60	179	239	6%
Industry workers	218	107	325	8%
Law enforcement/Military	27	7	34	1%
Medical personnel	37	52	89	2%
Office works	358	459	817	20%
OFW/Sea farers	19	9	28	1%
Production/Factory workers	56	29	85	2%
Public Officials	57	26	83	2%

Sales	174	224	398	10%
Service Industry	411	272	683	16%
Teaching/Education	21	48	69	2%
Technology	18	8	26	1%
Others	147	46	193	5%
No response	262	108	370	9%
Total	2,518	1,622	4,140	100%
%	61%	39%	100	

19. Status of Employment for the Wage-based Primary Income Source

157. Regular employment among wage-based affected household members is 4-5 people out of 10. Almost the same proportion is likewise observed in terms of those under contractual or temporary employment. Close to a tenth (9%) opted not to disclose their employment status.

Table 3-23: Status of Employment for the Wage-based Primary Income Source by Gender

Gender	Regular/ Permanent	Contractual/ Casual/ Seasonal/ Intermittent	No response	Total	%
Male	1,123	1,143	252	2,518	61%
Female	833	683	106	1,622	39%
Total	1,956	1,826	358	4,140	100
%	47%	44%	9%	100	

20. Household Members Whose Primary Source of Income is Enterprise-Based

158. Among affected household members who are working, there tends to be a greater proportion of female (58%) than male (42%) who are engaged in enterprise-based income generating activity for the household. Most prominent enterprise-based activities include vending (18%), transport business (13%), managing a sari-sari store (12%) and food or catering business (8%). Except, for transport business, which is a male-dominated income activity, food/catering, managing a sari-sari store and vending are most apparent among their women counterparts.

Table 3-24: Gender Distribution of Household Members Whose Primary Source of Income is Enterprise-Based

Type of Enterprise	Male	Female	Total	%
Beauty and Personal care dealership	3	6	9	1%
Beauty Salons/Nail spa/ Hair dressing shop	4	13	17	1%
Billiards	1	0	1	0%
Buy and sell	15	8	23	2%
Computer shops/ Pisonet	3	7	10	1%
Construction related enterprise	15	2	17	1%
Food catering/ <u>Carinderia</u>	27	59	86	8%
Online selling	5	18	23	2%
Printing and reproduction work	2	1	3	0%
Sari-sari store	30	102	132	12%
Shoe making	2	1	3	0%
Tailoring/Dress shop	10	8	18	2%
Tattoo/laundry shops/Repair shops	5	9	14	1%
Transport	140	3	143	13%
Used clothing (Ukay-ukay)	8	9	17	1%
Vending	83	125	208	18%
Vulcanizing shops	2	0	2	0%
Others	49	58	107	9%
No response	76	234	310	27%
Total	480	663	1,143	100%
%	42%	58%	100	

21. Secondary Source of Household Income

159. A total of 610 APs reported to have a secondary income generating activity. More than half (54%) of these APs with secondary income are male while 4-5 in 10 are female. Of these APs with secondary income source, about 42% of them are engaged in enterprise-based economic activities while no less than about a third (34%) have wage-based occupation. A little over a fifth (22%) depend on remittances as secondary source of income. Secondary income from land-based economic activities is very limited (only 2%).

Table 3-25: Secondary Source of Household Income

Gender	Land-Based	Wage-Based	Enterprise-Based	Remittance-Based	Total	%
Male	7	131	135	54	327	54

Gender	Land-Based	Wage-Based	Enterprise-Based	Remittance-Based	Total	%
Female	3	79	118	83	283	46
Total	10	210	253	137	610	100
%	2%	34%	42%	22%	100%	

22. Location of Secondary Source of Household Income

160. Less than half of affected household members who claim to have a secondary income-generating activity confirmed that such are either located within their own residence (28%) or just within their neighborhood or barangay (23%). On the other hand, a tenth each conclude such activity either in nearby barangays (13%) or in other city or municipality (11%). There is also a considerable proportion (18%) of affected members who declare that they are likely to be mobile or there is no specific location where they conduct such activities.
161. Further investigation reveals that enterprise-based secondary income generating activities are predominantly done within the affected members' own residences while those wage-based in nature are conducted within the barangay or just within the neighborhood. Instances of conducting land-based income activities outside of the city or municipality where they live in is very much apparent.

Table 3-26: Location of Secondary Source of Household Income

Location of Secondary Source of Income	Land-Based	Wage-Based	Enterprise-Based	Remittance-Based	Total	%
Within own residence	1	28	126	16	171	28%
Within Barangay / Neighborhood	1	73	48	18	140	23%
Near barangay-within the same city/ municipality (within Manila)	2	38	17	20	77	13%
Other city / municipality	5	27	19	15	66	11%
Overseas	1	0	4	21	26	4%
No definite area	0	39	37	33	109	18%
N/R	0	5	2	14	21	3%
Total	10	210	253	137	610	100%

23. Type of Enterprise for Secondary Income Source of Household Members

162. Types of enterprise-based activities considered as secondary source of income are spread over several categories, more prominent of which are those engaged in vending (13%) and transport business (11%). Other notable enterprise-based economic activities as secondary source of income include online selling (8%), sari-sari store (8%), tattoo/laundry/ repair shops (6%), buy and sell (5%), and food/ catering (5%) businesses.

Table 3-27: Household Members Whose Secondary Source of Income is Enterprise-Based by Gender

Type of Enterprise	Male	Female	Total	%
Beauty and Personal care dealership		4	4	2
Beauty Salons/Nail spa/ Hair dressing shop	7	3	10	4
Buy and sell	5	7	12	5
Computer shops/ Pisonet	2	5	7	3
Construction related enterprise	5	1	6	2
Food catering/ Carinderia	2	10	12	5
Online selling	5	14	19	8
Printing and reproduction works	2	0	2	1
Sari-sari store	10	10	20	8
Small Town Lottery	1	0	1	0
Tailoring/Dress shop	0	4	4	2
Tattoo/laundry shops/Repair shops	12	3	15	6
Transport	23	5	28	11
Used clothing (Ukay-ukay)	1	0	1	0
Vending	19	15	34	13
Vulcanizing shops	1	0	1	0
Others	35	29	64	25
No response	5	8	13	5
Total	135	118	253	100
%	53	47	100	

24. Household Members Whose Secondary Household Income is Wage-Based

163. Majority (62%) of APs who declared wage-based occupation as secondary source of income are male while a little over a third (38%) are female. Among wage-based activities engaged in, service industry ranks topmost with 24%. Construction works comes second with 15% of claims and following closely at third includes drivers and public officials with 12%, respectively. Engagement as house helpers holds true to a

tenth (11%). Involvement in other wage-based occupation as secondary source of livelihood is limited to 3%.

Table 3-28: Household Members whose Secondary Household Income is Wage-Based Occupation by Gender

Type of Employment	Male	Female	Total	%
Arts	2	0	2	1
Business	1	1	2	1
Construction works	27	4	31	15
Drivers	23	3	26	12
House help	1	22	23	11
Industry workers	7	0	7	3
Law enforcement/Military	4	3	7	3
Medical personnel	1	1	2	1
Office works	1	2	3	1
Production/Factory workers	2	1	3	1
Public Officials	15	10	25	12
Sales	4	6	10	5
Service Industry	30	20	50	24
Teaching/Education	1	1	2	1
Others	6	2	8	4
No response	6	3	9	4
Total	131	79	210	100
%	62	38	100	

25. Stand Alone Businesses

164. A total of 29 stand-alone businesses will be affected by the railway project in Manila 2. Of these stand-alone businesses, 16 are owned by female, 10 are owned by male entrepreneurs, and 3 have no information on sex. These stand-alone businesses are most prevalent in Barangay 835 (6 stand-alone businesses), in Barangay 868 (5 businesses), Barangays 473 and 872 with 3 affected stand-alone businesses. The rest are located in the remaining barangays affected.

Table 3-29: Profile of AHs Owning Stand-Alone Businesses

Barangay	No. of Male Owners	No. of Female Owners	No response	Total	%
Barangay 349	0	0	0	0	0
Barangay 350	0	0	1	1	3
Barangay 351	0	2	0	2	7
Barangay 368	1	0	0	1	3
Barangay 422	1	0	0	1	3

Barangay	No. of Male Owners	No. of Female Owners	No response	Total	%
Barangay 426	1	0	0	1	3
Barangay 428	0	0	0	0	0
Barangay 442	0	1	0	1	3
Barangay 473	0	2	1	3	10
Barangay 628	0	0	0	0	0
Barangay 629	0	0	0	0	0
Barangay 769	0	0	0	0	0
Barangay 800	0	0	0	0	0
Barangay 803	0	1	1	2	7
Barangay 810	0	0	0	0	0
Barangay 811	1	1	0	2	7
Barangay 835	3	3	0	6	21
Barangay 836	0	0	0	0	0
Barangay 865	0	0	0	0	0
Barangay 866	0	1	0	1	3
Barangay 868	1	4	0	5	17
Barangay 872	2	1	0	3	10
Total	10	16	3	29	100
%	34	55	10	100	

26. Employee Information of Stand-Alone and Renting Out Businesses

165. A total 70 stand-alone (29) and renting out businesses (41) are expected to be affected by the railway. Of these businesses, an estimated 270 employees will be affected, the bulk of which are coming from Barangay 811 (140 employees) and Barangay 866 (60 employees). Majority (71%) of these affected employees are male while close to a third (27%) are female. About 69% of these employees earn an average monthly income of PhP 10,000 and above while about 17% earn below PhP10,000. A notable proportion (15%) of the employees affected have no information on their monthly average incomes.

Table 3-30: Stand-Alone and Renting-Out Businesses Employee Information

Barangay	No. of Businesses	No. of Employees Identified				Average Monthly Income of Employees			
		Male	Female	No Response	Total	Below PhP10,000	PhP10,000 and Above	No Response	Total
Barangay 349	12	0	0	0	0	0	0	0	0
Barangay 350	7	24	2	0	26	0	0	26	26
Barangay 351	11	0	0	1	1	0	0	1	1

Barangay	No. of Businesses	No. of Employees Identified				Average Monthly Income of Employees			
		Male	Female	No Response	Total	Below PhP10,000	PhP10,000 and Above	No Response	Total
Barangay 368	3	4	0	0	4	4	0	0	4
Barangay 422	2	0	0	1	1	0	0	1	1
Barangay 426	2	3	0	0	3	3	0	0	3
Barangay 428	2	0	0	0	0	0	0	0	0
Barangay 442	1	2	3	0	5	0	5	0	5
Barangay 473	2	1	2	1	4	3	0	1	4
Barangay 628	8	0	2	0	2	2	0	0	2
Barangay 629	3	0	0	1	1	0	0	1	1
Barangay 769	1	0	0	0	0	0	0	0	0
Barangay 800	2	0	0	0	0	0	0	0	0
Barangay 803	1	2	9	0	11	2	0	9	11
Barangay 810	1	0	0	0	0	0	0	0	0
Barangay 811	2	110	30	0	140	20	120	0	140
Barangay 835	1	0	1	1	2	1	0	1	2
Barangay 836	5	0	0	0	0	0	0	0	0
Barangay 865	1	0	0	0	0	0	0	0	0
Barangay 866	1	35	25	0	60	0	60	0	60
Barangay 868	1	5	0	0	5	5	0	0	5
Barangay 872	1	5	0	0	5	5	0	0	5
Total	70	191	74	5	270	45	185	40	270
%		71	27	2	100	17	69	15	100

27. Gross Monthly Income of Stand-Alone Businesses

166. Of the 29 stand-alone businesses identified in the affected area, total monthly income accounts to around PhP11,340,350.00; average monthly income is PhP436,167.31 while incomes range from PhP1,750 to PhP10,000,000. One notes however that the bulk of them 13 earn no more than PhP25,000.00 a month while 6 of them earn an average monthly income of PhP25,000-49,999.00. Still, 3 businesses have income from PhP75,000 - 125,000.00, these include a rice retailer, grocery store and a fruit dealer. The high total income is likely to be pulled up by about 3 businesses that are involved in warehouse/trucking, manpower service and manufacturing, which earn an average of PhP300,000 and above each month.

Table 3-31: Gross Monthly Income of Stand-Alone Businesses

Income Bracket	Number of Enterprises	%
PhP0 – PhP24,999	13	45
PhP25,000 – PhP49,999	6	21
PhP50,000 – PhP74,999	0	0
PhP75,000 – PhP99,999	2	7
PhP100,000 – PhP124,999	1	3
PhP125,000 – PhP149,999	1	3
PhP150,000 – PhP174,999	0	0
PhP175,000 – PhP199,999	0	0
PhP200,000 – PhP224,999	0	0
PhP225,000 – PhP249,999	0	0
PhP250,000 – PhP274,999	0	0
PhP275,000 – PhP299,999	0	0
PhP300,000 & Above	3	10
N/R	3	10
Total	29	100
Total Monthly Income	PhP11,340,350.00	
Average Monthly Income	PhP436,167.31	
Range of Monthly Income	PhP1,750.00 – PhP10,000,000.00	

28. Gross Monthly Income of Renting Out Businesses

167. Among the 41 engaged in the renting out businesses, earnings account to a total of PhP572,2000.00 a month. A closer look at the distribution of income reveals that 83% earn no more than PhP25,000 on average per month. Average monthly income though is pegged at only PhP14, 671.79. Range of monthly business income is from PhP900.00 to PhP76,000.

Table 3-32: Gross Monthly Income of Renting Out Businesses

Income Bracket	Number of Enterprises	%
PhP0 – PhP24,999	34	83
PhP25,000 – PhP49,999	1	2
PhP50,000 – PhP74,999	3	7
PhP75,000 – PhP99,999	1	2
PhP100,000 – PhP124,999	0	0
PhP125,000 – PhP149,999	0	0
PhP150,000 – PhP174,999	0	0
PhP175,000 – PhP199,999	0	0
PhP200,000 – PhP224,999	0	0
PhP225,000 – PhP249,999	0	0
PhP250,000 – PhP274,999	0	0

Income Bracket	Number of Enterprises	%
PhP275,000 – PhP299,999	0	0
PhP300,000 & Above	0	0
N/R	2	5
Total	41	100
Total Monthly Income	PhP572,200.00	
Average Monthly Income	PhP14,671.79	
Range of Monthly Income	PhP900.00 – PhP76,000.00	

29. Type of Affected Stand-alone and Renting out Businesses

168. Of the 70 stand alone and renting out business identified, 5-6 in 10 are likely to be engaged in house or room rentals while 1-2 in 10 are retail outlets. Close to a tenth are food outlets or eateries. Commercial units for rental account to only 3% of the total stand-alone/ renting out businesses.

Table 3-33: Type of Affected Stand alone and Renting out Businesses

Type of Business	No. of Business	%
Commercial Space/Unit Rental	2	3
Home/Small-Scale Industry	1	1
Manufacturing	1	1
Parking Space Rental	1	1
Personal Services	3	4
Private Sewerage Treatment Plant	1	1
House/Room Rental	41	59
Restaurant/Fast Food/Eatery	5	7
Trading/Retailing	12	17
Warehousing/Trucking	1	1
Manpower Services	1	1
N/R	1	1
Total	70	100

30. Type of Ownership of Businesses

169. Of the 70 stand-alone/ renting out businesses identified, sixty-three (63) are owned by a single proprietor while five (5) are on a partnership arrangement. One company each is managed by either a corporation or a cooperative. Barangays 835, 868, 811, and 872 have largest number of stand-alone and renting out businesses affected.

Table 3-34: Type of Ownership of All Businesses by Barangay

Barangay	Single Proprietorship	Partnership	Corporation	Cooperative	Total	%
Barangay 349	1	0	0	0	1	1
Barangay 350	0	0	1	0	1	1
Barangay 351	2	0	0	0	2	3
Barangay 368	3	0	0	0	3	4
Barangay 422	1	0	0	0	1	1
Barangay 426	2	0	0	0	2	3
Barangay 428	2	0	0	0	2	3
Barangay 442	1	0	0	0	1	1
Barangay 473	4	1	0	0	5	7
Barangay 628	3	0	0	0	3	4
Barangay 629	1	0	0	0	1	1
Barangay 769	1	0	0	0	1	1
Barangay 800	2	0	0	0	2	3
Barangay 803	1	0	0	1	2	3
Barangay 810	2	0	0	0	2	3
Barangay 811	8	0	0	0	8	11
Barangay 835	11	1	0	0	12	17
Barangay 836	1	0	0	0	1	1
Barangay 865	1	0	0	0	1	1
Barangay 866	1	0	0	0	1	1
Barangay 868	9	2	0	0	11	16
Barangay 872	6	1	0	0	7	10
Total	63	5	1	1	70	100
%	90	7	1	1	100	

31. Type of Registration/License/Permit of Businesses by Barangay

170. About 33 out of the 70 identified business entities (stand-alone/renting-out businesses) in the affected area do not have a license/permit or registration to operate. About 24 business owners claim that they have a license/permit or registration but did not specify which one they have at the time the survey was conducted. Only about 1-2 out of 10 businesses can present a barangay permit to operate the business they have. City permit is confirmed by 1 business entity only.

Table 3-35: Type of Registration/License/Permit of Businesses by Barangay

Barangay	City Permit	Barangay Permit	With License/Permit/Registration (Not Specified)	Without License/Permit/Registration	Total	%
Barangay 349	0	0	0	1	1	1
Barangay 350	0	0	1	0	1	1
Barangay 351	0	0	0	2	2	3
Barangay 368	0	0	1	2	3	4
Barangay 422	0	0	0	1	1	1
Barangay 426	0	0	0	2	2	3
Barangay 428	0	0	0	2	2	3
Barangay 442	0	0	0	1	1	1
Barangay 473	0	0	5	0	5	7
Barangay 628	0	0	2	1	3	4
Barangay 629	0	0	1	0	1	1
Barangay 769	0	0	0	1	1	1
Barangay 800	0	0	0	2	2	3
Barangay 803	0	2	0	0	2	3
Barangay 810	0	0	1	1	2	3
Barangay 811	0	1	2	5	8	11
Barangay 835	1	4	4	3	12	17
Barangay 836	0	1	0	0	1	1
Barangay 865	0	0	0	1	1	1
Barangay 866	0	0	1	0	1	1
Barangay 868	0	1	4	6	11	16
Barangay 872	0	3	2	2	7	10
Total	1	12	24	33	70	100
%	1	17	34	47	100	

32. Years of Operation of Businesses by Barangay

171. More than half or 37 of the stand-alone and renting out businesses have been operating for a year to about 10 years. A little over a fourth or 19 businesses have been running their business in the area much longer at 11 to 20 years. Close to a tenth or 6 businesses have been doing business in the affected area for ages, i.e., either 21-30 years or 31-40 years. Barangays that have the greatest number of businesses that operate are Barangays 835, 868, 811, and 872.

Table 3-36: Years of Operation of Businesses by Barangay

Barangay	Less than 1 year	1 – 10 years	11 – 20 years	21 – 30 years	31 – 40 years	More than 40 years	Total	%
Barangay 349	1	0	0	0	0	0	1	1
Barangay 350	0	1	0	0	0	0	1	1
Barangay 351	0	0	1	1	0	0	2	3
Barangay 368	0	3	0	0	0	0	3	4
Barangay 422	0	1	0	0	0	0	1	1
Barangay 426	0	2	0	0	0	0	2	3
Barangay 428	0	0	0	2	0	0	2	3
Barangay 442	0	0	0	0	1	0	1	1
Barangay 473	0	2	1	2	0	0	5	7
Barangay 628	0	0	2	0	1	0	3	4
Barangay 629	0	0	1	0	0	0	1	1
Barangay 769	0	0	0	0	1	0	1	1
Barangay 800	0	1	1	0	0	0	2	3
Barangay 803	0	0	0	1	1	0	2	3
Barangay 810	0	1	1	0	0	0	2	3
Barangay 811	0	5	2	0	1	0	8	11
Barangay 835	0	9	3	0	0	0	12	17
Barangay 836	0	1	0	0	0	0	1	1
Barangay 865	0	0	1	0	0	0	1	1
Barangay 866	0	0	0	0	1	0	1	1
Barangay 868	0	7	3	0	0	1	11	16
Barangay 872	0	4	3	0	0	0	7	10
Total	1	37	19	6	6	1	70	100
%	1	53	27	9	9	1	100	

33. Gender Profile of Heads of AHs with Home-Based Enterprises

172. A total of 471 households with home-based enterprises were identified in the affected area. Of these home-based enterprises, more than half (57%) are owned by male-

headed households while the remaining (43%) are owned by a female-headed households. Barangays with the most notable number of home-based enterprises are Barangays 422 (41), Barangay 484 and 868 (39 each) and Barangay 473 (32).

Table 3-37: Gender Profile of Heads of AHs with Home-Based Enterprises

Barangay	Male-Headed AHs with Home-Based Enterprise	Female-Headed AHs with Home-Based Enterprise	Total AHs with Home-Based Enterprise	%
Barangay 349	6	5	11	2
Barangay 351	14	2	16	3
Barangay 368	11	8	19	4
Barangay 422	23	18	41	9
Barangay 426	6	3	9	2
Barangay 428	19	10	29	6
Barangay 442	0	0	0	0
Barangay 443	4	3	7	1
Barangay 444	2	1	3	1
Barangay 450	3	6	9	2
Barangay 472	7	1	8	2
Barangay 473	16	16	32	7
Barangay 474	5	2	7	1
Barangay 483	12	4	16	3
Barangay 484	20	19	39	8
Barangay 485	5	9	14	3
Barangay 487	4	7	11	2
Barangay 628	2	5	7	1
Barangay 629	14	4	18	4
Barangay 630	3	5	8	2
Barangay 769	1	0	1	0
Barangay 800	9	13	22	5
Barangay 803	1	0	1	0
Barangay 810	3	1	4	1
Barangay 811	10	6	16	3
Barangay 835	8	10	18	4
Barangay 836	10	10	20	4
Barangay 865	16	9	25	5
Barangay 867	2	2	4	1
Barangay 868	23	16	39	8
Barangay 872	10	7	17	4
Total	269	202	471	100

Barangay	Male-Headed AHs with Home-Based Enterprise	Female-Headed AHs with Home-Based Enterprise	Total AHs with Home-Based Enterprise	%
%	57	43	100	

34. Type of Home-Based Enterprise

173. Of the 471 home-based enterprises that will be displaced by the railway, more prominently affected would be sari-sari stores (92 or 20%), those engaged in vending other goods (59 or 13%), and food catering (44 or 9%).

Table 3-38: Type of Home-Based Enterprises

Type of Home-Based Enterprise	No. of Enterprise	%
Beauty and Personal care dealers	2	0
Beauty Salon	2	0
Billiards	1	0
Buy and sell	7	1
Computer shop/ Pisonet	8	2
Construction	3	1
Food catering	44	9
Online Selling	13	3
Printing and reproduction	1	0
Sari-sari store	92	20
Tailoring/Dressmaking	15	3
Tattoo/ Laundry/ Repair shop	4	1
Transport	13	3
Used Clothing (Ukay-ukay)	6	1
Vending	59	13
Vulcanizing shops	1	0
Others	58	12
N/R	142	30
Total	471	100

35. Income of Home-Based Enterprise

174. An estimated monthly gross income of PhP7,787,426.00 is expected to be lost due to the displacement of these home-based enterprises. Such amount is under several income ranges among affected home-based enterprises. Those earning below

PhP6,000 a month on average, accounts to 30%, while those earning above PhP6,000 but less than PhP10,000, accounts to 25%. Those earning above PhP10,000 but less than PhP25,000 is about 30% of the total home-based enterprises, and those earning PhP25,000 or more on a monthly basis is comprising about 13%. Average monthly income is estimated at around PhP16,711.21. The range of monthly income is PhP500.00 – PhP450,000.00.

Table 3-39: Gross Monthly Income of Home-Based Enterprises

Income Range	No. of Enterprises	%
PhP0 - PhP999	5	1
PhP1,000 - PhP1,999	20	4
PhP2,000 - PhP3,999	58	12
PhP4,000 - PhP5,999	59	13
PhP6,000 - PhP7,999	68	14
PhP8,000 - PhP9,999	52	11
PhP10,000 - PhP11,999	31	7
PhP12,000 - PhP15,999	67	14
PhP16,000 - PhP19,999	24	5
PhP20,000 - PhP24,999	20	4
PhP25,000 - PhP29,999	2	0
PhP30,000 - PhP34,999	21	4
PhP35,000 - PhP39,999	2	0
PhP40,000 and above	37	8
N/R	5	1
Total	471	100
Total Gross Monthly Income	PhP7,787,426.00	
Average Gross Monthly Income	PhP16,711.21	
Range of Gross Monthly Income	PhP500.00 – PhP450,000.00	

36. Membership in Financial Institutions

175. Financial institutions play a role in providing a lifeline to people in times of need. These may come in the form of housing, and other types of financial loans from formal lending institutions, or borrowings from informal sources (e.g., loan sharks, pawnshops, and small neighborhood financing, among others).
176. Table III-40 shows the list of financial institutions where the surveyed households have memberships. Multiple responses were generated because there are respondents who have memberships in more than one institution as these are basic requirements, especially to those who are employed. Among the responses obtained were mostly government financial institutions such as the Home Development Mutual Fund (also known as Pag-IBIG Fund), Government Service Insurance System (GSIS), and Social Security System (SSS).
177. Membership to financial institutions holds true to the great majority of affected households (83%). Close to half (48%) are members of HDMF/Pag-Ibig Fund while

a fifth are members of SSS (18%) or other micro-financing institutions or cooperatives (16%). Membership to GSIS is very limited (only 1% of affected households claim membership). Note that some households may have multiple membership. About 3% are non-members while some 527 or 14% of households did not disclose any membership. Male (66%) membership is almost twice as that of the female (34%).

Table 3-40: Membership in Financial Institutions by Gender (multiple responses)

Gender	HDMF/ Pag-IBIG Fund	GSIS	SSS	Other Micro financing Institutions/ Cooperatives	None	No response	Total	%
Male	1,306	19	484	384	70	327	2,590	66
Female	573	12	237	235	56	200	1,313	34
Total	1,879	31	721	619	126	527	3,903	100
%	48	1	18	16	3	14	100	

37. Access to Water

178. No less than half (54%) of affected households covered in the survey confirm that they have their own water pipe connection. Almost 2/5 share access to water with neighbor or the community where they live. About 4% buy or source their water supply commercially. Access to water through deep well, shallow well or through illegal connection is limited.

Table 3-41: Access to Water

	Own Piped Connection	Shared with Neighbor (Community Faucet)	Deep Well	Shallow Well	Commercial Sources	Illegal Connection	N/R	Total
AHs	1,720	1,182	31	1	130	90	28	3,182
%	54	37	1	0	4	3	1	100

38. Access to Sanitation Facilities

179. Of the 3,182 households covered in the survey, majority (70%) have their own water sealed toilets while close to a third (27%) share communal toilets in their barangay or community. Households with no toilets comprise 2% of households covered.

Table 3-42: Access to Sanitation Facilities

	Own Water Sealed Toilets	Open Pit	Communal/Brgy. Toilet	No Toilet	N/R	Total
AHs	2,221	15	868	64	14	3,182
%	70	0	27	2	0	100

39. Access to Energy

180. Ownership of meter for power connection holds true to more than half (58%) of households covered. About 3-4 in 10 households are confirmed to have shared connection with other households. Illegal connection or no power connection at all is quite low at 1% respectively.

Table 3-43: Access to Energy

	Own Electric Meter for Power Connection	Shared Connection	No Connection	Illegal Connection	N/R	Total
AHs	1,845	1,246	35	33	23	3,182
%	58	39	1	1	1	100

40. Cooking Facilities

181. Usage of LPG as a cooking fuel is prevalent to the great majority (82%) of households. While usage of other cooking fuels such as kerosene, charcoal, electricity etc. are found, such are limited to a few households (with each type having less than 1% to 4% share).

Table 3-44: Cooking Facilities Among Affected Households (Multiple Responses)

	LPG	Kerosene	Charcoal	Wood	Electric	Eating Outside	Shared with others	N/R	Total
AHs	2,612	137	143	21	100	96	8	65	3,182
%	82	4	4	1	3	3	0	2	100

41. Type of Residence

182. A residential structure is considered a primary residence if the occupant uses it as a permanent living accommodation and secondary residence if the occupant has another residence elsewhere used as primary dwelling unit. In most cases, secondary residences serve as temporary accommodations for individuals or AHs who prefer to be near schools or workplaces during weekdays or for an extended period with the intention of returning to their primary residence during weekends, school/work holidays/vacations and or during school breaks.

183. Among households covered in the survey, almost all (97%) are using the structure in the affected land as a primary residence. Usage of the structures in the affected lands as secondary residence has been declared by only 3% of the households covered.

Table 3-45: Type of Residence

Barangay	Primary Residence	Secondary Residence	No Information	Total	%
Barangay 349	81	0	0	81	3
Barangay 351	140	2	0	142	4
Barangay 368	98	1	0	99	3
Barangay 422	280	3	0	283	9
Barangay 426	126	4	2	132	4
Barangay 428	153	3	0	156	5
Barangay 442	8	1	0	9	0
Barangay 443	37	3	0	40	1
Barangay 444	24	0	0	24	1
Barangay 450	81	6	0	87	3
Barangay 472	103	0	1	104	3
Barangay 473	169	4	0	173	5
Barangay 474	43	3	0	46	1
Barangay 483	85	1	0	86	3
Barangay 484	273	0	7	280	9
Barangay 485	37	0	0	37	1
Barangay 487	68	0	0	68	2
Barangay 628	48	2	0	50	2
Barangay 629	169	13	0	182	6
Barangay 630	38	0	0	38	1
Barangay 769	5	0	0	5	0
Barangay 800	125	6	0	131	4
Barangay 803	6	2	0	8	0
Barangay 810	11	0	0	11	0
Barangay 811	145	4	3	152	5
Barangay 835	120	10	0	130	4
Barangay 836	145	3	0	148	5
Barangay 865	150	2	0	152	5
Barangay 867	13	0	0	13	0
Barangay 868	234	6	0	240	8
Barangay 872	73	2	0	75	2
Total	3,088	81	13	3,182	100
%	97	3	0	100	

42. Number of Years in Current Location

184. About a third (32%) of the 3,182 AHs covered in the survey have been living in their current location for at least a year to 15 years. Close to a fourth have been residing in the area either 16-30 years (24%) or 31 to 45 years (23%) while about 18% have been in that area 46 years and above. New residents (those living in less than a year) account to only 2% of AHs covered.

Table 3-46: Number of Years in Current Location

	Less than a year	1-15 Years	16-30 Years	31-45 Years	46-60 Years	More than 60 years	No response	Total
AHs	54	1,034	771	741	439	140	3	3,182
%	2	32	24	23	14	4	0	100

43. Place of Previous Residence

185. About 4 in 10 of affected households have been living in the same place since birth. Close to a fourth (23%) are transferees but came from the same barangay while 1-2 in 10 are previously from another area within Manila. About 6% of affected households are transferees from other cities or municipalities in Metro Manila and about a tenth (11%) are previous residents in areas outside of Metro Manila.

Table 3-47: Place of Previous Residence

	Same Barangay	In-City	Metro Manila	Outside Metro Manila	Living in the same place since birth	NR	TOTAL
AHs	740	583	187	361	1,255	56	3,182
%	23	18	6	11	39	2	100

44. Reasons for Establishing Residence in Current Location

186. Among affected households who came from another place prior to current location, majority (75%) expressed economic reasons for their transfer. More specifically, proximity of current location to their livelihood (57%) and affordable rental or rent-free offer (15%) to their current residence. Close to a fifth (18%) likewise cited social factors as reasons for their transfer to current residence which is likely attributed to their need to be closer to their families who are already in the current location (11%) and their marriage (5%) to a person who lives in the area.

Table 3-48: Reasons for Establishing Residence in Current Location (Multiple Response)

	Total	%
Number of HH's who transferred	1,927	100
Economic Reasons	1,436	75
Proximity to Livelihood	1,095	57
Rent free/Affordable rental	280	15
Accessible to all	4	0.2
Bought a house at cheaper price	2	0.1
Other economic reasons	55	3
Social reasons	348	18
Family ties/ Need to be closer with family/ family of spouse	217	11
Got married so decided to move here	99	5
Proximity/Accessibility to school	18	1
Other social reasons	14	1
Other reasons		
Previous residence was demolished	3	0.2
Previous house was renovated	1	0.1
Previous house always gets flooded	1	0.1
No response	140	7

45. Number of Previous Relocated Households

187. There are 65 households out of the 3,182 affected households who have previously experienced being relocated to another area. Of the total previously relocated, 47 are male-headed households while 18 are headed by a female. Barangays with the most notable number of previously relocated AHs include Barangay 450 (AHs) and Barangay 422 (8 AHs).

Table 3-49: Number of Previously Relocated Households

Barangays	Number of Previously Relocated AH			
	Number of Male Headed Households	Number of Female Headed Households	Total	%
Barangay 349	1	0	1	2
Barangay 350	0	0	0	0
Barangay 351	3	0	3	5
Barangay 368	4	2	6	9
Barangay 422	7	1	8	12
Barangay 426	0	0	0	0
Barangay 428	1	0	1	2

Barangay 442	0	0	0	0
Barangay 443	0	0	0	0
Barangay 444	0	1	1	2
Barangay 450	7	2	9	14
Barangay 472	1	0	1	2
Barangay 473	1	0	1	2
Barangay 474	0	0	0	0
Barangay 483	2	1	3	5
Barangay 484	0	1	1	2
Barangay 485	0	0	0	0
Barangay 487	0	0	0	0
Barangay 628	0	0	0	0
Barangay 629	0	0	0	0
Barangay 630	0	0	0	0
Barangay 769	0	0	0	0
Barangay 800	5	0	5	8
Barangay 803	0	0	0	0
Barangay 810	0	0	0	0
Barangay 811	2	1	3	5
Barangay 835	4	1	5	8
Barangay 836	3	0	3	5
Barangay 865	4	2	6	9
Barangay 866	0	0	0	0
Barangay 867	0	0	0	0
Barangay 868	2	4	6	9
Barangay 872	0	2	2	3
Grand Total	47	18	65	100
%	72	28	100	

46. Preferred Relocation Area of Affected Households

188. The possibility of being relocated within the City of Manila (39%) is preferred among affected households. Over a third (35%), favor relocation outside of Metro Manila while about a tenth, still prefer to be relocated in the same barangay (13%) or anywhere within Metro Manila (12%).

Table 3-50: Preferred Relocation Area of Affected Households

Barangay	Same Barangay	Within the City of Manila	Within Metro Manila	Outside of Metro Manila	No response	Total
Barangay 349	17	41	6	16	1	81
Barangay 351	5	79	12	44	2	142

Barangay 368	15	39	11	33	1	99
Barangay 422	19	66	43	153	2	283
Barangay 426	47	40	16	27	2	132
Barangay 428	15	82	24	31	4	156
Barangay 442	1	5	1	1	1	9
Barangay 443	17	11	6	4	2	40
Barangay 444	7	15	0	1	1	24
Barangay 450	1	51	5	30	0	87
Barangay 472	29	35	30	7	3	104
Barangay 473	36	76	21	40	0	173
Barangay 474	4	23	14	4	1	46
Barangay 483	17	32	22	15	0	86
Barangay 484	30	102	40	104	4	280
Barangay 485	6	13	0	18	0	37
Barangay 487	0	1	36	30	1	68
Barangay 628	7	15	8	10	10	50
Barangay 629	22	105	9	44	2	182
Barangay 630	15	16	2	3	2	38
Barangay 769	0	3	2	0	0	5
Barangay 800	5	73	13	40	0	131
Barangay 803	2	4	0	2	0	8
Barangay 810	0	5	3	3	0	11
Barangay 811	33	56	22	37	4	152
Barangay 835	1	48	0	79	2	130
Barangay 836	1	63	1	82	1	148
Barangay 865	47	31	6	65	3	152
Barangay 867	0	7	1	5	0	13
Barangay 868	8	71	10	144	7	240
Barangay 872	4	34	2	33	2	75
Total	411	1,242	366	1,105	58	3,182
%	13	39	12	35	2	100

47. Affected AHs Considerations for Choosing a Relocation Site

189. Proximity to work or opportunities for their livelihood is the most important and primary consideration in the choice of relocation site among the majority (78%) of the affected households. Far second, is the proximity of the site to schools (8%). Other notable considerations include access to basic utilities (4%) and proximity of the selected relocation to market/malls (4%). Mentions of other considerations are much more limited (1-2%).

Table 3-51: AHs Considerations for Relocation Site (multiple responses)

Relocation site consideration	Male	Female	Total	%
Near Work /Livelihood Opportunities	1,667	829	2,496	78
Near schools	159	92	251	8
Access to basic utilities	89	34	123	4
Near market/malls	68	48	116	4
Near family members/relatives	50	29	79	2
Near hospitals/health facilities	20	9	29	1
Access to public transportation	25	9	34	1
Near church	2	10	12	0.4
Near recreational activities	4	4	8	0.3
Others	0	0	0	0
N/R	22	12	34	1
Total	2,106	1,076	3,182	100%
%	66	34	100	

CHAPTER 4 LEGAL AND POLICY FRAMEWORK

A. Policies and Guidelines Applied to the Project

190. In this project, the land acquisition and resettlement policies, especially the compensation and entitlements, shall adhere to the Philippine laws, rules, and regulations, as well as internationally accepted standards as set forth in JICA Guidelines (2010) and ADB's Safeguard Policy Statement (SPS, 2009). JICA conforms with and adopts the World Bank's Safeguards Policies, OP 4.12 as the benchmark of internationally accepted standards of international finance organizations.
191. The following paragraphs initially summarize the pertinent Philippine laws, rules and regulations, as well as JICA and ADB requirements on involuntary resettlement and indigenous peoples (IP). The section of this chapter describes the applicable Philippines legal framework and JICA and ADB policy requirements along with agreed gap filling measures where policy differences and/or gaps have been identified, recommended measures to harmonize these gaps are outlined. In case of discrepancies between the Philippines laws, regulations, and procedures, and ADB's and JICA's policies and requirements, the gap filling measures identified in Chapter 4 will prevail. The principles and objectives of the policies of ADB and JICA are very similar with respect to social safeguards. The outcomes of the analysis of policies in this chapter informs the discussion in Chapter 4, which outlines the project-specific policies to be followed in the preparation and implementation of the RAP, as approved by the Department of Transportation (DOTr), JICA, and ADB.

B. Philippine Legal Framework

192. This RAP is guided by the policy framework derived from the Philippine Constitution, pertinent GoP laws and applicable executive, administrative and department orders. The applicable legal references are listed in Table 4-1 and the summaries of these laws and policies are presented in the succeeding sections.

Table 4-1: List of Applicable Legal Framework

No.	Philippine Constitution and Pertinent Laws
1	Philippine Constitution 1987
2	Republic Act No. 10752 (The Right-of-Way Act)
3	Republic Act No. 7279 (Urban Development and Housing Act of 1992)
4	Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019)

No.	Philippine Constitution and Pertinent Laws
5	Republic Act No. 7160 (Local Government Code of 1991)
6	Republic Act No. 386 (Civil Code of the Philippines)
7	Republic Act No. 8371 (Indigenous Peoples Rights Act of 1997)
8	Republic Act No. 9679 (Home Development Mutual Fund Law of 2009)
9	Republic Act No. 6389 (Agricultural Land Reform Code of 1971)
10	Commonwealth Act no. 141 (Public Land Act of 1936)
11	Republic Act No. 6685 (December 1988)
12	Republic Act No. 9994 (February 2010) (Expanded Senior Citizen Act of 2010)
13	Republic Act No. 7277 (Magna Carta for Disabled Persons of 1992) as Amended by R.A. 9442
14	Batas Pambansa 220 (June 1982)
15	Presidential Decree No. 1096 (National Building Code of the Philippines, February 1977)
16	Republic Act No. 8424 (The National Internal Revenue Code of 1997)
No.	Executive, Administrative, and Department Orders
1	Executive Order No. 1035, Series of 1985
2	Executive Order No. 48, Series of 2001
3	Executive Order No. 708, Series of 2008
4	Executive Order No. 272, Series of 2004
5	Executive Order No. 69, Series of 2012
6	DOTr Department Order No. 2013-05
7	BIR Revenue Regulations 2-98
8	HLURB Memorandum Circular No. 13, Series of 2017
9	HUDCC Resolution No. 1, Series of 2018
10	HUDCC Resolution No. 2, Series of 2018
No.	Relevant Manuals, Policies and Memorandum Circulars
1	DOTr Right-of-Way and Site Acquisition Manual (ROWSAM)
2	DPWH Right-of-Way Acquisition Manual (DRAM)
3	Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007

No.	Philippine Constitution and Pertinent Laws
4	SHFC Corporate Circular No. 13-026 Series of 2013. High Density Housing (HDH) Project Guidelines.
5	Community Mortgage Program {CMP) Corporate Circular 13-025 Section VIII.
6	SHFC Memorandum Circular 2015-015
7	National Home Mortgage Finance Corporation (NHMFC) Corporate Circular Number ULP-014 on the Unified Home Lending Program
8	NHA Memorandum Circular No. 2427 Amended by M.C. 2017-014
9	NHA Memorandum Circular No. 015, Amended by M.C. 2017-020
10	NHA Memorandum Circular No. 014, Series of 2018

1. Philippine Constitution of 1987

193. The pertinent constitutional provisions on involuntary resettlement are as follows:

1. Article III, Bill of Rights, Section 1: "No person shall be deprived of life, liberty, or property without due process of law, nor shall any person be denied the equal protection of the laws."
2. Article III, Bill of Rights Section 9: "Private property shall not be taken for public use without just compensation".
3. Article XIII, Urban Land Reform and Housing, Section 10: "Urban or rural poor dwellers shall not be evicted, nor their dwelling demolished, except in accordance with law and in a just and humane manner. No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated."

2. Republic Act No. 10752 (The Right of Way Act)

194. This law, enacted on March 7, 2016, repeals Republic Act (R.A.) No. 8974, the act to facilitate the acquisition of right-of-way (ROW), site or location for national Government infrastructure projects and other purposes. Both laws (R.A. 8974 and R.A. 10752) are based on the premise that private property shall not be taken for public use without just compensation (Article III, Section 9 of the 1987 Constitution). R.A. 10752 was enacted to further strengthen the said constitutional provision and ensure that property owners and project-affected properties impacted by national government infrastructure projects would be given just compensation. The Implementing Rules and Regulations (IRR) of R.A. 10752 were promulgated on May 25, 2016, to carry out the provisions of the said Act.

195. Main provisions in R.A. 10752 sought to expedite the implementation of infrastructure projects while ensuring that just and equitable compensation be provided to the project-affected persons. The pertinent revisions in R.A. 10752 include: (i) expansion in scope of national government projects, (ii) refining the modes of acquisition, (iii) compensation based on replacement cost for land, structures and improvements, (iv) changes in guidelines for expropriation proceedings, (v) payment terms, and (vi) appropriation.
196. Expansion in Scope of National Government Projects. Under Section 3 of R.A. 10752, National Government Projects pertain to: "... all national government infrastructure, engineering works and service contracts, including projects undertaken by government-owned and controlled corporations, all projects covered by Republic Act No. 6957, as amended by Republic Act No. 7718, otherwise known as the Build-Operate-and-Transfer Law, and other related and necessary activities, such as site acquisition, supply and/or installation of equipment and materials, implementation, construction, completion, operation, maintenance, improvement, repair, and rehabilitation, regardless of the source of funding."
197. R.A. 10752 also states that subject to the provisions of Republic Act No. 7160, otherwise known as the Local Government Code (LGC) of 1991, local government units (LGUs) may also adopt the provisions of this Act for use in the acquisition of ROW for local government infrastructure projects.
198. The implementing agency (IA) may utilize donation or similar mode of acquisition if the landowner is a government owned or government-controlled corporation.
- a. Compensation for Structures and Improvements, Crops and Trees**
199. Replacement Cost for Structures and Improvements. Section 5(a)(2) states that the IA may offer to acquire, through negotiated sale, the compensation price equivalent to the replacement cost of structures and improvements. Under Section 6.6 of the IRR of R.A. 10752, the replacement cost of structures or improvements affected by the ROW shall be based on the current market prices of materials, equipment, labor, contractors profit and overhead, and all other attendant costs associated with the acquisition and installation of a similar asset in place of the affected asset. In addition:
1. If the affected structure has been damaged, then the replacement cost should be the pre-damaged condition of that structure;
 2. The replacement cost of the structure may vary from the market value of the existing structure, since the structure that would actually replace it may have a different cost at current market prices; and
 3. The replacement structure has to perform the same functions and meet the performance specifications as the original structure.

200. **Current Market Value of Crops and Trees.** Section 5(a)(3) states that the IA may offer to acquire, through negotiated sale the compensation price equivalent to the current market value of crops and trees.

b. Compensation for Structures and Improvement of Owners Who Have No Legally Recognized Right to the Land

201. Section 5(b) of R.A. 10752, states that for owners of structures and improvements with no legally recognized rights to the land, payment of the replacement cost of structures and improvements shall apply as long as they meet all of the following conditions:

1. Are Filipino citizens;
2. Do not own any real property or other housing facility in any urban or rural area;
3. Are not professional squatters or members of a squatting syndicate as defined in the Urban Development and Housing Act of 1992; and
4. Although the IRR of R.A. 10752 provides a fourth condition, "Must not occupy an existing government ROW", this is not included in the Act.

c. Expropriation

202. **Section 6(b) of R.A. 10752 and Section 7 of the IRR**, states that for expropriation cases, the Implementing Agency is mandated to deposit to the court the following upon filing of the expropriation complaint:

1. 100% of the Bureau of Internal Revenue (BIR) zonal value of the land,
2. Replacement cost of structures and improvements, as determined by the IA, appraised by a Government Financial Institution (GFI) with adequate experience in property appraisal or an Independent Property Appraiser (IPA), and
3. Current market value of crops and trees within the property (as determined by the GFI or IPA).

203. In cases wherein the completion of the government infrastructure project is of utmost urgency and importance, R.A. 10752 allows for the expeditious processing for areas where there is no zonal classification or where the zonal valuation has been enforced for more than three years. In such cases, the IA will use the BIR zonal value and land classification of similar lands in the adjacent vicinity as basis for valuation.

204. The law obliges the court to determine the just compensation to be paid to the owner within 60 days from the date of the filing of the expropriation case. The difference between the deposited payment and just compensation adjudged by the court has to be paid by the agency when the court's decision becomes final and executory.

d. Payment of Taxes

205. If requested by the property owner, the IA can remit to the concerned LGU any unpaid real property tax, provided that its amount is not more than the value offered of the subject property. Said remittance will be deducted from the total negotiated price.

206. Under negotiated sale, the IA pays for the account of the seller, the capital gains tax, as well as the documentary stamp tax, transfer tax, and registration fees. The property owner pays any unpaid real property tax.

207. Under expropriation proceedings, the IA pays the documentary stamp tax, transfer tax, and registration fees, while the owner pays the capital gains tax and any unpaid real property tax.

e. Payment Terms

208. **Section 5(f) of R.A. 10752**, states the IA will pay the property owner upon execution of the Deed of Sale:

1. 50% of the negotiated price of the affected land (exclusive of unpaid taxes remitted to the LGU), and
2. 70% of the negotiated price of the affected structures, improvements, crops and trees (exclusive of unpaid taxes remitted to the LGU) upon execution of the deed of sale.

209. **Section 5(g) of R.A. 10752**, states the remaining payment for the affected property will be as follows:

1. For land, the remaining 50% of the negotiated price of the affected land will be paid, exclusive of unpaid taxes remitted to the concerned LGU (if any):
 1. At the time of transfer of title in the name of the Republic of the Philippines, in cases where the land is wholly affected; or
 2. At the time of the annotation of a deed of sale on the title, in cases where the land is partially affected.
2. For affected structures, improvements, crops and trees, the remaining 30% will be compensated, exclusive of unpaid taxes remitted to the concerned LGU (if any), if the land is already completely cleared of such structures, improvements, crops and trees.

f. Easement Agreement

210. Section 10 of R.A. 10752, states that if a portion of lot needed for the ROW is minimal – that the cost for surveying or segregating the portion from the main lot would be greater than the value of the lot needed – then the IA may, if the property owner agrees, resort to the mode of Easement of ROW provided under the Civil Code.

211. A ROW easement agreement can be executed between the property owner and the IA – with the former granting the latter the right to use the affected portion of the lot as ROW, and the owner retaining ownership of the land. Under such cases, the IA will pay the owner the following:

1. Value for the portion of the lot based on the existing zonal value declared by the BIR; and
 2. Value of the structures and improvements on land based on replacement cost.
212. The IA will be responsible for the registration of the ROW easement agreements with the Register of Deeds within 10 days from the date of execution, with the Registry of Deeds required to annotate on the Titles the agreements within seven days from receipt of the registration.

g. Government Appropriation

213. **Section 10 of R.A. 10752** stipulates that the government shall provide adequate appropriations that will allow implementing agencies to acquire the required ROW for the national government infrastructure projects in advance of the project implementation. This includes the following:
1. Cost for parcellary surveys and appraisal of project-affected properties;
 2. Compensation for project-affected land, structures and improvements, crops and trees;
 - Cost of development and implementation of resettlement projects including planning, social preparation, and other activities under the RAP; and
 - Related expenses of the IA, including capital gains tax in the case of negotiated sale, documentary stamp tax, transfer tax, and registration fees for the transfer of titles, and other relevant administrative expenses for ROW management.
214. **Section 15c of the IRR of R.A. 10752** provides a more detailed description of the third bullet. It states that where necessary, cost of implementation of resettlement projects may include land development and housing construction, provision of basic services and community facilities, livelihood restoration and improvement²¹, and other activities under RAP in coordination with concerned government agencies.

h. Acquisition of Subsurface Right of Way

215. **Section 4 of the R.A. 10752**, provides guidelines that when it is necessary to build, construct, or install on the subsurface or subterranean portion of private and government owned lands owned, occupied or leased by other persons, such infrastructure as subways, tunnels, underpasses, waterways, floodways, or utility facilities as part of the government's infrastructure and development project, the government or any of its authorized representatives shall not be prevented from entry into and use of such private and government lands by surface owners or occupants, if such entry and use are made more than fifty (50) meters from the surface.

²¹ As of now, there is no standard or guidelines for livelihood restoration and improvement as they relate to losses that come from land acquisition.

216. The IA shall duly consult with and notify the affected property owners of any acquisition of subsurface right of way needed for the infrastructure projects. The easement price provided by the IRR for R.A. 10752 is 20% of the market price of the land.
217. If the national government project involves underground works within a depth of fifty (50) meters from the surface, the IA may undertake the mode of acquisition in the following order:
- Negotiate with the property owner a perpetual easement of ROW for the subterranean portions of his property required by the project; and
 - Offer to acquire from the property owner the affected portion of the land, including the affected structures, improvements, crops and trees therein in accordance with the provisions of the Act.

3. Republic Act No. 7279 (Urban Development and Housing Act of 1992)

- The law stipulates that it is the policy of the state, in coordination with the private sector, to uplift the conditions of the underprivileged and homeless citizens in urban areas and in resettlement areas by making available decent housing at affordable cost, basic services, and employment opportunities. Socialized housing encompasses housing programs and projects covering houses or home lots for the homeless and underprivileged and provision of basic services and facilities. This shall be provided by LGUs or the National Housing Agency (NHA) in cooperation with the private developers and concerned agencies.
218. **Section 5 of R.A. 7279 and Sections 3.1, and 6.6 of its Annex.** The Guidelines for the Inventory and Identification of Lands and Sites for Socialized Housing state that lands or portions thereof, set aside for government offices, facilities, and other installations, whether owned by the National Government, its agencies and instrumentalities, including government-owned or controlled corporations, or by the LGUs, but which have not been used for the purpose for which they have been reserved or set aside for the past 10 years from the effectivity of the act (i.e., as of 2002) shall be covered by the act. As such, these areas, when identified as suitable for socialized housing, shall immediately be transferred to the NHA, subject to the approval of the President of the Philippines, or by the LGU concerned, as the case may be, for proper disposition with the act. Section 6.3 of the act's annex sets the following criteria to be used for evaluating the suitability of sites for socialized housing:
1. To the extent feasible, socialized housing and resettlement projects shall be located in new areas where employment opportunities are available;
 2. Priority shall be given to areas where basic services and facilities are already existing or where they can be introduced within a very short time;
 3. Transportation costs to workplaces and other services should be affordable considering that the target beneficiaries are the homeless and underprivileged;

4. The site shall not require excessive levelling, cutting, and filling. Sites requiring excessive engineering works shall be avoided. Likewise, sites on steep slopes and/or weak soil foundation shall not be considered;
 5. Environmentally critical areas like those that are flood prone or earthquake zones or areas near rivers and canals shall be avoided;
 6. Compatibility with existing zoning;
 7. Financial feasibility and viability where land valuation offer is low; and
 8. Tenurial status must be ascertained.
219. **Section 8 of the R.A. 7279 and its Annex A** mandated all LGUs in coordination with the NHA, the Housing and Land Use Regulatory Board (HLURB), the National Mapping and Resource Information Authority (NAMRIA), and the Land Management Bureau (LMB) of the Department of Environment and Natural Resources (DENR) to identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas.
220. **Section 10 of the R.A. 7279**, states that the land acquisition may be acquired through the following modes: community mortgage, land swapping, land assembly or consolidation, donation, joint-venture agreements, negotiation, or expropriation, which should be resorted to only when other options have been exhausted.
221. **Section 16 of the R.A. 7279** states that the following are eligible beneficiaries for socialized housing:
- a. Must be a Filipino citizen,
 - b. Must be underprivileged and homeless (i.e., those whose total household income is below the poverty threshold as defined by the National Economic and Development Authority (NEDA)
 - c. Must not own any real property whether in urban or rural areas, and
 - d. Must not be a professional squatter or member of any squatting syndicate.
222. In the same Act, Professional Squatter and Squatting Syndicate are defined as follows:
- a. Professional Squatter. It refers to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing. The term shall also apply to persons who have previously been awarded home lots or housing units by the Government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area and non-bona fide occupants and intruders or lands reserved for socialized housing. The term shall not apply to individuals or groups who simply rent land and housing from professional squatters or squatting syndicate.
 - b. Squatting Syndicate. It refers to groups of persons engaged in the business of squatter housing for profit or gain.
223. **Section 28 of the R.A. 7279** stipulates that eviction or demolition as a practice shall be discouraged. However, it may be allowed under the following conditions:

- a. When persons or entities occupy danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and other public places such as sidewalks, roads, parks, and playgrounds;
 - b. When government infrastructure projects with available funding are about to be implemented; or
 - c. When there is a court order for eviction and demolition.
224. In the execution of the above Section 28, the following shall be mandatory:
- a. Notice upon the affected persons or entities at least 30 days prior to date of eviction and demolition;
 - b. Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated;
 - c. Presence of local government officials or their representatives during eviction or demolitions;
 - d. Proper identification of all persons taking part in the demolition;
 - e. Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise;
 - f. No use of heavy equipment for demolition except for structures that are made of concrete/hard materials;
 - g. Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
 - h. Adequate relocation, whether temporary or permanent; provided however, that in cases of eviction and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the LGU concerned and the NHA with assistance of other government agencies within 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 60 days shall be extended to the affected families by the LGU concerned.
225. **Section 31 of the R.A. 7279** stipulates the implementation of the **Community Mortgage Program (CMP)**. The CMP, a socialized housing program of the government, seeks to improve the living conditions of underprivileged and homeless citizens by providing affordable financing to help them secure tenure on the land they occupy. Through the National Home Mortgage Finance Corporation (NHMFC), now the Social Housing Finance Corporation (SHFC), legally organized organizations are provided assistance from community mobilizers, processing of required documents to providing loans for lot acquisition, site development and house construction.
226. **Section 32 of R.A. 7279** states that CMP beneficiaries shall not be evicted nor dispossessed of their lands or improvements unless they have incurred non-payment of amortizations for three (3) months.

227. **Section 33 of the R.A. 7279** stipulates those beneficiaries of the Program shall be responsible for:
- a. organizing themselves into associations to manage their subdivisions or places of residence; and
 - b. securing housing loans under existing Community Mortgage Program, and such other projects that are beneficial to them.
228. Executive Order No. 272 (E.O. 272), Series of 2004 created the SHFC and directed the transfer of the CMP, Abot Kaya Pabahay Fund (AKPF) Program, and other social housing powers and functions of the NHMFC to the SHFC. Under this E.O., the SHFC shall be the lead government agency to undertake socialized housing programs that will cater to the formal and informal sectors in the low-income bracket and shall take charge of developing and administering socialized housing program schemes, particularly the CMP and the AKPF Program (amortization support program and development financing program).
229. Further, where beneficiaries fail to form an association by and among themselves, the SHFC shall initiate the organization of the same in coordination with the Presidential Commission for the Urban Poor (PCUP) and the LGUs concerned. No person who is not a bona fide resident of the area shall be a member or officer of such association.

4. Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019)

230. The act and its IRR were signed by the President in February and July 2019 respectively, and the full implementation is slated for January 2020. The act stipulates the creation of the Department of Human Settlements and Urban Development (DHSUD) with the intention of consolidating the Housing and Urban Development Coordinating Council (HUDCC) and the HLURB.
231. According to the act, DHSUD shall act as the primary national government entity responsible for the management of housing, human settlement, and urban development. It shall be the sole and main planning and policy-making, regulatory, program coordination, and performance monitoring entity for all housing, human settlement, and urban development concerns, primarily focusing on the access to and the affordability of basic human needs. It shall also develop and adopt a national strategy to immediately address the provision of adequate and affordable housing to all Filipinos and ensure the alignment of the policies, programs, and projects of all its attached agencies to facilitate the achievement of this objective.
232. When it comes to its attached agencies, DHSUD will exercise administrative supervision over the following housing agencies, which shall remain to be attached for purposes of policy and program coordination, monitoring, and evaluation: (i) NHA;

(ii) Home Guaranty Corporation (HGC); (iii) National Home Mortgage and Finance Corporation (NHMFC); (iv) Home Development Mutual Fund (HDMF); and (v) Social Housing Finance Corporation (SHFC). The attached agencies will continue to function according to existing laws and their respective charters.

5. Republic Act No. 7160 (Local Government Code of 1991)

233. This Code establishes the system and defines powers of provincial, city, municipal and barangay governments in the Philippines. Relevant sections include:
234. Section 2(c) of R.A. 7160 stipulates the policy of the state to require all national agencies and offices to conduct periodic consultations with appropriate LGUs, non-governmental and people's organizations, and other concerned sectors of the community before any project or program is implemented in their respective jurisdictions.
235. Section 17(b) of R.A. 7160 states that LGUs shall exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to the efficient and effective provision of basic services and facilities. Provincial LGUs are mandated to provide such basic services and facilities except for housing projects funded by the Social Security System (SSS), Government Service Insurance System (GSIS), and the HDMF.
236. Section 17(c) of R.A. 7160 provides that public works and infrastructure projects and other facilities funded by the national government under the annual general appropriations act, other special laws, pertinent executive orders, and those wholly or partially funded from foreign sources, are not covered under Section (b), as described above, except in those cases where the LGU concerned is duly designated as the IA for such projects, facilities, programs, and services.
237. Section 19 of R.A. 7160, an LGU, through its chief executive and acting pursuant to an ordinance, may exercise the power of eminent domain for public use, or purpose, or welfare for the benefit of the poor and the landless upon payment of just compensation, pursuant to the provisions of the Constitution and pertinent laws. Provided, however, that the power of eminent domain may not be exercised unless a valid and definite offer has been previously made to the owner, and such offer was not accepted.
238. Further, the LGU may immediately take possession of the property upon the filing of the expropriation proceedings and upon making a deposit with the proper court of at least fifteen percent (15%) of the fair market value of the property based on the current

tax declaration of the property to be expropriated: Provided, finally, that, the amount to be paid for the expropriated property shall be determined by the proper court, based on the fair market value at the time of the taking of the property.

239. Section 20(a) of R.A. 7160 states that of the city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases:
1. When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture (DA); or
 2. Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned.
240. Provided, that such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance:
- a. For highly urbanized and independent component cities, fifteen percent (15%);
 - b. For component cities and first to third class municipalities, ten percent (10%); and
 - c. For fourth to sixth class municipalities, five percent (5%): Provided, further, that agricultural lands distributed to agrarian reform beneficiaries pursuant to R.A. No. 6657²², otherwise known as "The Comprehensive Agrarian Reform Law", shall not be affected by the said reclassification and the conversion of such lands into other purposes and shall be governed by Section 65 of said Act.
241. Section 20(c) of R.A. 7160 states that the LGUs shall, in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through zoning ordinances which shall be the primary and dominant bases for the future use of land resources. The requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of such plans.
242. Section 27 of R.A. 7160 provides that no project or program shall be implemented by government authorities unless the consultations mentioned in Sections 2(c) above are complied with, and prior approval of the Sanggunian concerned is obtained. Provided that occupants in areas where such projects are to be implemented shall not be evicted unless appropriate relocation sites have been provided, in accordance with the provisions of the Constitution.

²² R.A. No. 6657 enacted in 1988 is an Act instituting a comprehensive agrarian reform program to promote social justice and the establishment of owner cultivatorship of economic-size farms as the basis of Philippine agriculture. To this end the State encourages and undertakes the just distribution of all agricultural lands, subject to the priorities and retention limits set forth in the Act.

6. Republic Act No. 386 (Civil Code of the Philippines)

243. **Title VII of R.A. 386**, provides methods for acquiring and extinguishing easements or servitudes.
244. **Article 613** defines an easement or servitude as an encumbrance imposed upon an immovable for the benefit of another immovable belonging to a different owner. Further the section states that the immovable in favor of which the easement is established is called the dominant estate, and that, which is subject thereto the servient estate. For example, this section of the Civil Code is relevant to ROW acquisition when the government (i.e., the dominant estate) can require easements due to new public infrastructure. This can impose restrictions to owners (i.e., the servient estate) on land use, as the owner is required to allow perpetual use of portions of his/her land for public purpose.
245. R.A. 386 provides definitions and guidelines that are relevant to this legal framework as enumerated below:
- A. Chapter 1 – Easements in General, Sections 1-4
 - a. Article 615 - Continuous easements are those the use of which is or may be perpetual, without the intervention of any act of man.
 - b. Article 617 - Easements are inseparable from the estate to which they actively or passively belong.
 - c. Article 618 - Easements are indivisible. If the servient estate is divided between two or more persons, the easement is not modified, and each of them must bear it on the part which corresponds to him.
 - d. Article 625 - Upon the establishment of an easement, all the rights necessary for its use are considered granted.
 - e. Article 626 - The owner of the dominant estate cannot use the easement except for the benefit of the immovable originally contemplated. Neither can the owner exercise the easement in any other manner than that previously established.
 - f. Article 629 - The owner of the servient estate cannot impair, in any manner whatsoever, the use of the servitude.
 - g. Article 630 - The owner of the servient estate retains the ownership of the portion on which the easement is established and may use the same in such a manner as not to affect the exercise of the easement.
 - h. Article 631(5) - Easements are extinguished by the renunciation of the owner of the dominant estate.
 - B. Chapter 2 – Legal Easements, Sections 1 and 3
 - a. Article 634 - Easements imposed by law have for their object either public use or the interest of private person.

- b. Article 635 - All matters concerning easements established for public or communal use shall be governed by the special laws and regulations relating thereto.
- c. Article 649 - Should the easement be established in such a manner that its use may be continuous for all the needs of the dominant estate, establishing a permanent passage, the indemnity shall consist of the value of the land occupied and the amount of the damage caused to the servient estate.
- d. Article 654 - If the ROW is permanent, the necessary repairs shall be made by the owner of the dominant estate. A proportionate share of taxes shall be reimbursed by said owner to the proprietor of the servient estate.

7. Republic Act No. 8371 (Indigenous Peoples Rights Act of 1997)

- 246. The act defines the identity and entitlements of IP, as also their rights and remedies available under national law to protect their interests. The Indigenous Peoples Rights Act (IPRA) was a landmark law, not only for recognition of the rights of IP in the Philippines but also as a milestone in recognition of the rights of IP globally. Involuntary resettlement triggers may occur within ancestral domains. The IPRA sets conditions, requirements, and safeguards for plans, programs, and projects affecting IP communities. The important provisions of the IPRA are:
 - a. Right to the indigenous communities' ancestral domains (Chapter III, Section 11);
 - b. Right to informed and intelligent participation in the formulation and implementation of any project, government or private, that will impact upon their ancestral domains (Chapter III, Section 7b).
- 247. **Section 59 of the IPRA**, entitled, "Certification Precondition" states that all departments and other governmental agencies are strictly enjoined from issuing, renewing, or granting any concession, license or lease, or entering into any production-sharing agreement, without prior certification from the National Commission on Indigenous People (NCIP) proving that the area affected does not overlap with any ancestral domain. Such certification shall only be issued after field-based investigation (FBI) is conducted by the Ancestral Domains Office (ADO) of the area concerned. If the area does overlap with an ancestral domain, the NCIP Administrative Order (A.O.) No. 3, Series of 2012, the revised guidelines on free and prior informed consent (FPIC) and related processes are required to be followed.

8. Republic Act No. 9679 (Home Development Mutual Fund Law of 2009)

- 248. The HDMF is also known as Pag-IBIG (Pagtutulungan sa Kinabukasan: Ikaw, Bangko, Gobyerno) Fund. The Pag-IBIG Fund is a mutual provident savings system, which is primarily intended for shelter financing among its members. Section 10 states that the Fund shall be private in character, owned wholly by the members, administered in trust and applied exclusively for their benefit. Section 6 of the act provides that membership in the Fund shall be mandatory upon all employees covered by the SSS and the GSIS, and their respective employers. However, the coverage of employees whose monthly compensation is less than four thousand pesos (PhP4,000.00) is on a voluntary basis.

249. Section 13 (d) and (e) mandates Pag-IBIG Fund to invest not less than 70% of its investible funds to housing, and to acquire, utilize, or dispose of, in any manner recognized by law, real or personal properties to carry out the purpose of the Act, respectively.

9. Republic Act No. 6685 (December 1988) An Act Requiring Private Contractors to Whom National, Provincial, City and Municipal Public Works Projects have been Awarded under Contract to Hire at Least Fifty Percent of the unskilled and at Least Thirty Percent of the Skilled Labor Requirements to be Taken from the Available Bona Fide Residents in the Province, City or Municipality in which the Projects are to be Undertaken, and Penalizing those who Fail to do so

250. The Act requires private contractors to whom national, provincial, city, and municipal public works projects have been awarded under contract to hire at least 50% of the unskilled and at least 30% of the skilled labor requirements to be taken from available bona fide residents in the province, city or municipality concerned in which the projects are to be undertaken, penalizing those who fail to do so. Under Section 1 of R.A. 6685, national and local public works projects funded by either the national government or local government including foreign-assisted projects must hire at least 50% of the unskilled and 30% of the skilled labor requirements from bona fide and actual residents in the province, city and municipality concerned who are ready, willing, and able, as determined by the governor, city mayor, or municipal mayor concerned. In areas where the number of available resources is less than the required percentages provided in this act, the said requirements shall be based on the maximum number of locally available labor resources, which shall be certified by municipal, city, provincial, or district engineers in sufficient compliance with labor requirements under this Act.

10. Republic Act No. 9994 (Expanded Senior Citizen Act, February 2010)

251. The act grants additional benefits and privileges to senior citizens to maximize the contribution of senior citizens for nation-building and other purposes. Section 3 of R.A. 9994 defines senior citizens or the elderly as any resident citizen of the Philippines at least sixty (60) years old. Section 5 of the same act provides the establishment of special housing units for the elderly under its national shelter program.

11. Republic Act No. 7277 (Magna Carta for Disabled Persons, March 1992) as Amended by R.A. 9442

252. The Act as also known as the Magna Carta for Disabled Persons, grants the rights and privileges for persons with disability (PWDs) to ensure their rehabilitation, self-development, and self-reliance. Section 4 of the Act provides the following definitions:
- a. PWDs are those suffering from the restriction of different abilities, as a result of a mental, physical, or sensory impairment, to perform an activity in the manner of within the range considered normal for a human being; and
 - b. Marginalized persons with disability refer to PWDs who lack access to rehabilitative services and opportunities to be able to participate fully in socio-economic activities and who have no means of livelihood or whose incomes fall below the poverty threshold.

12. Batas Pambansa 220 (June 1982)

253. The act authorizes the Ministry of Human Settlements to establish and promulgate different levels of standards and technical requirements for economic and socialized housing projects in urban and rural areas.²³ Section 1 of Batas Pambansa 220 declares a policy of the government to promote and encourage the development of economic and socialized housing projects for the average and low-income earners in urban and rural areas.
254. Section 2 of the act defines economic and socialized housing units as those which are within the affordable level of the average and low-income earners which is 30% of the gross family income as determined by the NEDA from time to time.

13. Presidential Decree No. 1096 (National Building Code of the Philippines, February 1977)

255. The decree revises R.A. 6541 to conform to development goals and infrastructure programs of the government and adequately provide for all technological requirements of buildings and structures in terms of the up-to-date design and construction standards and criteria.
256. It states the policy of the state to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control. To this end, in addition, the Decree aims to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, and quality of materials, construction, use, occupancy, and maintenance.

²³ Functions of the Ministry of Human Settlements were transferred by virtue of E.O. 90 Series of 1986, creating the HUDCC and abolishing the Ministry of Human Settlements.

C. Executive/Administrative/Department Orders

1. Executive Order No. 1035, Series of 1985

257. This E.O. 1035 provides the procedures and guidelines for expeditious acquisition by the government of private real properties or rights thereon for infrastructure and other government development projects. Financial assistance to displaced tenants/farmers, equivalent to the average annual gross harvest for the last three (3) years and not less than PhP 15,000 per ha. Provision of financial assistance for the portion subject to the reservation under Section 112 of C.A. 141 on land acquired under C.A. 141 (for original patent holders only). Under C.A. 141, the ROW strip not exceeding 20 m in width within the land acquired under the law, or 60 m (under P.D. 635) is reserved for public use. This shall be over and above compensation for affected portions of structures and improvements therein.

2. Executive Order No. 48, Series of 2001

258. This E.O. declares non-core properties of the Philippine National Railways (PNR) (i.e., those outside the boundaries of railroad tracks and not utilized for railroad purposes) as socialized housing sites and provides for the disposition of the same to bona fide occupants through the HUDCC/DHSUD.

3. Executive Order No. 708, Series of 2008

259. E.O. 708, Series of 2008 amended E.O. 152, Series of 2002 and devolved the function of the PCUP as the clearing house for the conduct of demolition and eviction activities involving the homeless and underprivileged citizens to respective LGUs with territorial jurisdiction over the proposed demolition and eviction activities of government agencies.
260. In relation to this, the LGUs were also ordered to create the Local Housing Board (LHB) or any similar body through an appropriate ordinance before conducting the clearing house functions granted to them in the E.O. The Presidential Commission for the Urban Poor (PCUP) shall continue its monitoring and reporting functions including Sub-section 4-11 of Section 1 and Section 9 of E.O. 152 as follows:
- a. Investigate motu proprio or upon complaint by any party and any violation of the provisions of Section 28 of R.A. 7279 or its IRR;
 - b. File motu proprio or by way of assistance to any aggrieved party and the appropriate criminal, civil or administrative case against any person or persons found to have violated the provisions of Section 28 of R.A. 7279 or its IRR;
 - c. Recommend to the President appropriate measures for the implementation and enforcement of Section 28 of R.A. 7279 and its IRR including possible administrative sanctions against national or local government officials who have violated the said law, rules, and regulations;

- d. Request any government agency for assistance and necessary information in the discharge of their respective functions under this Order;
- e. Publicize matters covered by its investigation of violations of the provisions of Section 28 of R.A. 7279 or its IRR, when circumstances so warrant and with due prudence: Provided, however, that PCUP shall, under the rules and regulations it shall hereafter promulgate and determine what cases may not be made public: Provided, further, that any publicity issued by PCUP shall be balanced, fair, and true;
- f. Administer oaths, issue subpoena and subpoena duces tecum, and take the testimonies of witnesses in the course of its investigation;
- g. Adopt its own operational guidelines and rules of procedures as well as rules and regulations not otherwise inconsistent with existing laws, rules, and regulations, to effectively carry out its mandate; and
- h. Perform such other function as may hereafter be provided by law or executive issuance.

4. Executive Order No. 272, Series of 2004

- 261. E.O. 272 creates the SHFC and assigns the SHFC as the lead government agency for undertaking socialized housing programs that will cater to the formal and informal sectors in the low-income bracket and shall take charge of developing and administering social housing program schemes, particularly the CMP and the AKPF Program (i.e., the amortization support program and development financing program).

5. Executive Order No. 69, Series of 2012

- 262. The E.O. provides for the transfer of PCUP to the Office of the President to effectively coordinate, formulate, and evaluate policies and programs concerning the urban poor. The E.O. also provides the following functions and power to PCUP:
 - a. Conduct of social preparation activities related to asset reforms, human development, and basic social services, employment and livelihood, and other programs of the government for the urban poor; and
 - b. Representation in the HUDCC, key shelter agencies (KSAs), and the LHB.

6. DOTr Department Order No. 2013-05

- 263. The Department Order (D.O.) specifies the composition of the Technical Working Committee (TWC) for site acquisition/ROW for the department's infrastructure projects.

7. HLURB Memorandum Circular No. 13, Series of 2017

- 264. The HLURB's Memorandum Circular (M.C.) sets the price ceiling for an economic housing at above PhP 450,000 to PhP 1,700,000, while a medium-cost housing is above PhP 1,700,000 to PhP 4,000,000.

8. HUDCC Resolution No. 1, Series of 2018

265. The resolution by the HUDCC sets up a new price ceiling for socialized subdivision projects as indicated in Table 4-2.

Table 4-2: Price Ceiling for Socialized Subdivision Projects

Price Ceiling	Floor Area
PhP480,000	22 square meters (m ²) with loft of at least 50% of the base structure; or 24 m ²
PhP530,000	24 m ² with loft of at least 50% of the base structure; or
PhP580,000	28 m ² with loft of at least 50% of the base structure; or 32 m ²

9. HUDCC Resolution No. 2, Series of 2018

266. The resolution by the HUDCC sets up a new price ceiling for socialized condominium project as indicated in Table 4-3.

Table 4-3: Price Ceiling for Socialized Condominium Projects

Area	Price ceiling	Floor Area
For the National Capital Region (NCR); San Jose Del Monte City in Bulacan Province; Cainta and Antipolo in Rizal Province; San Pedro City in Laguna Province; and Carmona and Cities of Imus and Bacoor in Cavite Province.	PhP700,000	22 m ²
	PhP750,000	24 m ²
For other areas	PhP600,000	22 m ²
	PhP650,000	24 m ²

D. Relevant Manuals, Policies and Memorandum Circulars

1. DOTr Right-of-Way and Site Acquisition Manual (ROWSAM)

209. The DOTr as the IA is mandated by R.A. 10752 through Section 18 of its IRR to produce an agency manual of procedures for ROW acquisition. As of March 2018, accordingly, the DOTr proclaimed D.O. 2018-005 stipulating that all implementing offices concerned shall be directed to adopt and use the DOTr's Right-of-Way and Site Acquisition Manual (ROWSAM).
210. ROWSAM was developed to provide clear and specific operational guidelines on ROW acquisition. It aims to guide the DOTr staff on legal processes and procedures

necessary to acquire and clear private and public lands required for the construction and operation of public transport infrastructure regardless of funding sources. Further, it outlines the land acquisition requirements necessary for planning, developing, and implementing land acquisition necessary for the development, construction, and operation of transportation projects.

211. The ROWSAM also mentions about the importance of due diligence and the DOTr's core values that must be applied in every step of the ROW acquisition process as below.
- a. We value integrity and honesty. We practice what we say, formulate policies, programs and projects and properly use resources attuned with the DOTr Mission and Vision.
 - b. We are competent. We constantly search for and apply new ideas, technologies and practice to improve the delivery of services to our stakeholders.
 - c. We do right things at the right time with the right attitude and behavior. We provide our stakeholders and the general public access to relevant information.
 - d. We value and treat our stakeholders with the utmost respect and care.
 - e. We, the members of the DOTr family, work as a team to attain common goals and objectives.
 - f. We commit everything to God for the continuous advancement of this Department and the nation as a whole.

2. DPWH Right-of-Way Acquisition Manual (DRAM)

267. For this project, the DOTr is adopting the Department of Public Works and Highways Right-of-Way Acquisition Manual (DRAM) as a general guide in the implementation of the improved ROW process. Differences between the DRAM procedures and requirements specific for this project are set out in the gap matrix in this chapter, in the entitlement matrix and implementation arrangements described elsewhere in the RAP. The DRAM was developed in compliance with Section 18 of the IRR, of R.A. 10752, which prescribes that, to provide clear, specific, and operational guidelines for the efficient acquisition of ROW for its infrastructure projects, each implementing agency (IA) shall prepare and implement its own "Manual of Procedures for ROW Acquisition." The DRAM covers the entire ROW acquisition process including the following:
- a. Project feasibility study with environmental impact assessment;
 - b. Preparation of preliminary ROW action plan with property appraisal;
 - c. Provision of appropriations in the General Appropriations Act (GAA);
 - d. Detailed design (DD) including parcellary surveys and preparation of the final RAP;
 - e. RAP validation;
 - f. Actual ROW acquisition through donation, negotiation, expropriation, and other modes;
 - g. Payments to property owners;
 - h. Transfer of title to the Republic of the Philippines;
 - i. Clearance of the ROW, and
 - j. Management of the ROW.

268. The DRAM is also intended to be a reference for property owners and other affected persons (APs) on the requirements and procedures to be followed to facilitate the ROW acquisition, while ensuring that they obtain due process and fair compensation. It will also guide other concerned government entities including the Office of the Solicitor General (OSG), the Bureau of Internal Revenue (BIR), the housing agencies, the DENR, LGUs, and the courts, among others as well as official development assistance (ODA) agencies, on the ROW aspects that entail their active participation. Finally, it shall also serve as guide for government financing institution (GFIs) and independent property appraisers (IPAs) in determining the appropriate price offers to property owners affected by the ROW acquisition.
269. The DRAM consists of the main volume and the appendix volume. In the main volume, the manual presents and discusses the workflow chart, objective, lead persons, support entities, overview, and procedures. The appendix volume provides the pertinent laws, rules, regulations, department orders, template forms, agreements, and reports.

3. Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007

270. Prior to the DRAM, the policy and guidelines of the Department of Public Works and Highways (DPWH) on resettlement were expressed in the Infrastructure ROW (IROW) Procedural Manual (April 2003) and the Land Acquisition, Resettlement, Rehabilitation, and Indigenous People's Policy (LARRIPP) (3rd edition in April 2007).
271. The LARRIPP indicates that social impacts of infrastructure projects should be avoided, minimized and/or mitigated. APs should be provided with sufficient compensation in order to ensure that their standard of living prior to the project should be maintained or improved. Project stakeholders should also be consulted regarding the project's design, implementation, and operation.

4. SHFC Corporate Circular No. 13-026 Series of 2013.

272. SHFC Corporate Circular No. 13-026 Series of 2013 defines the High-Density Housing (HDH) Project Guidelines of SHFC. The High-Density Housing (HDH) program is the SHFC's participation to the informal settler families' (ISFs) Housing Program being implemented by the incumbent administration with an allocated budget of P50 - billion for five (5) years. The ISFs' Housing Program aims to ensure safe and flood-resilient permanent housing solutions for the ISFs living in danger areas of the National Capital Region (NCR).

5. Community Mortgage Program {CMP) Corporate Circular 13-025 Section VIII.

273. Community Mortgage Program {CMP) Corporate Circular 13-025 Section VIII provides for the Community Association that will be assisted by a CMP-mobilizer. A CMP mobilizer refers to an organization working with communities of informal settlers and duly accredited by SHFC whose principal role is to assist, organize, and prepare communities for participation in the CMP.

6. SHFC Memorandum Circular 2015-015

274. SHFC Memorandum Circular 2015-015 provides for the evaluation of eligibility and preliminary approval of technical aspect of the proposed socialized housing project.

7. National Home Mortgage Finance Corporation (NHMFC) Corporate Circular Number ULP-014.

275. NHMFC Corporate Circular Number ULP-014 defines the Unified Home Lending Program that is towards increased homeownership and to broaden the base of beneficiaries under the UHLP undivided titles of land for several beneficiaries may now be the subject of housing loans where the type of financing shall be called Community Mortgages

8. NHA Memorandum Circular No. 2427 Amended by M.C. 2017-014

276. NHA M.C. 2427 s. 2012 Amended by M.C. 2017-014 Amendment to Section III,3.4c serves as an enabler and facilitator in the housing delivery process under R.A. 7279, the NHA issued the revised guidelines for the implementation of the resettlement assistance program for LGUs. The guidelines were designed to enhance the capabilities of LGUs outside Metro Manila to provide housings for informal settlers requiring relocation and resettlement. Target beneficiaries include families displaced or to be displaced from sites earmarked for government infrastructure projects. As partners of the program, the NHA will (i) provide technical assistance to LGUs in preparing project plans and formulating policies and guidelines in implementing resettlement projects and (ii) contribute funds (in the form of grants) for the development of resettlement sites. The LGUs, on the other hand, shall (i) contribute land for the project and (ii) be the lead project implementer with overall responsibilities for the operation and management of the resettlement projects to include the preparation of overall project plans, site development and housing plans, beneficiary selection, and the relocation of families and estate management.

9. NHA Memorandum Circular No. 015, Amended by M.C. 2017-020

277. **NHA M.C. 015, s. 2015 Amended by M.C. 2017-020 Annex E** provides the guidelines for site selection, site suitability, and site planning in the implementation of various housing development programs and projects of the NHA. It also entails the selection and planning of sites for housing with the objective of rationalizing the land use of NHA housing projects considering the many environmental and social issues on housing development vis-à-vis the existing government rules and regulations.

10. NHA Memorandum Circular No. 014, Series of 2018

278. **NHA M.C. 014, s. 2018** entitled “Revised Guidelines for the Financing of the Acquisition of Developed Lots and Completed Housing Units in Permanent Housing Sites through the Community-Based Initiative Approach (CBIA)” seeks to provide improvements on the community initiative approach per NHA Board Resolution No. 6081 and 6155 dated May 13, 2016, and March 1, 2017, respectively. The latest issuance includes enhanced participation of a community association (CA) in identified aspects of the relocation and resettlement program and project implementation process as well as strengthening of controls in the site evaluation, evaluation of landowners/developers/contractors, review and approval of project proposals, and project implementation.

E. JICA Policies on Involuntary Resettlement

279. **Section 2.6 of JICA Guidelines (2010)** states that “projects must comply with the laws, ordinances, and standards related to environmental and social considerations established by the governments that have jurisdiction over project sites (including both national and local governments). They must also conform to the environmental and social consideration policies and plans of the governments that have such jurisdiction”.
280. The key principles of JICA policy on involuntary resettlement described in the guidelines is summarized below:
- a. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives
 - b. When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.
 - c. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.
281. Compensation must be based on the full replacement cost.
- a. Compensation and other kinds of assistance must be provided prior to displacement.
 - b. For projects that entail large-scale involuntary resettlement, RAPs must be prepared and made available to the public.

- c. In preparing a RAP, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.
- d. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of RAPs.
- e. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.
- f. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socio-economic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers and others who wish to take advantage of such benefits. Eligibility of benefits include:
 - i. APs who have formal legal rights to land (including customary and traditional land rights recognized under law);
 - ii. APs who do not have formal legal rights to land at the time of census but have a claim to such land or assets; and
 - iii. APs who have no recognizable legal right to the land they are occupying.
- g. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.
 - i. Provide support for the transition period (between displacement and livelihood restoration).
 - ii. Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities, etc.
 - iii. For projects that entail land acquisition or involuntary resettlement of fewer than 200 people, abbreviated resettlement plan is to be prepared.

F. ADB Policy on Involuntary Resettlement and Indigenous Peoples

282. The objectives of ADB's SPS (2009) are to (i) avoid involuntary resettlement whenever possible to minimize involuntary resettlement by exploring project and design alternatives; (ii) enhance, or at least restore, the livelihoods of all displaced and vulnerable persons in real terms relative to pre-project levels; (iii) and improve the standards of living of the displaced poor and other vulnerable groups. The involuntary resettlement safeguard covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary land acquisition or (ii) involuntary restrictions on land use or access to legally designated parks and protected areas. The SPS (2009) covers physical and economic displacement regardless of whether such losses and involuntary restrictions are full or partial and permanent or temporary. ADB-supported projects are considered significant if 200 or more persons will experience major impacts, which

are defined as (i) being physically displaced from housings, or (ii) losing 10% or more of their productive assets (income generating). The level of details and comprehensiveness of a resettlement plan is commensurate with the significance of potential impacts and risks.

283. Involuntary Resettlement. ADB's policy on involuntary resettlement in the SPS (2009) is briefly described below:

- a. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- b. Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and IPs, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- c. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- d. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- e. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- f. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.

- g. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- h. Prepare a RAP elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- i. Disclose a draft RAP, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
- j. Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- k. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- l. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.
- m. An important aspect of ADB's involuntary resettlement safeguard requirement is compensation at replacement cost comprising the following elements: (i) fair current market value at the time of compensation, (ii) transaction costs, (iii) interest accrued, (iv) transitional and restoration costs, and (v) other applicable payments, if any. In the calculation, structures are required to be compensated at replacement costs without depreciation of structures. Qualified and experienced experts shall undertake the valuation of acquired assets.
- n. Persons or households without formal legal rights nor recognized or recognizable claims to the acquired land are still entitled to be compensated for their loss of assets other than land, such as dwellings or other improvements on the land at full replacement cost, provided that they have occupied/used the land or structures in the affected land prior to a declared cut-off date.
- o. Other ADB policies relevant to resettlement action planning and implementation include the Policy on Gender and Development that adopts gender mainstreaming as a key strategy for promoting gender equity and ensuring participation of women and that their needs are explicitly addressed in the decision-making process for development activities. For projects that have the potential to have substantial gender impacts, a gender plan is prepared to identify strategies to address gender concerns and the involvement of women in the design, implementation, and monitoring of the project.
- p. The ADB Public Communications Policy seeks to encourage the participation and understanding of people and other stakeholders affected by ADB-assisted activities. Information dissemination on ADB-funded projects should start early in the project preparation phase and continue throughout all stages of project

development, in order to facilitate dialogue with affected persons and other stakeholders.

- q. ADB's indigenous people's safeguards are triggered if a project directly or indirectly affects the dignity, human rights, livelihood systems, or culture of IPs or affects the territories or natural or cultural resources that IPs own, use, occupy, or claim as their ancestral domain. If ancestral domain land were to be required for the rail ROW for the project, appropriate IP safeguard instrument will be prepared.

284. **Indigenous Peoples.** For the section, it has been assessed that no ancestral domain land is to be affected, nor are there any indigenous people affected by the project. Under ADB's SPS (2009), the main objective with respect to IPs is to design and implement projects in a way that fosters full respect for IP identity, dignity, human rights, livelihood systems, and cultural uniqueness as defined by IP/indigenous cultural communities (ICCs) themselves so that they (i) receive culturally appropriate social and economic benefits; (ii) do not suffer adverse impacts as a result of projects; and (iii) can participate actively in projects that affect them.

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G. Resettlement Policy Comparison

Below is a table comparing Philippine's legal framework with JICA Guidelines (2010) and ADB's SPS (2009) on involuntary resettlement. Some policy gaps, and gap-filling measures have been identified and are presented in Table 4-4: **Gap Analysis and Harmonized Involuntary Resettlement Policy**

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
1	Compensation for non-land assets for those without recognized legal rights to affected land	APs who have neither formal legal rights nor recognizable claims to affected land they occupy are to be compensated for the loss of assets other than land and other improvements to the land at full replacement cost, provided that they occupied the project area prior to the project cut-off date.	APs without legal entitlements to affected land will be eligible for compensation for structures and improvements with the following criteria: <ul style="list-style-type: none"> • Must be a Filipino citizen; • Must not own any real property or 	APs without legal rights to affected land are potentially ineligible for compensation for non-land losses if they are classified as ineligible (not meeting the criteria).

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			<p>any other housing facility, whether in an urban or rural area; and</p> <ul style="list-style-type: none"> • Must not be a professional squatter or a member of a squatting syndicate, as defined in R.A. 7279, otherwise known as the "Urban Development and Housing Act of 1992" (Section 5(b) of R.A. 10752) <p>"Squatting syndicates" as defined in Section 3 of R.A. 7279 will not be eligible for compensation or assistance.</p> <p>Under Section 15 of the IRR of R.A. 10752, the government shall provide adequate appropriations including the cost of development and implementation of resettlement projects, including planning, social preparation, provision of basic</p>	

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			<p>services, community facilities, livelihood restoration and improvement, and other activities in the RAP.</p> <p>Section 5(b) of R.A. 10752 states that for owners of structures and improvements with no legally recognized rights to the land, payment of the replacement cost of structures and improvements shall be applied as long as they meet all of the following conditions:</p> <ul style="list-style-type: none"> • Are Filipino citizens; • Do not own any real property or other housing facility in any urban or rural area; and • Are not professional squatters or members of a squatting syndicate as defined in the Urban Development 	

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			and Housing Act of 1992. Although the IRR of R.A. 10752 provides the fourth condition, “must not occupy an existing government ROW”, this is not included in the Act.	
2	Eligibility for resettlement assistance	<p>Physically displaced persons will be provided with relocation assistance, transitional support, and development assistance.</p> <p>The standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards will be improved, and appropriate income sources and legal and affordable access to adequate housing will be provided for them.</p>	<p>[Socialized Housing] Under Section 16 of R.A. 7279, informal settlers shall fulfill the following criteria to qualify for a socialized housing program, a beneficiary:</p> <ul style="list-style-type: none"> • Must be a Filipino citizen; • Must be an underprivileged and homeless citizen; • Must not own any real property whether in the urban or rural areas; and • Must not be a professional squatter or a member of squatting syndicates. 	There are restrictions on the eligibility for resettlement assistance for those who do not meet the criteria for a socialized housing or have real property elsewhere.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
3	Payment of capital gains tax (CGT) on land acquired through expropriation	The rate of compensation for acquired housing, land, and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued; (iv) transitional and restoration costs; and (v) other applicable payments, if any.	<p>R.A. 10752 requires for a property owner to pay the CGT in expropriation proceedings in order to incentivize and promote negotiated sale.</p> <p>Under negotiated sale, the IA shall pay for the account of the seller, CGT as well as DST, transfer tax, and registration fees. The property owner will pay any unpaid real property tax.</p> <p>Under expropriation proceedings, the IA shall</p>	Payment of CGT by APs if land is expropriated is inconsistent with the principle of replacement cost.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			pay DST, transfer tax, and registration fees, while the owner will pay CGT and any unpaid RPT.	

No.	Issue	ADB/JICA	Laws of the Philippines	Gap

No.	Issue	ADB/JICA	Laws of the Philippines	Gap

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
4	Scope of application of the RAP	The scope covers direct impacts of land acquisition and restricted land use for the project, including any land acquired for development of resettlement sites and ROW adjustments specifically for the project.	<p>Unless the RAP specifies otherwise, government policies and standards only would be applied.</p> <p>For involuntary resettlement impacts from land acquired for resettlement sites, R.A. 7279 states that the land for socialized housing can be expropriated but should be resorted only when other</p>	Potential gaps with respect to the application of policies and entitlements under the RAP to those who are affected by land acquisition in developing resettlement sites for the project.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			options have been exhausted.	
5	Timing of payment of compensation and assistance prior to displacement	All compensation and assistance should be provided prior to displacement.	<p>Under R.A. 10752, in the mode of negotiated sale, APs will be paid in two installments for their affected properties. The balance in compensation for the land will only be paid after the Deed of Sale has been completed. The balance of payment for improvements will be paid to APs only after the acquired lands have been cleared of all improvements (i.e., structures, trees, and crops).</p> <p>In the mode of expropriation, initial compensatio</p>	There are gaps on the timing for payment and for expropriation cases the need to provide proof of ownership to the court prior to payment.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			<p>n at an amount computed at 100% of lot price based on the latest BIR zonal value for land, the replacement cost for structures and improvements, and the market value for crops and trees in the form of a check will be deposited to the court in favor of the owner upon filing of an expropriation case by the DOTr. The court will immediately issue an order to take possession of the property and start implementation of the project (Section 6(a) R.A. 10752). While the court adjudicates the compensation to be paid, APs may, at any time request the court to release such deposit upon presentation of proof of</p>	

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			ownership (Section 6(a) R.A. 10752).	
6	Severity of impacts on productive resources for which rehabilitation assistance is required.	The loss of 10% or more of productive or income sources (e.g., farmland and business/ shop) is entitled to livelihood restoration assistance.	<p>There is no specific reference to the severity of impacts. The related reference includes:</p> <p>For agricultural tenants and sharecroppers: Financial assistance equivalent to the average gross harvest for the last three (3) years and no less than Php 15,000 per ha (E.O. 1035).</p> <p>For agricultural lessees: They are entitled to disturbance compensation equivalent to five times the average gross harvests on their landholding during the last five preceding calendar years (R.A. 6389).</p>	Gaps with respect to the threshold and requirements for livelihood restoration assistance for all cases experiencing the loss of productive resources.
7	Severity of the loss of a property for which the entire property will be acquired	If the residual portion of a property after acquisition is 20% or less or if the residual portion is no longer viable for use according to the original purpose, the	No specific law prescribes acquisition of the remaining unviable portion of the acquired	No current Government policy on this issue.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
		entire property will be acquired.	property.	
8	Income restoration and livelihood improvement	The borrower/client will include detailed measures for income restoration and livelihood improvement of displaced persons in the resettlement plan. Income sources and livelihoods affected by project activities will be restored to pre-project levels, and the borrower/client will make every attempt to improve the income of displaced persons, so that they can benefit from the project. For vulnerable persons and households affected, the resettlement plan will include measures to provide extra assistance, so that they can improve their incomes in comparison with the pre-project levels. The resettlement plan will specify the income and livelihoods restoration strategy,	<p>There are requirements for supplementary assistance or training to certain categories of APs. However, the requirements do not have specific objectives to restore income-earning capacity and are limited in scope and application.</p> <p>Nonetheless, the IRR of R.A. 10752 states that government appropriations should be available to cover the cost of the development and implementation of</p>	ADB/JICA guidelines are more specific regarding objectives of restoring income-earning capacity and include those whose income generation resources are severely affected.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
		institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.	resettlement projects and may include livelihood restoration and improvement activities.	
9	Transitional assistance and compensation for lost income	<p>In the case of physically displaced persons, (i) transitional support and development assistance such as land development, credit facilities, training, or employment opportunities and (ii) opportunities to derive appropriate development benefits from the project will be provided.</p> <p>In cases where land acquisition affects commercial structures, affected business owners are entitled to (i) the costs of re-establishing commercial activities elsewhere; (ii) the net income lost during the transition period; and (iii) the costs of transferring and reinstalling plant, machinery, or other equipment.</p>	<p>Section 10(c) of R.A. 10752 provides that the cost of the development and implementation of resettlement projects covered by the Act, including planning, social preparation, and other activities under a RAP shall be provided with adequate appropriations to cover the funds needed for such.</p> <p>Section 15 of the IRR of R.A. 10752 further states that when necessary, the development cost described above may include land development and housing construction,</p>	<p>Although there is no specific law and guideline which mentions assistance during the transition period, the relevant entitlements may be lumped under the clauses pertaining to “livelihood restoration and improvement and other activities under the RAP” as stipulated by R.A. 10752 law and its IRR.</p> <p>In the relevant Philippine laws, there is no provision for compensation for income loss for medium- to large-sized businesses.</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			<p>the provision of basic services and community facilities, livelihood restoration and improvement, and other activities under the RAP in coordination with concerned government agencies.</p> <p>E.O. 1035 provides for financial assistance to displaced tenants and cultural minorities and settlers equivalent to the average annual gross harvest for the last three (3) years and no less than PhP15,000 per hectare.</p> <p>Section 7 of R.A. 6389 provides for disturbance compensation for agricultural lessee's equivalent to five (5) times the average gross harvest in the last five (5) years.</p> <p>For APs whose</p>	

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			structures are severely affected and whose business/income are affected, the DPWH's LARRIPP (2007) provides for rehabilitation assistance with an amount of no more than PhP15,000 (based on the tax record for the business activities).	
10	Disclosure of the RAP	ADB/JICA policy is to make the RAP accessible to the public through their websites before reaching a loan agreement.	The NEDA's ICC does not require the RAP to be made available to the public.	There is a gap on accessibility of the RAP to stakeholders.
11	Grievance redress mechanism (GRM)	Appropriate and accessible grievance redress mechanisms must be established at the project level for the affected people and their communities.	There is no specific law that stipulates GRM within land acquisition laws in the Philippines.	There is no specific law that stipulates GRM for land acquisition in the Philippines.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
12	Census, inventory of losses, and the establishment of cut-off dates for eligibility to entitlements	Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census, asset inventory, and socio-economic survey). The borrower/client will establish a cut-off date for eligibility. Information regarding the cut-off date will be documented and disseminated throughout the project area.	<p>There is a requirement under R.A. 7279 and its IRR for LGUs to conduct inventory of their informal settler families (ISFs). The conduct of surveys and tagging is established practices by the Urban Poor Affairs Office (UPAO) or similar LGU office.</p> <p>Section 4 of the IRR for the registration of socialized housing beneficiaries ' states that the city/municipal government shall be primarily responsible for carrying out the registration of underprivileged and homeless families within their respective jurisdictions.</p>	No specific requirement for the cut-off date in law.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap
			DPWH LARRIPP of 2007 however specifies the provision of cut-off date (first day of census and tagging) for persons in the ROW to be eligible for assistance to prevent new occupants/encroachers from taking advantage of resettlement assistance.	
13	External monitoring	For projects with significant involuntary resettlement impacts, the borrower/client will retain qualified and experienced experts to conduct external monitoring.	Not required. DPWH LARRIPP of 2007 however stipulates the need for an external monitoring agent for its projects.	There is a gap in the national policy on the requirement for external monitoring of projects with significant impacts.
14	Voluntary land donation	Voluntary donation will be an act of informed consent, and APs/IP will not be forced to donate land or other assets with coercion or under duress.	Voluntary land donations are permitted.	There are differences in the implementation and conditions for voluntary donations.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap

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Table 4-4: Gap Analysis and Harmonized Involuntary Resettlement Policy

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
1	Compensation for non-land assets for those without recognized legal rights to affected land	APs who have neither formal legal rights nor recognizable claims to affected land they occupy are to be compensated for the loss of assets other than land and other improvements to the land at full replacement cost, provided that they occupied the project area prior to the project cut-off date.	<p>APs without legal entitlements to affected land will be eligible for compensation for structures and improvements with the following criteria:</p> <ul style="list-style-type: none"> • Must be a Filipino citizen; • Must not own any real property or any other housing facility, whether in an urban or rural area; and • Must not be a professional squatter or a member of a squatting syndicate, as defined in R.A. 7279, otherwise known as the "Urban Development and Housing Act of 1992" <p>(Section 5(b) of R.A. 10752)²⁴ "Squatting syndicates" as defined in Section 3 of R.A. 7279²⁵ will not be eligible for compensation or assistance.</p> <p>Under Section 15 of the IRR of R.A. 10752, the government shall provide adequate appropriations including the cost of development and implementation of resettlement projects, including planning, social preparation, provision of basic services, community facilities, livelihood restoration and improvement, and other activities in the RAP.</p>	APs without legal rights to affected land are potentially ineligible for compensation for non-land losses if they are classified as ineligible (not meeting the criteria).	<ul style="list-style-type: none"> • All people affected by the project who do not have legally recognized right to the affected land but who occupy the project-affected area prior to the cut-off date are eligible for compensation (including those occupying an existing government ROW) for affected structures and improvements at full replacement cost, and for crops and trees at current market value • This includes those that do not meet the criteria within the laws of the Philippines, with the exception of "squatting syndicates/ professional squatters" as defined in Section 3 of R.A. 7279 and who are certified by the HUDCC and or other government agencies (e.g., PNR and LGUs) as such will not be eligible for compensation.

²⁴ Section 6.6 of the IRR of R.A. 10752 includes an additional criterion that APs must not occupy an existing government ROW. However, this criterion is not supported in R.A. 10752 itself.

²⁵ "Squatting syndicates" refers to groups of persons engaged in the business of squatter housings for profits or gains.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
			<p>Section 5(b) of R.A. 10752 states that for owners of structures and improvements with no legally recognized rights to the land, payment of the replacement cost of structures and improvements shall be applied as long as they meet all of the following conditions:</p> <ul style="list-style-type: none"> • Are Filipino citizens; • Do not own any real property or other housing facility in any urban or rural area; and • Are not professional squatters or members of a squatting syndicate as defined in the Urban Development and Housing Act of 1992. <p>Although the IRR of R.A. 10752 provides the fourth condition, "must not occupy an existing government ROW", this is not included in the Act.</p>		<ul style="list-style-type: none"> • Presence in the project affected area at cut-off date to be identified through census surveys and validated by the RAP Implementation Management Committee (RIMC) or a respective Local Housing Office (LHO) in the absence of the formers. • All aspects of the RAP will be covered by adequate government appropriations.
2	Eligibility for resettlement assistance	<p>Physically displaced persons will be provided with relocation assistance, transitional support, and development assistance.</p> <p>The standards of living of the displaced poor and other vulnerable groups, including women, to at least</p>	<p>[Socialized Housing] Under Section 16 of R.A. 7279, informal settlers shall fulfill the following criteria to qualify for a socialized housing program, a beneficiary:</p> <ul style="list-style-type: none"> • Must be a Filipino citizen; • Must be an underprivileged and homeless citizen; • Must not own any real property whether in the urban or rural areas; and • Must not be a professional squatter or a member of squatting syndicates. 	There are restrictions on the eligibility for resettlement assistance for those who do not meet the criteria for a socialized housing or have real property elsewhere.	<ul style="list-style-type: none"> • All relocating APs will be eligible for self-relocation assistance or assisted resettlement. • "Squatting syndicates" as defined in Section 3 of R.A. 7279 and those who are certified by the HUDCC as such will not be eligible for resettlement assistance. • Members of squatting syndicates who do not actually occupy project-affected structures and

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		national minimum standards will be improved, and appropriate income sources and legal and affordable access to adequate housing will be provided for them.			<p>are residing elsewhere will not be physically displaced as such will not be eligible for relocation assistance and transitional support.</p> <ul style="list-style-type: none"> The Entitlement Matrix outlines the specifics of the support provided for self-relocation assistance and resettlement assistance options.
3	Payment of capital gains tax (CGT) on land acquired through expropriation	<p>The rate of compensation for acquired housing, land, and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements:</p> <ul style="list-style-type: none"> (i) fair market value; (ii) transaction costs; (iii) interest accrued; (iv) transitional and restoration costs; and (v) other applicable payments, if any. 	<p>R.A. 10752 requires for a property owner to pay the CGT in expropriation proceedings in order to incentivize and promote negotiated sale.</p> <p>Under negotiated sale, the IA shall pay for the account of the seller, CGT as well as DST, transfer tax, and registration fees. The property owner will pay any unpaid real property tax.</p> <p>Under expropriation proceedings, the IA shall pay DST, transfer tax, and registration fees, while the owner will pay CGT and any unpaid RPT.</p>	<p>Payment of CGT by APs if land is expropriated is inconsistent with the principle of replacement cost.</p>	<p>Payment of CGT will be paid by the IA after the ruling by the court in expropriation cases when an AP is unable to accept the negotiated sale as they lack the paperwork and are required to undergo the Extra Judicial Settlement (EJS) before being recognized as a property owner (for example, in deceased estates that have not been settled).</p> <p>Prompt and complete disclosure of advantages of negotiated sale over expropriation proceedings (as provided for by R.A. 10752) will be made during the conduct of the 2nd Stakeholder Consultation Meeting (SCM) to wit:</p> <p><u>Advantages of Negotiated Sale:</u></p> <ul style="list-style-type: none"> (i) Outright offer for land price will be based on fair market value.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
					<p>(ii) Payment of CGT will be shouldered by the IA, the DOTr.</p> <p>(iii) It has a shorter process (2-6 months if all required documents are complete).</p> <p><u>Disadvantages of Expropriation Proceeding:</u></p> <p>(i) Initial payment for land will be based on the BIR zonal value, and an owner will have to present documentary evidence during court hearings to prove that the value should be higher.</p> <p>(ii) The owner needs to hire a lawyer.</p> <p>(iii) The owner/PAP will pay CGT.</p> <p>(iv) It has a longer process. It may take a year to several years before the decision of the court for payment of just compensation in favor of the owner becomes final and executory, accordingly ordering the DOTr to pay the owner the difference.</p> <p>The AP may still revert from expropriation to negotiated sale at any</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
					<p>point in time before the last day of filing for motion of the expropriation case.</p> <p>In case the expropriation case has been filed in the court:</p> <p>The plaintiff, the DOTr, can withdraw the case any time before the filing of the answer by the defendant, the PAP (Section 1(h) Rule 16 of the 1997 Rules of Court on Civil Procedures).</p> <p>If the answer is filed, there has to be a joint filing by the DOTr and the owner to withdraw the case (Section 2, Rule 17 of the 1997 Rules of Court on Civil Procedures).</p> <p>In both cases, the acquisition mode would revert back to negotiated sale, which will entitle the owner to payment at the current market value for land (as indicated in the DOTr's Offer to Buy (OTB)), free of taxes, including CGT, and registration fees in accordance with Section 5(c) R.A. 10752, at the replacement cost for structures and improvements, and at the market value for crops</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
					<p>and trees under Section 5(a) R.A. 10752.</p> <p>If compensation is less than replacement cost, the DOTr will apply a mitigation measure to reach replacement cost. Other applicable allowances including livelihood rehabilitation and transitional assistance allowances apply as per cases not subject to expropriation.</p>
4	Scope of application of the RAP	The scope covers direct impacts of land acquisition and restricted land use for the project, including any land acquired for development of resettlement sites and ROW adjustments specifically for the project.	<p>Unless the RAP specifies otherwise, government policies and standards only would be applied.</p> <p>For involuntary resettlement impacts from land acquired for resettlement sites, R.A. 7279 states that the land for socialized housing can be expropriated but should be resorted only when other options have been exhausted.</p>	Potential gaps with respect to the application of policies and entitlements under the RAP to those who are affected by land acquisition in developing resettlement sites for the project.	<p>Any land acquired for project requirements including ROW and resettlement site development specifically for the needs of the project will be included in the scope of the RAP.</p> <p>The DOTr will oblige any agency responsible for land acquisition for project needs, including ROW adjustments, resettlement sites, utilities relocation, and access roads, to apply the same standards and entitlements as set out in the RAP policy.</p>
5	Timing of payment of compensation	All compensation and assistance should be provided	Under R.A. 10752, in the mode of negotiated sale, APs will be paid in two installments for their affected	There are gaps on the timing for payment and for expropriation cases the	APs will not be displaced until they are paid in full compensation and

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
	and assistance prior to displacement	prior to displacement.	<p>properties. The balance in compensation for the land will only be paid after the Deed of Sale has been completed. The balance of payment for improvements will be paid to APs only after the acquired lands have been cleared of all improvements (i.e., structures, trees, and crops).</p> <p>In the mode of expropriation, initial compensation at an amount computed at 100% of lot price based on the latest BIR zonal value for land, the replacement cost for structures and improvements, and the market value for crops and trees in the form of a check will be deposited to the court in favor of the owner upon filing of an expropriation case by the DOTr. The court will immediately issue an order to take possession of the property and start implementation of the project (Section 6(a) R.A. 10752). While the court adjudicates the compensation to be paid, APs may, at any time request the court to release such deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).</p>	need to provide proof of ownership to the court prior to payment.	<p>applicable allowances. For negotiated sale, the following arrangements will be applied:</p> <p>For structures: The DOTr will pay 100% prior to being displaced. Payment of compensation for structures and improvements may be held in abeyance for participants of socialized housing programs or used as an advance payment on their amortizations at APs' request until relocation sites and socialized housing accommodations become available.</p> <p>In negotiated cases where APs are willing to sell their property but will take more than 30 days to submit required documents, the DOTr will provide necessary assistance to the extent possible to help APs secure the documents needed.</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
6	Severity of impacts on productive resources for which rehabilitation assistance is required.	The loss of 10% or more of productive or income sources (e.g., farmland and business/ shop) is entitled to livelihood restoration assistance.	There is no specific reference to the severity of impacts. The related reference includes: For agricultural tenants and sharecroppers: Financial assistance equivalent to the average gross harvest for the last three (3) years and no less than Php 15,000 per ha (E.O. 1035). For agricultural lessees: They are entitled to disturbance compensation equivalent to five times the average gross harvests on their landholding during the last five preceding calendar years (R.A. 6389).	Gaps with respect to the threshold and requirements for livelihood restoration assistance for all cases experiencing the loss of productive resources.	Participation in the project's livelihood restoration and improvement program (LRIP) will be provided for those whose productive resources are permanently affected by 10% or more.
7	Severity of the loss of a property for which the entire property will be acquired	If the residual portion of a property after acquisition is 20% or less or if the residual portion is no longer viable for use according to the original purpose, the entire property will be acquired. ²⁶	No specific law prescribes acquisition of the remaining unviable portion of the acquired property. ²⁷	No current Government policy on this issue.	If the residual portion of a property after acquisition is 20% or less or if the residual portion is no longer viable for use according to original purpose, the entire property will be acquired taking also the wishes of the AP into consideration.
8	Income restoration and livelihood	The borrower/client will include detailed measures for income	There are requirements for supplementary assistance or training to certain categories of	ADB/JICA guidelines are more specific regarding objectives of restoring	Income restoration and livelihood improvement measures need to be

²⁶ Based on the World Bank Involuntary Resettlement Sourcebook, which JICA applies in its policy, provides that if more than 80% of holdings is acquired or if residual holdings are no longer economically viable, the owner shall have an option to sell the residual land.

²⁷ The LARRIPP by the DPWH (3rd Ed. Series of 2007) provides that if the portion of the property to be affected is more than 20% of the total land area or even less than 20% if the remaining portion is no longer economically viable or if it no longer functions as intended, the owner of this property (e.g., land or structures) shall be entitled to full compensation in accordance with R.A. 8974. The DPWH policy is dated, being based on R.A. 8974, which has been superseded by R.A. 10752.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
	improvement	restoration and livelihood improvement of displaced persons in the resettlement plan. Income sources and livelihoods affected by project activities will be restored to pre-project levels, and the borrower/client will make every attempt to improve the income of displaced persons, so that they can benefit from the project. For vulnerable persons and households affected, the resettlement plan will include measures to provide extra assistance, so that they can improve their incomes in comparison with the pre-project levels. The resettlement plan will specify the income and livelihoods restoration strategy, institutional arrangements, monitoring and	<p>APs. However, the requirements do not have specific objectives to restore income-earning capacity and are limited in scope and application.</p> <p>Nonetheless, the IRR of R.A. 10752 states that government appropriations should be available to cover the cost of the development and implementation of resettlement projects and may include livelihood restoration and improvement activities.</p>	income-earning capacity and include those whose income generation resources are severely affected.	<p>designed in consultation with APs and be adequately resourced to restore income-earning capacity of all APs whose livelihoods are affected and improve income-earning capacity of vulnerable APs.</p> <p>The effectiveness of income restoration and livelihood improvement activities will be monitored and reviewed.</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		reporting framework, budget, and time-bound implementation schedule.			
9	Transitional assistance and compensation for lost income	<p>In the case of physically displaced persons, (i) transitional support and development assistance such as land development, credit facilities, training, or employment opportunities and (ii) opportunities to derive appropriate development benefits from the project will be provided.</p> <p>In cases where land acquisition affects commercial structures, affected business owners are entitled to (i) the costs of re-establishing commercial activities elsewhere; (ii) the net income lost during the transition period; and (iii) the costs of transferring and reinstalling</p>	<p>Section 10(c) of R.A. 10752 provides that the cost of the development and implementation of resettlement projects covered by the Act, including planning, social preparation, and other activities under a RAP shall be provided with adequate appropriations to cover the funds needed for such.</p> <p>Section 15 of the IRR of R.A. 10752 further states that when necessary, the development cost described above may include land development and housing construction, the provision of basic services and community facilities, livelihood restoration and improvement, and other activities under the RAP in coordination with concerned government agencies.</p> <p>E.O. 1035 provides for financial assistance to displaced tenants and cultural minorities and settlers equivalent to the average annual gross harvest for the last three (3) years and no less than PhP15,000 per hectare.</p> <p>Section 7 of R.A. 6389 provides for disturbance compensation for agricultural lessee's equivalent to five (5) times the average gross</p>	<p>Although there is no specific law and guideline which mentions assistance during the transition period, the relevant entitlements may be lumped under the clauses pertaining to "livelihood restoration and improvement and other activities under the RAP" as stipulated by R.A. 10752 law and its IRR.</p> <p>In the relevant Philippine laws, there is no provision for compensation for income loss for medium- to large-sized businesses.</p>	<p>Transitional support during the period when APs resettle and re-establish their livelihoods will be provided aimed at stabilizing their living standards.</p> <p>The entitlement matrix outlines the specifics of the support provided for transitional assistance entitlements covering compensation for lost income and assistance to re-establish livelihoods and businesses.</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		plant, machinery, or other equipment.	harvest in the last five (5) years. For APs whose structures are severely affected and whose business/income are affected, the DPWH's LARRIPP (2007) provides for rehabilitation assistance with an amount of no more than PhP15,000 (based on the tax record for the business activities).		
10	Disclosure of the RAP	ADB/JICA policy is to make the RAP accessible to the public through their websites before reaching a loan agreement.	The NEDA's ICC does not require the RAP to be made available to the public.	There is a gap on accessibility of the RAP to stakeholders.	The RAP will be prepared and accessible to the public through JICA, ADB, and DOTr websites. Salient information from the RAP will be disclosed to APs prior to and following finalization during SCMs.
11	Grievance redress mechanism (GRM)	Appropriate and accessible grievance redress mechanisms must be established at the project level for the affected people and their communities.	There is no specific law that stipulates GRM within land acquisition laws in the Philippines.	There is no specific law that stipulates GRM for land acquisition in the Philippines. ²⁸	An effective and accessible GRM will be established for the project to resolve disputes outside the judicial system. Prior to the start of the ROW acquisition, the DOTr will establish the local help desk at each city/municipality to address the concerns of APs pertaining to the RAP and ROW acquisition. ²⁹ Each local

²⁸ In terms of guidelines, Section 3.4 Tracking and Monitoring Implementation of Grievance procedures of the DPWH's Land Acquisition Plan and Resettlement Action Plan (LAPRAP) Tracking Manual of 2003 was previously used as a reference.

²⁹ The onset is marked by the delivery of the NoT by the DOTr.

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
					<p>help desk must be established before the delivery of the notice of taking (NoT) to APs by the DOTr. A database of APs' concerns, actions taken, referrals made, and the resolution status of the said concerns will be developed and maintained by the DOTr.</p> <p>Once the ROW acquisition commences, the GRM is triggered and the local help desk, in coordination with the RIMC will serve as a recipient and database manager of grievances filed.</p>
12	Census, inventory of losses, and the establishment of cut-off dates for eligibility to entitlements	<p>Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census, asset inventory, and socio-economic survey).</p> <p>The borrower/client will establish a cut-off date for eligibility. Information regarding the cut-off date will be documented and</p>	<p>There is a requirement under R.A. 7279 and its IRR for LGUs to conduct inventory of their informal settler families (ISFs).</p> <p>The conduct of surveys and tagging is established practices by the Urban Poor Affairs Office (UPAO) or similar LGU office.</p> <p>Section 4 of the IRR for the registration of socialized housing beneficiaries' states that the city/municipal government shall be primarily responsible for carrying out the registration of underprivileged and homeless families within their respective jurisdictions.</p> <p>DPWH LARRIPP of 2007 however</p>	No specific requirement for the cut-off date in law.	<p>A census and socio-economic survey are conducted for the affected areas to prepare the RAP.</p> <p>For informal settlers, the cut-off date is set on the beginning date of the census and tagging.</p> <p>The cut-off date is publicly disclosed during the 1st stakeholder consultation meeting in the project affected areas.</p> <p>Date of the NoT issuance will be the cut-off date for legal property owners.</p>

No.	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		disseminated throughout the project area.	specifies the provision of cut-off date (first day of census and tagging) for persons in the ROW to be eligible for assistance to prevent new occupants/encroachers from taking advantage of resettlement assistance.		
13	External monitoring	For projects with significant involuntary resettlement impacts, the borrower/client will retain qualified and experienced experts to conduct external monitoring.	Not required. DPWH LARRIPP of 2007 however stipulates the need for an external monitoring agent for its projects.	There is a gap in the national policy on the requirement for external monitoring of projects with significant impacts.	The IA will engage qualified experts to conduct external monitoring of the implementation of the RAP.
14	Voluntary land donation	Voluntary donation will be an act of informed consent, and APs/IP will not be forced to donate land or other assets with coercion or under duress.	Voluntary land donations are permitted.	There are differences in the implementation and conditions for voluntary donations.	Voluntary land donation is not an option for this project, except for government-to-government negotiated donation. Voluntary donation will be an act of informed consent, and APs/IPs will not be forced to donate land or other assets with coercion or under duress. Any voluntary donation as requested by APs will follow international best practices and be confirmed through written records and verified by an independent third party.

H. Fundamental Project Policy

286. The Government of the Philippines has adopted a project resettlement policy for the project as described in this RAP that is consistent with the resettlement and indigenous peoples planning framework for this project, national laws and regulations and international standards of JICA and ADB on involuntary resettlement and fill in policy gaps identified in this chapter. This is to ensure that APs are able to rehabilitate themselves to at least their pre-project condition, at the earliest possible time. The project's policy will follow the provisions and entitlements laid out in this RAP. The following principles will govern project implementation:
- e. Land acquisition and involuntary resettlement will be avoided where feasible or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.
 - f. Where displacement of households is unavoidable, all eligible APs losing assets, livelihood, or resources will be fully compensated and assisted so that they can improve, or at least restore, their pre-project standards of living.
 - g. Where displacement of business enterprises is unavoidable, all APs losing livelihoods will be fully assisted so that they can improve, or at least restore, their former economic conditions.
 - h. Rehabilitation assistance will be provided to any APs, that is, any person or household or business which on account of land acquisition for the project would have their:
 - i. Standard of living adversely affected;
 - ii. Right, title or interest in any structure, interest in, right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently);
 - iii. Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; and
 - iv. Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
 - i. All affected people will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above. Lack of legal rights to the assets lost or adversely affected, nor tenure status and social or economic status, will not bar the APs from entitlements to such compensation and rehabilitation measures or resettlement objectives, unless proven disqualified under Philippine law, JICA Guidelines (2010) and ADB's SPS (2009).
 - j. All APs residing, working, doing business and/or cultivating land within the project impacted areas as of the cut-off date will be entitled to compensation for their lost assets at replacement cost as well as restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least restore/maintain their pre-project living standards, income-earning capacity and production levels.
 - k. APs partially affected by land acquisition will not be left with residual portions that would not be viable for continued use for the original purpose. APs whose land is partially acquired will have the option for the entire lot to be acquired if the residual portion is not viable. For partially affected structures, if the remaining portion is not viable for continued use, the entire structure will be compensated. Assessment of technical viability is undertaken by civil engineers and duly checked by licensed IPAs

as part of the replacement cost survey. The technical assessment is done at two levels. One is through actual field inspection and measurements. The other is through the preparation of Basic Plans which confirms if major structures such as columns would be affected. APs are informed by the DOTr during the RAP implementation/ROW acquisition (after the issuance of the notice of taking (NoT) and the offer to buy (OTB) and during discussion and execution of an agreement to demolish and remove improvements (ADRI)).

- l. People temporarily affected will be considered APs. Prior to construction commencement, contractors will secure a necessary environmental compliance certificate (ECC) for temporary facilities such as workers camps, construction yards, and warehouses for materials, stockpiling areas from the appropriate offices of the DENR-Environmental Management Bureau (EMB) where they are located. Where these facilities are located in public or private lands, the Contractor will enter into Lease Agreements and should there be a need for temporary displacement or compensation for affected structures and improvements, the Contractor will comply with the provisions of R.A. 10752, the environment management plan (EMP) and this RAP.
- m. Where a host community is affected by the development of a resettlement site in that community, the host community will be consulted on resettlement planning and decision-making. All attempts will be made to minimize the adverse impacts of resettlement upon host communities.
- n. The plans for resettlement and relocations will be designed in accordance with the Project Policy.
- o. Any project related activities that trigger involuntary resettlement such as land acquisition or land clearance or that displaces people using the land then such impacts will be considered as impacts under the scope of this RAP. In such cases the same entitlements as in this RAP will be applied to those affected. Application of this requirement will be monitored under this RAP monitoring arrangements.
- p. The RAP as approved by JICA and ADB will be disclosed by DOTr to the public through the following means: posting of approved RAP on JICA, ADB and DOTr websites and distribution to concerned LGUs. Implementation of the RAP will be guided by DRAM, however, only where the manual applies to the policies stated in this document. The DOTr's ROWSAM will not be used in this project.
- q. Payment for land and/or non-land assets will be based on the principle of full replacement cost.³⁰
- r. Compensation for APs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal titles. If replacement land is not available, other strategies may be built around opportunities for re-training, skills development, wage employment, or self-employment, including access to credit. Cash compensation alone will be avoided as an option, if possible, as this may not address losses that are not easily quantified, such as access to services and traditional rights, and may eventually lead to those populations being worse off than without the project.
- s. Transitional assistance will be provided, in addition to compensation to assist APs to restore livelihood and standards of living. Such support could take the form of short-term jobs, subsistence support, and transitional allowance.
- t. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic

³⁰ The cost of replacing lost assets and incomes, including cost of transactions.

minorities, women, children, elderly, and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.

- u. APs will be involved in the process of developing and implementing resettlement plans.
- v. APs and their communities will be consulted about the project, the rights and options available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decision-making concerning their resettlement.
- w. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation, other entitlements and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the Philippine government.
- x. Displacement must not take place before provision of compensation and other assistance required for relocation. Sufficient social infrastructure and basic services must be provided in the resettlement site prior to relocation. Livelihood restoration measures must also be in place but not necessarily completed prior to construction activities, as these may be on-going activities.
- y. Arrangements required for the implementation of the RAP will be in place prior to the commencement of implementation of RAP; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
- z. Appropriate reporting (including auditing and redress functions), monitoring and evaluation mechanism will be in place as part of the resettlement management system. An external monitoring agent or group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified resettlement experts, non-government organizations (NGOs), research institutions or universities.

I. Cut-Off Date

- 287. The cut-off date pertains to the date from which APs are considered eligible for compensation and other forms of assistance. The cut-off date for the landowners and landowner-claimants is the date of receipt by the affected landowners of the Notice of Taking (NoT) issued by the DOTr. While the cut-off date for the non-landowners and business owners is on the commencement of census survey which was declared during the SCMs conducted. Further, any new structure or improvement to an existing one on the land covered by the Project Right-of-Way (ROW) acquisition will not be compensated after the respective cut-off dates. Legal APs and Non-landowners have been included in all consultations from the beginning to ensure that they are aware of the project. The cut-off date is further discussed in Chapter 2.

J. Principle of Replacement Cost

- 288. All eligible structures/improvements owned by project affected households/businesses will be compensated based on the principle of replacement cost. Replacement cost is the amount calculated before displacement which is needed to reconstruct the affected asset without depreciation and without deduction for taxes and/or costs of transaction.

289. The Replacement Cost Study (RCS) to determine compensation rates for affected land, structures and other improvements was conducted by a licensed Independent Property Appraiser (IPA) with adequate experience in property appraisal selected by the IA through a competitive process. However, updating of the costs will be carried out by the Development Bank of the Philippines (DBP) a government finance institution (GFI) tapped by DOTr. The DOTr will use the RCS of the IPA and the updating of the GFI as basis of the IA's price offer during negotiated sales. The basis of RCS is to be consistent with the following standards of assessment. (Please see Appendix 2 Vol. 2 Summary of the Replacement Cost Study).
- a. The classification and use for which the property is suited based on, among other things, the latest approved land use plan and/or zoning ordinance, if any, of the city or municipality concerned as well as the price of the land as manifested in ocular findings, oral as well as documentary evidence presented taking the following into consideration:
 1. Location of the property with reference to quality of neighborhood and surrounding improvements, access to community centers, shopping and transportation, and presence of detrimental influences to value;
 2. Size, the lot area in relation to the highest and best use, present use and utilization of the property;
 3. Physical characteristics such as shape, topography, utilities, easements, road frontage, etc.; and
 4. The current selling price of similar lands in the vicinity based on, among other things, the latest records on Deeds of Sale for similar lands in the office of the Register of Deeds concerned as well as review of existing listing of properties and comparison against actual sales prices of properties with similar characteristics.
 - b. The development cost for improving the land based on, among other things, the records and estimates of the city or municipal assessor concerned, GFI or IPA for similar or comparable lands;
 - c. Replacement cost value for structures and improvements on the land;
 - d. Such facts and events so as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.
290. The valuation methodology for the project used for structures is the Cost Approach of the International Valuation Standards 2017 (IVS 2017), "the cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility." The international standard requires that all cost that will be incurred should be considered. The project included the following cost in the valuation of structures.
- **Direct Cost.** It refers to cost of materials and labor;
 - **Indirect Cost.** It refers to professional fees (i.e., design, permit, architectural, legal, etc.), overheads, taxes, finance costs, profit margin or entrepreneurial profit to the creator of the asset.

291. In determining the replacement cost of structures, depreciation was not factored in the computation. The RCS is part of the terms of reference (TOR) of the IPA and it includes the project Entitlement Matrix as basis for valuation. The work requirements of the IPA to prepare the RCS as to be reflected in their TOR include the following elements:
292. **Scope of the RCS.** The scope is to verify and determine the current market values for structures, improvements, and other physical properties or non-land-based incomes. For other improvements such crops and trees, value assessment shall be determined using the DENR's applicable guidelines. Such market values shall serve as basis for calculating compensation and entitlements for APs, families, structures and properties to ensure that APs are compensated at replacement cost at the time of compensation.
293. **Methodology.** The RCS was carried out based on information collected from both desk research, interviews in the field including with affected people, realtors, developers, banks, building contractors, real estate agents and government agencies to get a good estimate of the current market values of properties and other improvements. The detailed RCS methodology is attached as Appendix 1 Vol. 3.
294. The independent appraiser consults on the above principles with the affected people to guide the appraisal. The principles of replacement cost and market value was explained to the affected people during the feasibility and detailed engineering design stage.
295. **Affected Land.** For affected lands, compensation will be in terms of current market value, free of tax as provided in Section 5(a)(1) of R.A. 10752, computed based on Section 7 of R.A. 10752 and Section 12 of its IRR as below:
- The classification and use for which the property is suited based on, among other things, the latest approved land use plan and/or zoning ordinance, if any, of the city or municipality concerned;
 - The development cost for improving the land based on, among other things, the records and estimates of the City or Municipal Assessor concerned, GFI or IPA for similar or comparable lands;
 - The value declared by the owners based on the value shown in the owners' latest Tax Declaration Certificates or Sworn Statements;
 - The current selling price of similar lands in the vicinity based on, among other things, the latest records on Deeds of Sale for similar lands in the office of the Register of Deeds concerned;
 - The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon considering, among other things, the replacement cost of improvements at current market prices as provided in Section 6.6 of this IRR;
 - The size, shape or location, tax declaration and zonal valuation of the land based on, among other things, the latest records on Deeds of Sale in the Register of

Deeds, tax declaration by the City or Municipal Assessor, zonal valuation of the BIR for comparable properties;

- The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
- Such facts and events so as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.
- In all cases, the increase in the value of the affected property brought about by the government project itself will not be considered in the determination of the price offer.

296. **Affected Structures and Improvements.** For affected structures and improvements, compensation will be in terms of replacement cost, as provided in Section 5(a)(2) of R.A. 10752, computed based on Section 6.6 of its IRR. That is, based on the current market prices of materials, equipment, labor, the contractors' profits and overhead costs, permitting costs, reinstallation of utility connections, and all other attendant costs associated with the acquisition and installation of a similar asset in place of the affected asset. Further, if the affected structure has been damaged, the replacement cost will be based on the pre-damaged condition of the structure. The replacement structure must perform the same functions and meet performance specifications as the original structure.

297. Determination of market value of trees takes into account age and productivity of the tree. Compensation rates will be determined by the replacement cost study and informed by values prescribed by the DA for fruit trees or the DENR for timber trees. The valuation matrix provided by the DA was the basis for the cost of each fruit trees based on its age size and tree productivity lifespan.

298. **Salvage Materials and Demolition.** APs will not be responsible for demolition of structures. However, APs may be allowed to self-demolish their structures where safe to do so to enable them to preserve materials that still have salvage value. In such cases APs will be entitled to keep salvageable materials without deduction from compensation.

K. Eligibility and Project Impacts

299. Eligibility defines the APs who are covered by compensation and other entitlements/resettlement assistance. The project-related land acquisition will result in the physical displacement of people as well as their economic displacement, whether these are based on legitimate or informal occupation of lands, including those who have no land title or tax declaration or other acceptable proof of ownership, and informal sector families.

300. Criteria for Eligibility. An AP is defined as any person or persons, household, firm, private or public institution who, as a result of land acquisition for the project or restricted land use due to the project experience physical displacement (relocation, loss of residential land, or loss of shelter) or economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) whether such losses and involuntary restrictions are full or partial, permanent or temporary.³¹ Eligibility is based on this Project Resettlement Policy³².

301. As provided in the chapter on the legal framework, RA 10752 cites two (2) main modes of Right-of-Way acquisition, namely: (1) negotiated sale and (2) expropriation. In the entitlement matrix (EM) presented in Chapter 6, negotiated sale shall be the first option and expropriation the last resort (i.e., in case negotiated sale fails, or in other cases stated in Section 6(b) of the same Act). Eligible APs may fall under the following categories:

1. Landowners (Residential, Mixed Use, Agricultural, Commercial, Industrial, and Institutional)

302. Landowners in this RAP refer to those who meet the following criteria:

1. Those who have a full title (such as an Original Certificate of Title (OCT) or a Transfer Certificate of Title (TCT);
2. Those who are not original patent holders of lands granted under Commonwealth Act (C.A.) No. 141 and whose land ownership is not acquired through a gratuitous title (e.g., donation or succession);
3. Those who are original patent holders of lands granted through C.A. 141 and whose land has not been subjected to the previous government exercise of its lien;
4. Those who were former Informal Settler Families (ISF) but now hold a title of land through government socialized housing programs;
5. Those who can present the following:
 - Tax Declaration showing his and her predecessors' open and continuous possession of the property for at least 30 years;
 - A certification from the DENR proving that the land is alienable and disposable; or
 - Other documents that may show proof of ownership.
1. Those who are holders of an Emancipation Patent (EP), or Certificate of Land Ownership Award (CLOA) granted under the respective comprehensive agrarian reform statutes;
2. Government agencies and local government units which are owners of affected public lands;
3. Those who were former ISFs and Community Mortgaged Program (CMP) beneficiaries whose titles are still under the name of the organization; or
4. Other paying APs of affected properties whose ownership is still under the name of funding entities or developers.

³¹ ADB, 2009. Safeguard Policy Statement. Manila.

³² In terms of informal settler families, the final list of beneficiaries for relocation would be determined by NHA and concurred by the LIAC during implementation stage.

2. Structure Owners (Residential, Mixed Use, Agricultural, Commercial, Industrial, and Institutional) and Owners of Non-land Assets and Improvements

303. Structure Owners and Owners of Non-land Assets and Improvements in this RAP refer to those who meet the following criteria:

1. Those who own land as described above and/or also own structures, non-land assets and/or improvements in the said land;
2. Those who own structures, non-land assets, and/or improvements used for business but do not own the land where the structures are;
3. Those who own structures, non-land assets, and/or improvements but do not own the land where the structures are located and are not classified as low-income households or the homeless (e.g., they are not poor, or they own real property elsewhere);
4. Those who own structures, non-land assets, and/or improvements but do not own the land where the structures are located and are low-income households, or the homeless;
5. Those who own structures, non-land assets, and/or improvements but do not own the land where the structures are located and have previously availed of government socialized housing programs (i.e., returnees);
6. Those who own structures, non-land assets, and/or improvements who were former ISFs but now hold title of land through government socialized housing programs;
7. Those who own structures, non-land assets, and/or improvements who were former ISFs and CMP/National Housing Authority (NHA) beneficiaries whose titles are still under the name of the organizations;
8. Government agencies and LGUs which are owners of affected public structures, non-land assets, and/or improvements on public or private lands; and/or
9. Other paying APs of affected properties whose ownership is still under the name of funding entities or developers.

3. Renters/Lessees of Land and/or Structures

304. Renters/Lessees of Land and/or Structures in this RAP refer to those who meet the following criteria:

1. Residential/commercial/institutional/mixed use renters possessing a lease/rental agreement who are not classified as vulnerable or do not have low incomes;
2. Renters and sharers of formal structures who have low incomes are also eligible to avail of socialized housing programs if they satisfy the criteria set forth by this RAP.
3. Agricultural lessees: Renters of agricultural land who may not possess a lease/rental agreement may present a sworn affidavit by a third person who may have witnessed a verbal agreement between the landowner and the lessee.

4. Informal Settler Families (ISFs)

- (i) Informal settlers are individuals or groups/households who/which have no recognizable title or other acceptable proof of ownership of public or private

lands that they are occupying. Occupation of lots may either be with or without permission of the lot owner.

- (ii) ISFs who are homeless and/or have low incomes (with household income below PhP40,000 per month) are eligible to become beneficiaries of government socialized housing programs if they satisfy the rest of the criteria set in this RAP. Renters and sharers within the informal settlement structures are also eligible to avail of said housing programs if they satisfy such criteria.
- (iii) To be able to avail of relocation entitlements under this project, eligible ISFs must be the actual occupants of structures and listed in the master list of APs who were present in the area as of the cut-off date (i.e., the first day of the conduct of census surveys).

5. Business Enterprises

- 305. Business enterprises are commercial establishments that are operating as of the time of the cut-off date. These are classified in terms of scale of operations (i.e., asset size and number of employees) into micro-, small-, medium-, and large-sized businesses.
- 306. Micro-businesses pertain to small shops which sell their goods in small spaces, such as sari-sari stores, food stalls, repair shops (including car repair, appliance repair, and cell phone repair), dress shops, tailor shops, beauty parlors, and vulcanizing shops. These are typically operated within their dwelling places, or ancillary spaces to their dwelling places. These include shops that may or may not have permits to operate issued by the LGUs concerned.
- 307. Those who own small, medium, or large-sized business establishments (including apartments/units/houses for rent except those operated by squatting syndicates), including those who own land or are leasing a space from property owners. It pertains to any business activities or enterprises engaged in commercial, industry, agribusiness and/or services, whether a single proprietorship, cooperative, partnership, or corporation whose total assets, inclusive of those arising from loans but exclusive of the land on which the particular business entity's office, plant, and equipment are situated. The table below shows the classification of affected business enterprises.

Table 4-5: Categories of Business Enterprises

Enterprise	Asset Size	Number of Employees
Micro	Up to PhP 3,000,000	1-9 employees
Small	PhP 3,000,001-15,000,000	10-99 employees
Medium	PhP 15,000,001-100,000,000	100-199 employees
Large	Above PhP 100,000,000	Over 200 employees

Source: Official Gazette. <https://www.officialgazette.gov.ph/2008/05/23/republic-act-no-9501/>. Based on the definition under Republic Act No. 9501 or the Magna Carta for MSMEs, which amended RA 8289 and RA 6977 (Magna Carta for Small Enterprises) and category of MSME by number of employees used by the Philippine Statistics Authority

6. Employees of Commercial, Agricultural, and Industrial Establishments

308. Workers are regular, contract, or casual employees of affected commercial (including small shops, micro, small and medium to large-sized businesses, vendors, and commercial stall tenants) or industrial establishments whose incomes will be affected or who may even lose jobs once the said establishments are displaced. It includes APs are displaced from their homes and are required to permanently relocate to a place that makes their former wage-based employment inaccessible, thereby needing to find a new employment or a source of livelihood.

7. Agricultural Tenants, Sharecroppers, Landowners, and Lessees

309. Those who are engaged in farming and are considered agricultural tenants, sharecroppers, landowners, or lessees.

8. Vulnerable Groups

310. Vulnerable groups in this RAP refer to a poor household, a household headed by the elderly or a solo-parent, or a household with a PWD. For the purpose of the RAP implementation, these categories of vulnerable households are further defined as follows:
- **Poor Household.** The Philippine Statistics Authority (PSA) defines the poor according to the poverty threshold, or a total family income needed to meet a family's basic food and non-food needs of a family of 5. As of July 2020, the annual per-capita poverty threshold is set at PhP28,682 for the National Capital Region (NCR) and the monthly income threshold for a family of 5 is PhP11,950.83.
 - **Household Headed by the Elderly.** Under the expanded Senior Citizens Act of 2010 (R.A. 9994), any resident of the Philippines who is at least 60 years old is considered as elderly or a senior citizen.
 - **Household Headed by a Solo Parent with Dependent/s under 18 Years of Age.** A solo parent is someone who falls under any of the following categories, as indicated in R.A. 8972:
 - **Household with a Family Member Who is a PWD.** According to the Magna Carta for Disabled Persons (R.A. 7277), pertains to an AP who suffers from constraints of different abilities, as a result of a mental, physical, or sensory impairment, in performing an activity in the manner or within the range considered normal for a human being.
311. APs who belong to any of the following vulnerable groups: (i) households that are below the poverty threshold; (ii) households headed by the elderly; (iii) households with PWDs; and (iv) households headed by a solo parent are expected to face greater challenges in re-establishing their living standards. The vulnerable groups will be provided with additional transitional support and rehabilitation assistance. For AHs with persons needing special assistance and/or medical care, the LGUs concerned will provide nurses or social workers to help them before and during resettlement activities. The beneficiaries of such assistance include households with pregnant women, the

elderly, ill family members, young children, and people with physical and mental disabilities.

9. Loss of Access

312. The ROW will be fenced to secure the Project area during construction and up to the train operation stage. Persons affected by this loss of access to their properties will be covered under a separate RAP. At the time of the writing of this RAP, there are no identified areas that cause loss of access that cannot be mitigated. DOTr will continue to assess access provisions and will report on this in regular monitoring reports.

10. Unanticipated Impacts

313. Entitlements for eligible affected persons due to unanticipated impacts of involuntary resettlement will be prepared in accordance with JICA Guidelines (2010), ADB SPS (2009) and applicable national laws and regulations including those outlined in this RAP.

11. Severity of Impacts

314. Concerning compensation and assistance provided to APs, the severity of the impact caused will be taken into consideration.
315. If the residual portion of affected land is 20% or less, or if the residual portion is no longer viable for use according to the original purpose, the entire property will be acquired, also taking the wishes of APs into consideration. For structures, the impact is considered severe if the structural integrity or the functionality of the main structure is affected by acquisition. The impact is marginal if the affected portions are not integral parts of the main structure, and the remaining portions are still functional.
316. If an AP's productive resource, e.g., a farming land and business, is permanently affected by 10% or more, he/she will be provided with supplementary support for livelihoods and income restoration in addition to compensation for lost assets and incomes and transitional assistance.

CHAPTER 5 COMPENSATION AND ENTITLEMENT

A. Introduction

317. The provision of compensation and assistance is designed to enhance or at least restore the quality of life of all displaced persons in real terms, relative to pre-project levels and, where possible, to improve the standards of living of the displaced poor and other vulnerable groups. The project entitlements have been developed and are presented in the entitlement matrix (Table 5-3). As appropriate, compensation will be accompanied with assistance, as outlined in the entitlement matrix.
318. Identification of APs' eligibility was carried out in accordance with the census tagging of land, structures, SES, and validation activities. For the relocation of resident landowning PAHs, DOTr in cooperation with HDMF/Pag-IBIG (for assisted resettlement), will work closely with the respective LGUs and other relevant government offices.
319. The entitlement matrix outlines the specifics of the compensations and entitlements, as per the impact and eligibility criteria. The entitlements matrix is tailored for specific impacts covered under the scope of this RAP. Specifically, it provides details of compensation and entitlements for:
- Loss of land
 - Loss of trees and crops
 - Loss of structures
 - Loss of income/livelihood
 - Loss of non-PNR government-owned land and structures
 - Loss of non-land assets and improvements
 - Additional hardship due to vulnerability
 - Unanticipated involuntary resettlement impacts

B. Units of Entitlements

320. The **unit of entitlement** is the entity (individual, family or household, or community) eligible to receive compensation or entitlements. The units of entitlement include the following categories:
- Individuals or juridical persons having legal ownership of land, structures and/or community facilities will be considered as the unit of entitlement of the subject property;
 - Owners of residential or non-residential structures, with or without legal ownership on the land where the structure is located, will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership of said structure;
 - Owners of crops, trees and other agricultural produce, with or without legal ownership on the land where the crops, trees and/or agricultural produce is located, will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership of crops, trees and/or agricultural produce being claimed;

- A household will be the unit of entitlement, in instances where the household will be impacted by physical displacement and requiring relocation assistance, including:
 1. Households that own the dwelling structure also have legal ownership on the land where the structure is located.
 2. Households that own the dwelling structure but do not have legal ownership on the land where the structure is located;
 3. Households that are renting, leasing or sharing the structure.
 4. Households who own structures and were former Informal Settler families (ISFs) but now hold title of land through government socialized housing programs.
 5. Households who were former ISFs and are Community Mortgage Program (CMP)/NHA beneficiaries whose titles are still under the name of the organization.
 6. Households that have previously availed of government socialized housing programs (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program; and
 7. Households/APs who occupy temporary dwellings.
- e. Adults whose waged-based income will be impacted will be the unit of entitlement for livelihood rehabilitation and improvement assistance and compensation for income losses, as detailed in Table 5-1.

Table 5-1: APs Entitled to Livelihood Restoration Assistance

Major Group of APs	Entitled APs Based on Entitlement Matrix
APs engaged in enterprise activity	<ul style="list-style-type: none"> • APs who own affected fixed micro businesses within the ROW (e.g., small shops, sari-sari store, carinderia, food stand, repair shop, etc.) with or without permits from the LGU concerned. • APs who have agricultural business with or without lease/rental agreement with the landowner • APs who own affected small business establishments within the ROW. • APs who own affected medium and large business establishments within the ROW.
APs engaged in wage-based occupation	<ul style="list-style-type: none"> • APs who are employed in a displaced commercial, industrial establishment or agricultural businesses and lose their job due to closure of business or laying off as a result of minimized operation. • APs who will permanently relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood. • APs who permanently relocate to a place that makes it more expensive to commute to their place of work but will retain their employment.
APs engaged in land-based activity	<ul style="list-style-type: none"> • APs who are agricultural tenants and sharecroppers. • APs who are landowners or lessee who are directly engaged in farming and other agricultural activities.

321. The unit of entitlement for Vulnerable Groups are household, and includes:
- a. Households below poverty threshold;
 - b. Households headed by the elderly;
 - c. Households headed by a solo parent with dependents; and
 - d. Households with any member of the family residing in the household who is categorized as person with disability (PWD)
322. Government Agency/ LGU who are owners of affected public structures, community facilities and areas on public land are considered the unit of entitlement for compensation relating to project impacts on these structures and government lands.

C. Conditions

323. In applying these units of entitlement, the following conditions apply:
- A household with only one (1) family member will have the same entitlement as those having more than one household member (with the exception of food allowances during relocation as this is calculated on a per person basis);
 - Female-headed households are to be equally recognized as a unit of entitlement, similar to male-headed households;
 - The unit of entitlement for loss of income from business activities will be the legally registered owner of the business activities who at the time of the census is operating the business on the land or structure to be acquired by the project. For small shops, micro business and vendors with no registration or permit, or supporting documents as proof of income compensation will be based on the indicated income in the survey questionnaire utilized and validated by the Project Management Office (PMO) or RAP Implementation Management Committee (RIMC)/Local Inter-Agency Committee (LIAC); and
 - The unit of entitlement for loss of income from agricultural/aquaculture land will be the AP who is directly engaged in farming in the affected land which could be owner lessee, tenant and sharecroppers who till the land. Wage-based workers in these farms are entitled to compensation for loss of income as employees.
 - Legal co-owners of land, structures and/or business will be included within the one unit of entitlement under the same arrangement as the co-share documents or as per existing form of income-expenses-profit share arrangements.
 - Households, regardless of income and category, will have the option to choose between self-relocation assistance or assisted resettlement. The housing modality will depend on several factors such as income, previous inclusion to relocation projects, and AP's preferences.

D. Eligibility

324. There are existing national laws and project resettlement policies that affect the eligibility of some APs in specific situations. These are summarized below:

1. Original Patent Holders of Lands Granted Under CA 141

325. Historically, public land was granted to agricultural farmers with the provision that should a piece of that land (up to 60 m width) be required for a government Right-of-Way (ROW), including railway projects, that it is to be returned to government ownership. As a result, APs who are original patent holders of lands granted under CA 141 (or own it through a gratuitous title such as donation or succession), and whose land has not been subjected to previous government exercise³³ of its lien will have different entitlements, as detailed in the entitlement matrix. Specifically, there will be no compensation for land up to 20 meters width if the patent was granted prior to 1975, and up to 60 meters width for patents granted thereafter. Cash compensation for structures, improvements, crops and trees, within this lien will be computed at full replacement cost.

2. Absentee Structure Owners Who Are Members of Squatting Syndicates/Professional Squatters

326. In view of the government's effort to curtail the illegal activities of squatting syndicates and professional squatters, Section 27 of R.A. 7279 explicitly states that any person or group identified as such shall be summarily evicted and their dwellings and structures demolished and shall be disqualified to avail of the benefits of the program.

327. Based on the project resettlement policy, squatting syndicates as defined in section 3 of R.A. 7279 and who are certified by HUDCC as such will not be eligible for resettlement assistance. Members of squatting syndicates who do not occupy project-affected structures and are residing elsewhere will not be physically displaced and as such will not be eligible for relocation assistance and transitional support. However as provided in the same section of the Act, individuals or groups who simply rent land and housing from professional squatters or squatting syndicates are not classified as the same, and as such would still be eligible to participate in a government socialized housing program (if they meet the other criteria).

3. Previous Recipients of Social Housing Programs Who Sold Their House and Lot

328. Previous awardees of socialized housing through a government program who are low-income and who sold their previously-awarded house and lot will be ineligible for another socialized housing package but are still eligible for housing assistance through the self-relocation option or participation in the public rental housing and other compensations/entitlements.

³³ In excess of government lien as specified above, other entitlements for APs who have full title would be followed.

4. Recipients of Social Housing Programs and New Owner of the Sold Social Housing Units Who are yet to be fully paid by the Original Awardee
329. Awardees of socialized housing through a government program who are low-income and the new owners who are sold a previously-awarded socialized housing unit (including lot) will be ineligible for another socialized housing package but are still eligible for housing assistance through the self-relocation option or participation in the public rental housing and other applicable compensation/entitlements, except, for those certified as squatting syndicates or as professional squatters.
 330. The amount that is yet to be paid to NHA/SHFC will be deducted to the cost of property to be compensated. The official ownership will be determined, to know the rightful recipient of the remaining compensation before payment shall be assessed accordingly.
5. Persons Who Have Moved into the ROW After the Cut-off Date
331. Persons or households who moved into the affected structure after the cut-off date³⁴ will be ineligible for resettlement assistance. Similarly, all illegal structures built, and trees planted in the affected land after the cut-off date³⁵ are not compensable and persons living in these illegal structures will also be ineligible for resettlement assistance. In the case of evicted renters/non-landowners who are in the household master list, they will be eligible for assistance. Eligibility has been confirmed through validation conducted jointly by DOTr and the respective LGUs.

E. Modes of Acquisition

332. The entitlement matrix outlines the entitlements for loss of land, structures and other assets, income and means of livelihood, as well as other forms of assistance for vulnerable groups. The EM on this chapter set out the details of compensation for all affected persons and households.

F. Processes for Provisions of Compensation and Entitlements

333. The process for the provision of compensation and entitlements, as they relate to land, assets and structures is detailed below. Refer to Chapter 7 for processes relating to relocation assistance, and Chapter 8 for processes relating to livelihood restoration and improvement.

G. Process for Negotiated Sale

³⁴ Cut-off date for non-landowners (i.e., rent-free farmers, informal settler families) refer to Chapter 2, cut-off date for legal landowners is upon the issuance of the NoT.

³⁵ Ibid.

334. DOTr will issue a Notice of Taking (NoT) to the affected property owners as early as possible³⁶ to (1) give them sufficient time to prepare and complete necessary paperwork requirements for compensation; and (2) enable early validation and authentication of proof of ownership by DOTr; and (3) set the cut-off date for legal property owners. DOTr will provide copies of the NoT to respective LGUs and pertinent national government agencies so that concerned officials are made aware of which properties have been served said Notices and as such should not issue any building, construction, development, or business permit that are not in accordance with the approved plans and purposes of the Project within the ROW, as mandated by RA 10752 and its IRR. Parallel to the issuance of NoT, DOTr will provide a notice of information with regards to the location of the final alignment to concerned LGUs. This notice will serve as the basis of LGU to revoke the building permit for those structures that are under construction and to halt issuance of building permit within the approved project alignment subject to observance of due process. A sample Notice of Taking (NoT) is attached as Appendix 2 Volume 3.
335. In this manner, payment of compensation can be expedited if the property owner can submit supporting documents to DOTr upon receipt of NoT. DOTr may start the issuance of the Offer to Buy (OTB) once it accepts the property appraisal and the detailed design phase RAP is approved by JICA/ADB. The OTB contains the (i) amount that DOTr offers to the APs for their affected property(ies); and (ii) gives the APs 30 days to submit the “return slip” from the OTB along with the supporting documents to prove their ownership of the property signifying their acceptance of the offer³⁷. The property owner has the option to assign an attorney-in-fact as representative for the process. Upon receipt of the documents, DOTr will validate its authenticity and completeness. Should the AP refuse or fail to submit the return slip and supporting documents within 30 days, DOTr through the Office of the Solicitor General (OSG) may initiate expropriation proceedings.
336. If entire lot will be acquired for ROW, the sale may proceed directly to the execution of the Deed of Absolute Sale, otherwise if it is a partial land acquisition, then a lot subdivision plan/map will be submitted to DENR-LMB for approval prior to the execution of Deed of Absolute Sale.
337. For affected land with structures, improvements and crops/trees, DOTr and the AP will, upon acceptance of offer and verification of ownership³⁸, execute either a Deed of Absolute Sale (DOAS), or DOAS with Permit to Enter (PTE) and Agreement to Demolish and Remove Improvement (ADRI). Once the DOAS, PTE and ADRI have been executed, DOTr may proceed to payment of compensation.

³⁶ As soon as parcellary survey plan is approved.

³⁷ Refer to Table 6-2 for cases when APs expressed willingness to accept the offer but lacks the necessary documents to qualify for compensation.

³⁸ Upon completion of ownership documents

338. For both cases APs with complete documents will be compensated at 100% payment for land, improvements, crops, and trees. For APs with tax property arrears, payment will be 100% of the amount, less the RPT arrears paid directly to LGU.
339. Should the AP need financial assistance to settle his/her accounts (i.e., RPT arrears, mortgaged property dues, etc.), DOTr may issue an advance payment upon the AP's request.
340. For APs with EJS cases that are considered curable³⁹, 50% of compensation for land and 100% for improvements/structures and crops/trees will be paid in advance to APs. Any remaining amount will be paid in full prior to displacement of APs.
341. For APs with Extra Judicial Settlement (EJS) cases that are considered incurable⁴⁰, DOTr will initiate filing of expropriation cases. APs may draw compensation for improvements/structures and crops/trees from the proper Court. DOTr will provide necessary rental subsidy and other entitlements prior to displacement.
342. Similarly, APs who own the structures but do not own the land will sign a memorandum of Agreement (MOA) and execute an ADRI (Please see Appendix 3 Vol. 3 Agreement to Demolish and Remove Improvements or ADRI) with DOTr. The detailed process for households to relocate is presented in Chapter 7 of this RAP along with the Guidelines for Dismantling Structures). If the documents are complete and verified⁴¹ at that time, the AP will receive full compensation for all the affected properties including crops and trees.
343. Figure 5-1 illustrates the flow of right-of-way acquisition including Negotiated Sale and Expropriation Proceeding as explained in Sections 5.4.1 and 5.4.2 here.

³⁹ Subject to DOTr assessment, EJS cases wherein APs can readily secure a Certificate Authorizing Registration (CAR), upon completion of BIR-required processes and payment of Estate Tax.

⁴⁰ Subject to DOTr assessment, EJS cases wherein APs fail to reach out of court settlement among heirs.

⁴¹ Please refer to Section 6.5.1(2) for details.

The flowchart is organized into three horizontal lanes, each with a title on the left: 'Patient's Journey' (top), 'Healthcare System' (middle), and 'Outcome' (bottom). The lanes are color-coded: 'Patient's Journey' is light blue, 'Healthcare System' is light green, and 'Outcome' is light orange. The flowchart uses various shapes: rectangles for processes, diamonds for decisions, and ovals for start/end points. Arrows indicate the flow of the process, with some paths leading to 'Successful Outcome' and others to 'Unsuccessful Outcome'.

Patient's Journey Lane:

- Initial Contact:** Starts with 'Initial Contact' (yellow oval) and 'Referral' (yellow oval).
- Diagnosis:** 'Initial Contact' leads to 'Diagnosis' (green rectangle). 'Referral' leads to 'Diagnosis'.
- Treatment:** 'Diagnosis' leads to 'Treatment' (green rectangle).
- Outcome:** 'Treatment' leads to 'Outcome' (green rectangle).

Healthcare System Lane:

- Diagnosis:** 'Diagnosis' (green rectangle) leads to 'History Taking' (green rectangle), 'Physical Examination' (green rectangle), and 'Investigations' (green rectangle).
- Diagnosis Decision:** 'History Taking' leads to 'Diagnosis Decision' (green diamond). 'Physical Examination' leads to 'Diagnosis Decision'. 'Investigations' leads to 'Diagnosis Decision'.
- Treatment:** 'Diagnosis Decision' leads to 'Treatment' (green rectangle).
- Outcome:** 'Treatment' leads to 'Outcome' (green rectangle).

Outcome Lane:

- Successful Outcome:** 'Outcome' (green rectangle) leads to 'Successful Outcome' (green oval).
- Unsuccessful Outcome:** 'Outcome' (green rectangle) leads to 'Unsuccessful Outcome' (green oval).

H. Process of Expropriation

344. For affected land with structures, improvements and crops/trees, DOTr and the AP will, upon acceptance of offer and verification of ownership, execute either a Deed of Absolute Sale (DOAS), or DOAS with Permit to Enter (PTE) and Agreement to Demolish and Remove Improvement (ADRI). Once the DOAS, PTE and ADRI have been executed, DOTr may proceed to payment of compensation. In the event that the AP refuses or fails to accept the compensation in the negotiated sale or refuses to cooperate or submit the documents necessary for payment, DOTr will initiate expropriation proceedings. There might be other cases wherein it may be necessary for DOTr to initiate expropriation proceedings, including i) ownership disputes in the event of multiple ownership/claimants, ii) owner is unable to be located, and iii) owner cannot be identified.
345. For expropriation cases, a check will be deposited to the court upon the filing of complaint by the DOTr through the OSG, as its legal counsel. For land, the amount of compensation will be computed based on the latest Bureau of Internal Revenue (BIR) zonal value. For structures and improvements, the basis of computation will be in terms of full replacement cost as defined in R.A. 10752 and its Implementing Rules and Regulation (IRR). Loss of non-land assets and improvements will be compensated based on its current market value.
346. The Court will immediately issue an order for DOTr to take possession of the property (also referred to as a Writ of Possession) and with order of demolition (for structures, improvements, crops and trees) the AP will be required to vacate the property. DOTr will be able to start implementation of the project as provided in Section 6(a) of R.A. 10752. While the court adjudicates the compensation to be paid, the AP may, at any time, request the court to release such a deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).
347. After the case has been heard by the court, the court will order DOTr to pay the difference, if any, between the initial compensation and the just compensation as determined by the Commissioners assigned by said court. DOTr will pay the necessary documentary stamp tax and registration fees while the AP will shoulder the CGT and any unpaid RPT. If compensation is less than replacement cost, the DOTr will apply a mitigation measure to reach replacement cost.
348. Based on Rule 16 Section 1(h) of the 1997 Rules of Court on Civil Procedures, the plaintiff (DOTr) can withdraw the case any time before the filing of the answer by the defendant (APs). If the answer has been filed, there has to be a joint filing by DOTr and the owner to withdraw the case (Section 2, Rule 17 of the 1997 Rules of Court on Civil Procedures).

349. In both cases, the acquisition mode would revert back to Negotiated Sale, which will entitle the owner to payment at current market value for land (as indicated in DOTr's OTB), free of taxes, including CGT, and registration fees, replacement cost for structures and improvements, and market value for crops and trees.
350. If no motion to dismiss as above described is filed, expropriation proceedings will continue. Once the court decision becomes final, executory acquisition mode (expropriation) cannot revert back to any other mode.
351. Where APs agree to the negotiated sale but are unable to gain the necessary documents to show proof of ownership, DOTr may pursue a joint motion in the court for a compromised judgement reflecting the agreed amount – on a case-by-case basis and in good faith. DOTr will provide assistance to APs whose lands will be subjected to EJS. This will be done through the Help Desk that will be established at each LGU prior to the issuance of the NoT. Thus, early issuance of the NoT will support APs to have enough time to complete the EJS process prior to issuance of the OTB letter. If APs are unable to complete the EJS before the expropriation proceedings are heard by a court, DOTr will pay the just compensation as determined by the court, as well as any required taxes including CGT, except for any unpaid RPT.

I. Required Documents for Payment of Compensation

1. Land

352. For land to be acquired through negotiated sale, the landowner(s) are required to submit the following documents prior to full payment:
 - a. Owner's duplicate copy of title (Original Certificate of Title (OCT), or Transfer Certificate of Title (TCT)), or Certificate of Land ownership Award (CLOA) or Copy of the Original Land Patent covering said lot;
 - b. Tax Declaration of Lot;
 - c. Tax Declaration of Improvements (if any)/Certificate of No Improvement;
 - d. Tax Clearance;
 - e. Two government issued/valid Identification Cards (IDs).

2. Structures and Other Improvements

353. Structure owners including informal settlers are required to present the following documents:
 - a. Two (2) valid Government-issued identification cards;
 - b. Clearance for Structures and Improvements if applicable to micro business owners;
 - c. Special Power of Attorney (SPA), if applicable; and
 - d. Tax Declaration of Improvements (if any);

354. For APs who own the structures but do not own a private land, a waiver from the private landowner stating that he/she is not the owner of the structure and/or improvement therein and as such he/she is waiving the receipt of any compensation for such. APs who occupy government-owned land and own the structures are not required to have a waiver from the government entity recognized as the owner;
355. ISFs (non-landowners) are required to submit the following:
1. Certification from the barangay concerned stating that he/she is the rightful owner of the crops and trees;
 2. Affidavit of the claimant, and two other persons not related to the claimant, preferably neighbor and/or landowner of the adjacent properties; and
 3. Upon submission of these, validation of claims and issuance of certification from concerned LIAC.
 4. Other documentary evidence available as proof of ownership of structure.

3. Crops and Trees

356. Owners of crops and trees need to present the following:
- a. Two valid government IDs;
 - b. Special Power of Attorney (SPA), and
 - c. If applicable, two (2) valid Government-issued identification cards of the Designated Signatory to the Deed of Sale in the SPA.
 - d. For owners of crops and trees on private land that they do not own:
 1. Waiver from the landowner stating that he/she is not the owner of the crops and/or trees therein and as such he/she is waiving the receipt of any compensation for such.
 - e. For owners of crops and trees on government-owned or GOCC-owned land:
 1. Certification from the barangay concerned stating that he/she is the rightful owner of the crops and trees;
 2. Affidavit of the claimant, and two other persons not related to the claimant, preferably neighbor and/or landowner of the adjacent properties; and
 3. Upon submission of these two, validation of claims and issuance of certification from concerned LIAC.

4. Income Loss

357. Owners of micro, small, medium, and large businesses, including their respective employees will present the following:
- a. For displaced employees of affected businesses:
 1. Two valid government IDs;
 2. Joint affidavit of the employee and of affected business owner that the former will be or was displaced from their current job due to the project; and
 3. SSS, PhilHealth, Pag-IBIG or GSIS records of employing entity to establish that the person is indeed employed in their company prior to the implementation of the project; or
 4. Validation of claims and issuance of certification from concerned RIMC.

- b. For affected micro business with annual income of PhP 250,000⁴² and below:
 - 1. Two valid government IDs;
 - 2. Validation of claims and issuance of certification from concerned RIMC.
- c. For affected micro business with annual income above PhP 250,000, and affected small, medium and large businesses:
 - 1. Two valid government IDs of business owner or authorized representative;
 - 2. DTI or Securities and Exchange Commission (SEC) registration, whichever is applicable; and
 - 3. Income Tax Return of the previous year.

5. Assistance to Obtain Necessary Documents

358. DOTr will provide assistance to APs who need to obtain the above-mentioned documents. This will be done through the Help Desk that will be established at each LGU. Template waiver forms and barangay certification/letters will also be available from the Help Desk to support APs in obtaining the required paperwork.

⁴² Annual income exempted from tax based on the Graduated Income Tax under Section 24(A)(2) of the Tax Code of 1997, as amended by Republic Act 10963. Retrieved from: bir.gov.ph

J. Payment Schedule

359. The schedule of payment to the Legal Property owners is summarized in Table 5-2. Compensation payments to ISFs will be paid in full before occurrence of loss or physical displacement and will not require a phased payment schedule.

Table 5-2: Payment Schedule for Legal Property Owners

AP Category	1 st Payment	2 nd Payment	Documents to be Exchanged with DOTr Prior to Payments	Timing for APs to vacate
A. Negotiated Sale				
Case 1. AP with complete documents including Owner's Copy of the Title (APs who submitted proofs of ownership after issuance of NoT and the documents have been subjected to due diligence by DOTr).	<ul style="list-style-type: none"> • 100% of the land • 100% for the structures, crops and trees 	N/A	<ul style="list-style-type: none"> • DOAS • ADRI⁴³ 	Following full compensation paid (after the 1 st payment as there is only one payment)
Case 2. APs with complete documents but only submitted these after issuance of OTB, and as such DOTr needs to undertake due diligence first.	<ul style="list-style-type: none"> • 90% of the land • 100% for the structures, crops and trees 	10% of the land	<ul style="list-style-type: none"> • DOAS • ADRI 	-Following full compensation payment (after the 2 nd payment) -Following full compensation payment
Case 3. APs with complete documents except tax clearance.	<ul style="list-style-type: none"> • 100% for land and structure/ improvement less the amount of RPT arrears paid by DOTr directly to the LGU • 100% for the structures, crops and trees 	NA	<ul style="list-style-type: none"> • DOAS • ADRI 	Following full compensation payment
Case 4. APs/cases which require EJS.	<ul style="list-style-type: none"> • 50% of the land • 100% for the structures, crops and trees 	50% of the land	<ul style="list-style-type: none"> • DOAS • ADRI 	-Following full compensation payment (after

⁴³ ADRI is necessary only if there are affected structures.

				the 2 nd payment) -Following full compensation payment
B. Expropriated Property				
Applicable to all cases.	<ul style="list-style-type: none">• An initial compensation at an amount computed at 100% of lot price based on latest BIR zonal value for land, replacement cost for structure and improvements, and market value for crops and trees. A check will be deposited to the court in favor of the owner upon filing of expropriation case by DOTr.• While the court adjudicates the compensation to be paid through its appointed commissioners to determine the just compensation, the APs may, at any time request the court to release the amount of the deposited check upon presentation of proof of ownership;• After the case has been heard by the court, the Court will order DOTr to pay the difference, if any, between initial compensation and the just compensation as determined by the court.		After issuance from the court of the Writ of Possession to DOTr. This is roughly 10 days after filing the expropriation case and is before the final court decision. <i>At the same time that the Writ of Possession is issued, APs will be able to claim the deposited amount of money held by the court, if they can prove ownership.</i>	

Source: JICA Design Team

K. Entitlement Matrix

360. Table 5-3 shows the Entitlement Matrix providing details for compensation and entitlements for project affected persons and households. The number of AHs/APs eligible for each entitlement shall be finalized upon submission of related documents by the AHs and verified by the DOTr during the issuance of notice of taking to the landowners or a similar activity for non-landowners, e.g., during DOTr Validation Survey. The External Monitoring Agent (EMA) shall monitor the assessment of eligibility and verification of entitlements during RAP implementation.

Table 5-3: Entitlement Matrix

Type of Impact		Loss of Land	
Entitled Person		(Severe/Full)	(Marginal/Partial)
1a	APs who have full title being OCT or TCT or Emancipation Patents (EP) or (CLOA).	<p>Entitlements:</p> <p>Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT arrears.</p> <p>OR</p> <p>If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to APs.</p>	<p>Entitlements:</p> <p>Cash compensation for portion of land at full replacement cost computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT arrears.</p> <p>Easement Agreement:</p> <p>If the portion of a lot required for a ROW is minimal, such that the expenses for surveying or segregating that portion from the main lot would be more than the value of the part of the lot needed, the DOTr may, if the owner agrees, resort to the mode of easement of ROW (Title VII, Chapters 1 and 2 Civil Code of the Philippines). In this case, cash compensation for the value of the portion of the land subjected to easement agreement computed at latest BIR zonal value, with owner retaining ownership of said portion of land (Article 630, Chapter 1, R.A. 386/ Civil Code of the Philippines).</p>
1b	APs who are not original patent holders of lands granted through C.A. 141 (i.e., those who have bought the patent for the land previously granted through C.A. 141) and where any previous acquisition is not through a gratuitous title (e.g., donation or succession) (C.A. 141, Chapter 7).		
1c	For untitled land, APs who can present: (a) Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years, (b) a certification from the DENR that the land is alienable and disposable, and (c) other documents that may show proof of ownership (RA 10752).		
1d	APs who were former ISFs but now hold title of land as a result of a government socialized housing program.		

1e	APs who were former ISFs and government socialized housing program beneficiaries whose titles are still under the name of the organization.	Entitlements: Same as above, with less any amount still owing to the title.	Entitlements: Same as above.
1f	APs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141 and the land has not been subjected to previous government exercise of its lien.	Entitlements: No compensation for land up to 20 m width if patent was granted prior to 1975, and up to 60 m width for patents granted thereafter ⁴⁴ . In excess of government lien, follow other entitlements for 1a.	Entitlements: No compensation for the affected portion of land within 20 m width if patent was granted prior to 1975 and up to 60 m width for patents granted thereafter. In excess of government lien, follow other entitlements for marginal/partial impacted 1a APs.
1g	APs whose properties are mortgaged ('properties' may be land, land and building, or building within a condominium association such as an apartment)	Entitlements: Same as above but check payment will be split into as follows. For mortgagor APs – Full replacement cost as defined above, less remaining amortization; For Mortgagee – Remaining amortization amount, computed based on original amount of principal, less interests for remaining amortization period	Entitlements: DOTr to request Mortgagee to segregate the portion of the property to be acquired for ROW from the rest of the property. Full replacement cost for portion of the mortgaged property to be acquired, less remaining amortization; Pay Mortgagee the remaining amortization amount needed to release portion of mortgaged property
1h	APs whose properties are ordinary assets ⁴⁵ (i.e., property is used in	Entitlements:	Entitlements:

⁴⁴ For example, if the affected land was granted through CA 141 prior to 1975 and the land to be acquired for the right of way was a strip of land up to 20m then the AP would not be entitled to compensation for the land. If, however, the land to be acquired from the same land was wider than 20m (say 50m) then the AP would be entitled to compensation for any area over the 20m width (in this case 30m) provided other required conditions are met. For land granted through CA 141 from 1975, then the any land acquired up to a width of 60m would not be compensated and same principle would apply as to the 20m example.

⁴⁵ As defined in Section 2.b of BIR Revenue Regulation (RR) 7-2003. As stipulated in the same section, this also includes real properties acquired by banks through foreclosure sales.

	trade or business or primarily held for sale).	Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including Value Added Tax (VAT), DST, transfer tax, and registration fees, except Expanded/Creditable Withholding Tax ⁴⁶ (EWT) and RPT arrears.	Cash compensation for portion of land at full replacement cost computed at current market value, free of taxes, including VAT, DST, transfer tax, and registration fees, except EWT ³ and RPT arrears.
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Implementation Considerations:

- DOTr will notify property owners early to enable time to gather necessary Paperwork as proof of ownership. APs may seek guidance from DOTr through the Help Desk at the LGU on documentation requirements.
- If the original patent granted under CA 141 has been subject to Government exercise or lien, it cannot be subject to lien a subsequent time.
- APs can request DOTr to pay the RPT arrears in advance to the LGU. This amount will be deducted from the compensation payment, except when the arrears is higher than the total compensation amount.
- The land for land option refers to productive land only and will be considered on a case-by-case basis considering the potential complexities in transferring titles, in order to ensure that there is not a large gap between acquisitions of land and providing the new parcel of land to the AP.
- APs who need to settle RPT arrears of significant amounts equivalent to 10% or more of the replacement value of their affected property will be eligible to be included in the LRIP.
- Non-viability of remaining portion will be determined by DOTr in consultation with the AP. If the remaining portion of land is not viable for continued use for the original purpose or if more than 80% of the entire land is to be acquired, the entire plot will be acquired subject to agreement of the AP.
- In the event that the appraised value is lower than the BIR zonal value, DOTr will consider re-appraisal of the property.
- In the event that there are fees associated with the mortgager's segregation of the portion of the property to be acquired for the ROW from the rest of the property, such fees will be borne by DOTr.

⁴⁶ Sales of properties by a corporation which is registered with and certified by the HLURB or HUDCC as engaged in socialized housing project with the selling price as determined and adjusted by HLURB are exempted from payment of EWT (Section 2.57.5 of the BIR Revenue Regulation 2-98).

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
2a	APs who own structures/improvements and also own the land where the structure is located.	Entitlements: <ul style="list-style-type: none"> • Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials. • In cases where the affected structures are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as follows: <ol style="list-style-type: none"> 1. Self-relocation assistance <ol style="list-style-type: none"> (i) Rental subsidy equivalent to five months of rental payment for an alternative dwelling; (ii) Cash compensation to cover the cost of connecting utilities such as water and power; (iii) Transportation to new dwelling inclusive of transportation of belongings; and (iv) Food allowance of Php 150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). <p>AND</p> <ol style="list-style-type: none"> 2. Assisted-resettlement <ol style="list-style-type: none"> (i) Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag- 	Entitlements: <ul style="list-style-type: none"> • Cash compensation for the affected portion of the structure at full replacement cost without deduction for depreciation or salvaged materials. Replacement cost includes repair and other associated costs for restoring damaged portion of the structure. • Cash allowance for repair costs commensurate with actual costs. • Rental subsidy for a maximum of three months will be provided if it is determined and agreed between the AP and DOTr PMO that retrofitting the structure will require the AP to temporarily vacate the place.
2b	APs who own structures/improvements but do not own the land where the structure is located on and are <u>not a low-income</u> household and/or they own a dwelling elsewhere.		

		<p>IBIG housing loan may be used to finance any one or a combination of the following:</p> <ul style="list-style-type: none"> - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home Improvement; and/or - Refinancing of an existing housing loan. 	
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Implementation Considerations:

- The amount of the rental subsidy by locality will be determined by DOTr through the replacement cost study, prior to the displacement of APs.
- The DOTr will enter into an agreement with Pag-IBIG so that available housing programs can be made accessible to eligible APs through their respective LGUs. Elderly ISFs without any next of kin that do not meet Pag-IBIG program eligibility criteria may have the option to avail of affordable public rental facility arranged by DOTr. Rental allowance/ subsidy will be provided while awaiting availability of public rental facility.
- APs will not be responsible for demolition of structures. APs may be allowed to self-demolish their structures where safe to do so to enable them to preserve materials that still have salvage value. In such cases APs will be entitled to keep salvageable materials without deduction from compensation.
- Eligibility requirements for Pag-IBIG Loan: (i) active member of Pag-IBIG Fund; (ii) have made at least 24 monthly savings (the lump sum payment of the required 24 monthly savings is allowed); (iii) have the legal capacity to acquire and encumber real property; (iv) have passed satisfactorily background credit/ and employment/business checks of Pag-IBIG Fund; (v) have no outstanding Pag-IBIG short-term loan in arrears at the time of loan application; (vi) have no Pag-IBIG housing loan that was foreclosed, cancelled, bought back due to default, or subjected to dacion en pago; and (vii) if with existing Pag-IBIG housing loan, either as principal or co-buyer/borrower, it must be updated.
- The maximum loanable amount is PhP6M based on the lowest of the following: (i) member's actual need; (ii) desired loan amount, (iii) loan entitlement based on capacity to pay; and (iv) loan-to-appraised value ratio.
- Pag-IBIG loan term or maximum repayment period is 30 years.
- Normal loan application may either be through on-line scheduling of appointment or walk-in at any Pag-IBIG branches. In the case of APs,

<p>DOTr will make necessary agreement with the HUDCC so that the APs can be assigned a priority lane or similar arrangement for faster processing of their loan.</p> <ul style="list-style-type: none"> • With regards to marginally/partially affected structures, if the affected portion results in the structure no longer being suitable for a dwelling for the structure owner and residents, then self-relocation or assisted resettlement options apply. • Compensation and entitlement to structure shall also apply to those whose structure/s will be affected by the provision of setback. • Non-viability of remaining portion will be determined by DOTr in consultation with the AP. 			
Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
2c	APs who are renting, leasing or sharing the structure/ improvement, and do not have a low-income. ⁴⁷	<p>Entitlements:</p> <ul style="list-style-type: none"> • No compensation for land or structures. • In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows: <ol style="list-style-type: none"> 1. Self-relocation assistance <ol style="list-style-type: none"> (i) Rental subsidy equivalent to five months of rental payment for an alternative dwelling; (ii) Cash compensation to cover the cost of connecting utilities such as water and power; (iii) Transportation to new dwelling inclusive of transportation of belongings; and (iv) Food allowance of Php 150 per person per day for three days or a food parcel of equal or greater amount (as determined by DOTr). <p>OR</p>	<p>Entitlements:</p> <ul style="list-style-type: none"> • No compensation. • In the case of residential dwellings, if the affected portion results in the structure no longer being suitable for a dwelling, then self-relocation or assisted resettlement option apply. • Rental subsidy for a maximum of 3 months will be provided if it is determined and agreed between the AP and DOTr PMO that retrofitting will require temporary vacating the place.

⁴⁷ For this project, low-income families are those whose combined family monthly income is below Php 40,000.

		<p>2. Assisted resettlement</p> <p>(i) Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following:</p> <ul style="list-style-type: none"> - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home improvement; and/or - Refinancing of an existing housing loan. <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power;</p> <p>(iii) Transportation to new dwelling inclusive of transportation of belongings; and</p> <p>(iv) Food allowance of Php 150 per person relocated for three days or a food parcel of equal or greater amount (as determined by DOTr).</p>	
2d	APs who are renting, leasing or sharing the structure/	<p>Entitlements:</p> <ul style="list-style-type: none"> • No compensation for land or structures. • In cases where the structures are being used as residential dwellings, self-relocation or 	

	improvement, and have a low-income. ⁴⁸	<p>assisted resettlement as follows:</p> <p>1. Self-relocation assistance</p> <p>(i) Rental subsidy equivalent to five months of rental payment for an alternative dwelling;</p> <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power;</p> <p>(iii) Transportation to new dwelling inclusive of transportation of belongings; and</p> <p>(iv) Food allowance of Php 150 per person per day for three days or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>OR</p> <p>2. Assisted resettlement</p> <p>(i) Option to avail of government socialized housing (if qualified);</p> <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU);</p> <p>(iii) Transportation to new dwelling inclusive of transportation of belongings; and</p> <p>(iv) Food allowance of Php150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr).</p>	
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⁴⁸ For this project, low-income families are those whose combined family monthly income is below Php 40,000.

		If completion of the socialized housing at the relocation site will not be ready in time, rental subsidy will be provided.	
2e	APs who own structures/ improvements but do not own the land where the structure is located on and are a low-income household. ⁴⁹	Entitlements: <ul style="list-style-type: none"> • Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or salvaged materials. • In cases where the structures are being used as dwellings, self-relocation or assisted resettlement as follows: <ol style="list-style-type: none"> 1. Self-relocation assistance <ol style="list-style-type: none"> (i) If AP opts to move to an existing property (verified by the receiving LGU), in-kind transportation to be provided inclusive of transportation of belongings; and (ii) Cash compensation to cover the cost of connecting utilities such as water and power; (iii) Food allowance of Php 150 per person per day for three days or a food parcel of equal or greater amount (as determined by DOTr). (iv) Rental subsidy equivalent to five months of rental payment for an alternative dwelling; <p>OR</p>	Entitlements: <ul style="list-style-type: none"> • Cash compensation for affected portion of the structure equivalent to full replacement cost without deduction for depreciation or salvaged materials • Cash allowance for repair costs commensurate with actual costs. • Rental subsidy for maximum of three months will be provided if it is determined and agreed between the AP and DOTr PMO that retrofitting will require temporary vacating the place.
2f	APs who own structures/ improvements and were former ISFs but now hold title of land through government socialized housing programs.		

⁴⁹ Includes APs who previously participated in a government socialized housing program but who no longer have it but did not sell it or rent it out (e.g., those who abandoned the housing unit).

		<p>2. Assisted resettlement</p> <p>(i) Option to avail of government socialized housing program of a partner government Key Shelter Agency (KSA) (if qualified); If not qualified for socialized housing, then the entitlements for assisted resettlement as per 2h apply.</p> <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU);</p> <p>(iii) Transportation during relocation including hauling of household belongings to interim rental facilities, until the relocatees are transferred to the final resettlement site; and</p> <p>(iv) Food allowance of Php 150 per person per day or a food parcel of equal or greater amount (as determined by DOTr) for three days during relocation to the interim rental units and during relocation to the permanent relocation site.</p> <ul style="list-style-type: none"> • If completion of the socialized housing accommodation will not be ready by time of displacement, rental allowance will be provided. 	
*2g	APs who were former ISFs and CMP/NHA beneficiaries whose titles are still under the name of the organization.	<p>Entitlements:</p> <p>Same as above deducting any amount still owed to the housing agency.</p>	
2h	APs who own structures/improvements but do not own the land where the structure is located, and who have	<p>Entitlements:</p> <ul style="list-style-type: none"> • Cash compensation for entire structure equivalent to full replacement cost without 	

	<p>previously availed of government socialized housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.</p>	<p>deduction for depreciation or salvaged materials.</p> <ul style="list-style-type: none"> • In cases where the structures are being used as dwellings by the structure owner and his/her family residing there, self-relocation or assisted resettlement as follows: <ol style="list-style-type: none"> 1. Self-relocation assistance <ul style="list-style-type: none"> (i) If AP opts to move to an existing property (verified by the receiving LGU), in-kind transportation to be provided inclusive of transportation of belongings; (ii) Cash compensation to cover the cost of connecting utilities such as water and power; and (iii) Food allowance of Php 150 per person per day for three days or a food parcel of equal or greater amount (as determined by DOTr). <p>OR</p> <ol style="list-style-type: none"> 2. Assisted resettlement <ul style="list-style-type: none"> (i) Option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSA, NGOs and/or LGUs; (ii) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU); (iii) Transportation during relocation including hauling of household belongings to interim rental 	
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		<p>facilities, until the relocatees are transferred to the final resettlement site; and</p> <p>(iv) Food allowance of Php 150 per person per day or a food parcel of equal or greater amount (as determined by DOTr) for three days during relocation to the interim rental units and during relocation to the permanent relocation site.</p> <ul style="list-style-type: none"> • If completion of the public rental housing accommodation will not be ready by time of displacement, rental allowance will be provided. 	
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Implementation Considerations:

- APs will not be responsible for demolition of structures. However, APs may be allowed to self-demolish their structures where safe to do so to enable them to preserve materials that still have salvage value. In such cases APs will be entitled to keep salvageable materials without deduction from compensation.
- Payment of compensation for structures and improvements may, upon the request of APs, be either:
 - Fully paid in cash;
 - Used as an advance payment for their housing loan amortizations; or
 - Held in abeyance until they are transferred to the relocation site.
- AP's preference based on the above shall be stipulated in the respective ADRI. To ensure that funds are available until APs are relocated, DOTr shall make the necessary arrangements with the Land Bank, or equivalent, so that an Escrow Account can be set up for this purpose. APs who preferred to defer payment would be able to withdraw such upon presentation of the Certificate of Award as socialized housing beneficiary issued by the KSA.
- For APs who own untitled condominium units, DOTr shall oblige developers, particularly if these were engaged by key shelter agencies, to make the necessary arrangements to effect release of Certificate of Condominium Title to APs who have duly paid full amount in consideration.
- Any fees required to be paid to community organizers to organize APs into homeowners or community association will be paid by DOTr.
- For cases where APs are required to avail of rental subsidy assistance while awaiting completion of socialized housing, assistance to transport belongings will be provided both at time of initial displacement to temporary accommodation as well as to socialized housing when it is completed.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
2i	APs who occupy temporary dwellings ⁵⁰ .	<p>Entitlements:</p> <p>Provision of assisted resettlement options as detailed for 2d provided that they present a certification from their respective Barangay Captains and Head of LGU's Urban Poor Affairs Office (UPAO) or the Local Housing Office (LHO) or equivalent stating that they are bona fide residents and have occupied the project affected area prior to the applicable cut-off date.</p> <p>APs that do not meet the socialized housing program eligibility criteria but are able to present Certification may have the option to avail of an affordable public rental facility through partnership with KSA, NGOs, and/or LGUs, to the extent possible.</p> <p>If completion of the public rental facility will not be ready by time of displacement, rental subsidy will be provided.</p>	<p>Entitlements:</p> <p>No compensation for structure.</p>
<p>Implementation Considerations:</p> <ul style="list-style-type: none"> Any fees required to be paid to community organizers to organize APs into homeowners or community association will be paid by DOTr The amount of the rental subsidy by locality will be determined by DOTr through market research. For cases where APs are required to avail of rental subsidy assistance while awaiting completion of socialized housing, assistance to transport belongings will be provided both at time of initial displacement to temporary accommodation as well as to socialized housing when it is completed. 			

⁵⁰ Moveable sleeping materials located within the project right-of-way (e.g., tent, cart, tarpaulin)

Entitled Person		Loss of income/Livelihood
3a	APs who own fixed micro businesses (e.g., small shops, sari-sari store, carinderia, food stand, repair shop, etc.) with or without permits from the LGU concerned.	<p>Entitlements:</p> <p>Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.⁵¹</p> <p>Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere.</p> <p>Assistance to transport belongings to new location.</p> <p>Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere.</p> <p>Participation in the Livelihood Restoration and Improvement Program (LRIP).</p> <p>For APs who are leasing space from property owners:</p> <p>For those who will continue with their micro-small business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking.</p>
3b	APs who own small, medium and large business establishments ⁵²	<p>Entitlements:</p> <p>Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.⁵³</p>

⁵¹ Preferred mode of business transition is to help set up affected persons with an alternative but similar business with minimal transition period. Options have to be considered by the APs with no delay.

⁵² Categories of business are based on capitalization and number of employees, with (1) Php 3,000,001-15,000,000 capitalization and 10-99 employees for small businesses, (2) PhP 15,000,000-100,000,000 capitalization and 100-199 employees for medium businesses, and (3) More than Php 100,000,000 capitalization and over 200 employees for large businesses. as defined under Small and Medium Enterprise Development (SMED) Council Resolution No. 01 Series of 2003 dated 16 January 2003.

⁵³ Preferred mode of business transition is to help set up APs with an alternative but similar business with minimal transition period. Options have to be considered by the APs with no delay.

		<p>Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere.</p> <p>Assistance to transport belongings to new location.</p> <p>Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere.</p> <p>For APs who are owners of small, medium or large commercial establishments built inside own affected property:</p> <p>Acquire the property but allow the owner of the structure and business use of the land for a defined period to give the owner time to transfer, subject to agreement on a case-to-case basis.</p> <p>For APs who are owners of commercial/business entities and are leasing affected space/property:</p> <p>For those who will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking.</p>
3c	Vendors with no stalls ⁵⁴	<p>Entitlements:</p> <p>Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g., assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs.</p>
3d	Trolley drivers	<p>Entitlements:</p> <p>Transitional support of minimum wage for four months⁵⁵.</p>

⁵⁴ Pertains to vendors who do not have permanent vending structure (e.g., carts, moveable tables, etc.)

⁵⁵ Inclusive of payment of daily wage equivalent to the number of days the trainees need to be absent from work in order to attend training (during training) equivalent to the prevailing minimum wage in the area shall be provided to APs who are attending the training

		<p>Participation in the LRIP.</p> <p>Provision of skills training in anticipation of available job positions during construction and operation of the project.</p> <p>Training allowance⁵⁶.</p> <p>Priority in employment during construction and operation stage of the project.</p>
3e	APs who are employed in a displaced commercial, agricultural or industrial establishment and lose their job due to closure of business or laying off as a result of minimized operation.	<p>Entitlements:</p> <p>Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage⁵⁷.</p>
3f	APs who relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood.	<p>Participation in the LRIP.</p> <p>Provision of skills training in anticipation of available job positions during construction and operation of the project.</p> <p>Training allowance⁵⁸.</p> <p>Priority in employment during construction and operation stage of the project.</p>
3g	APs who relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.	<p>Entitlements:</p> <p>Commuting allowance of an amount based on additional costs, but not exceeding PhP 5,000 per household per month for three months (not entitled to 3e or 3f).⁵⁹</p>

⁵⁶ Transportation allowance during training provided only if necessary

⁵⁷ Inclusive of payment of daily wage equivalent to the number of days the trainees need to be absent from work in order to attend training (during training) equivalent to the prevailing minimum wage in the area shall be provided to APs who are attending the training

⁵⁸ Transportation allowance only if necessary

⁵⁹ Commuting allowance will be provided only upon transfer to off-city permanent relocation site. No commuting allowance will be provided at the temporary accommodation.

3h	APs who are agricultural tenants and sharecroppers.	Entitlements: Financial assistance equivalent to the average gross harvest for the last three years and not less than P 15,000 per hectare (EO 1035). Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. In case of dispute over verbal agreement with sharecropper, certification from elected representatives will be considered as legal document. Participation in the LRIP.
3i	APs who are landowners or lessee who are directly engaged in farming.	Entitlements: A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA. 6389). Participation in the LRIP.
Implementation Considerations: Income losses as based on evidence such as tax receipts or otherwise as per estimated values of monthly income losses for various categories of micro-businesses to be determined during validation.		

Entitled Person		Loss of Public Land and Structure (Severe/Full)
4a	Government Agency/ LGU owners of affected public structures on public land.	Entitlements: Compensation between agencies based on mutual agreement. Transportation to be provided inclusive of transportation of belongings.
4b	Government Agency/ LGU owners of affected public structures on private land.	Entitlements: Cash compensation for structures at full replacement cost. Transportation to be provided inclusive of transportation of belongings.

Entitled Person		Loss of Non-Land Assets and Improvements
5a	Owners of fruit and timber trees (regardless of ownership status of affected land).	Entitlements: Cash compensation at replacement cost for affected fruit and timber trees.
5b	Owners of crops (regardless of ownership status of affected land).	Entitlements: Compensation for the affected perennial and annual crops at market value of the crop at full-term harvest time ⁶⁰ .
5c	Owners of aquaculture produce (regardless of ownership status of affected land).	Entitlements: Compensation for aquaculture stock computed at harvest time ⁶¹ .
5d	Owners of other affected non-land assets and improvements (not mentioned in 5a, 5b or 5c).	Entitlements: Compensation at replacement cost for affected non-land assets and improvements (not mentioned in 5a, 5b, 5c). Alternatively, APs may opt for transportation of secondary structures (non-land assets) in whole or in part in lieu of compensation where property can be viably transported.

Implementation Considerations:

- Determination of replacement cost of trees will take into account age and productivity of the tree.
- Compensation rates determined by the replacement cost study and informed by values prescribed by the Department of Agriculture (DA) (for fruit trees) or DENR for timber trees.
- Coordination with landowners, agricultural farms and/or fishpond operators to advise them regarding the schedule of clearing.

Entitled Person		Additional Hardship Due to Vulnerability
6a	APs who are classified as any of the following vulnerable groups:	Entitlements: <u>In addition to applicable compensation:</u>

⁶⁰ Compensation for crops is for one harvest only. Should the AP or someone else plant on the project ROW after validation in the barangay, it is no longer eligible for compensation.

⁶¹ APs will receive compensation for land and compensation for improvements. If the remaining area (remaining fishpond area) is no longer viable, APs will be compensated for entire area.

	<p>poor (based on the poverty income threshold), elderly and solo parent-headed households⁶², and persons with disabilities.</p>	<ul style="list-style-type: none"> • Inconvenience allowance in the amount equivalent to PhP 10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP 15,000 will be provided in coordination with other government agencies. • Support and/or maintain access to government welfare programs. • Inclusion in the LRIP.
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Entitled Person		Temporary Impacts due to Construction
7a	APs who have legal rights to the land.	<p>Entitlements:</p> <ul style="list-style-type: none"> • Restoration of land within three months of completion of use. • Compensation for affected non-land assets at full replacement cost commensurate with rates set out in the RAP. • Cash payment for rent of the affected land at prevailing rental rates in the location of the property until the property is restored.
7b	APs without legal rights to affected land but owners of affected non-land assets.	
7c	Severance impacts and/or barrier effect during construction disrupting lateral movement (access) or access to property.	<p>Entitlements:</p> <p>The project will provide for crossings and continued access.</p> <p>In the event that construction works block access to a business, then compensation for lost income for the period of disrupted access will be provided.</p>
<p>Implementation Considerations:</p> <p>Contractors will be responsible for the arrangement and payment of land rent, restoration of land and compensation for non-land assets and lost income.</p>		

⁶² Solo-parent headed households are defined as a solo-parent (male or female) who is the head of a household, whom also has dependent children under the age of 18 years.

Temporary impacts due to construction will be monitored and reported as part of the Environment Management Plan.

Entitled Person		Unanticipated Involuntary Resettlement Impacts
8a	Eligible affected persons.	<p>Entitlements will be prepared in accordance with the JICA Guidelines (2010), ADB SPS (2009) and applicable national laws and regulations (including requirements for preparation of corrective action plan and other related documents for JICA and ADB to review and approve), and the Environmental Management Plan (EMP) of the approved Environmental Impact Statement (EIS).</p> <p>In the event that the residual community will lose access due to the project, DOTr shall either maintain access or acquire the remaining land. Any additional land acquisition (including all affected structures, improvements and crops therein) as a result of landlock, provision of access, and/or required setback shall be compensated similarly as provided for in this entitlement matrix. Likewise, families and businesses that will be displaced as a result of landlock or provision of access road or required setback shall be eligible to all applicable entitlements and resettlement and/or LRIP provided for in this RAP.</p>

Implementation Considerations:

Entitlements to be prepared in such circumstances are subject to approval of the DOTr and concurrence by JICA and ADB.

Expropriation Proceeding

- An initial compensation at an amount computed at 100% of lot price based on latest BIR zonal value for land, replacement cost for structures and improvements, and market value for crops and trees (less any unpaid RPT and CGT) in the form of a check will be deposited to the court in favor of the owner upon filing of expropriation case by DOTr. The Court will immediately issue an order to take possession of the property and start implementation of the project (Section 6(a) R.A. 10752).
- While the court adjudicates the compensation to be paid, the APs may, at any time request the court to release such deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).
- After the case has been heard by the court, the Court will order DOTr to pay the difference, if any, between initial compensation and the just compensation as determined by the court.
- At this time, DOTr will also pay any required taxes and fees (such as notary fees) where applicable with the exception of CGT (as detailed in RA10752) and any unpaid RPT.
- If compensation is less than replacement cost, DOTr will apply a mitigation measure to reach replacement cost.
- Other applicable allowances including livelihood rehabilitation and transitional assistance allowances apply as per cases not subject to expropriation.

Implementation Considerations:

- Based on Rule 17 Section 1(h) of the 1997 Rules of Court on Civil Procedures, the plaintiff (DOTr) can withdraw the case by filing a notice of dismissal any time before service of the answer by the defendant (owners). If the answer has been served, the case shall not be dismissed at the plaintiff's instance except upon approval of the court and upon such terms and conditions as the court deems proper (Section 2, Rule 17 of the 1997 Rules of Court on Civil Procedures). In both cases, the acquisition mode would revert back to negotiated sale, which will entitle the owner to payment at current market value for land (as indicated in DOTr's letter offer), free of taxes, including CGT, and registration fees, replacement cost for structures and improvements, and market value for crops and trees. If no motion to dismiss as above described is filed, expropriation proceeding will continue. Once the court decision becomes final and executory acquisition mode (expropriation) cannot revert back to any other mode.
- Where the AP agreed to the negotiated sale, but was unable to gain the necessary documents to show proof of ownership, DOTr and the AP may manifest before the court, upon filing of the expropriation case and making the necessary deposit, that the offer amount is not in dispute. DOTr shall then pursue the case in good faith and pay just compensation to the rightful owner/s as decided by the court.
- DOTr will provide assistance to APs whose lands will be subjected to EJS. This will be done through the Help Desk that will be established at each LGU prior to the issuance of the NoT. Early issuance of the NoT is highly recommended for APs to have enough time to complete/progress EJS process prior to issuance of the OTB, which only gives them 30 days to accept offer, after which expropriation proceedings can commence. If APs are unable to complete the EJS before the expropriation proceedings are heard by a court, DOTr will pay the just compensation as determined by the court, as well as any required taxes including CGT, except for any unpaid RPT otherwise, DOTr will delay filing of expropriation to the extent.

CHAPTER 6 RELOCATION AND RESETTLEMENT PLANNING

361. This chapter describes the relocation and resettlement plan for landowners (LOs), and non-landowners (NLOs) in Manila 2 also known as the Blumentritt-Paco segment of the NSCR-Ex Project. The said APs will be provided with resettlement assistance due to permanent loss of land, as well as residential structures, and other land improvements. Also included is the relocation plan for severely affected community structures, institutional and government facilities, and establishments.
362. The Department of Transportation (DOTr) as the implementing agency (IA), in coordination with the local government unit (LGU) of City of Manila will ensure that no AH will be forcibly evicted or a structure demolished without prior notice, resettlement, full payment of compensation, and meaningful consultations. Further, relocation and resettlement procedures and guidelines set by the Government of the Philippines (GoP), with support from ADB, and JICA shall be observed.
363. The relocation approach of the NSCR-Ex Project, in coordination, and concurrence with the City of Manila LGU, and SHFC is the provision of both in-city, and off-city relocation. AHs were informed about the relocation sites and were consulted on their preferred relocation option. Landowners will be compensated for affected land and other property at the replacement cost.

A. Landowner and Non-Landowner Beneficiaries of Relocation Assistance

364. The 2018 and 2019 SES generated a total of 3,994 affected households (AHs) with 756 LOs and LO-claimants, and 3,238 NLOs who stand to be displaced from their land, and/or residence in the project ROW. Of the 3,994 AHs, 3,253 AHs (81%) were interviewed comprising of 422 LOs and LO-claimants and 2,831 NLOs. The remaining 741 AHs (18%) were not interviewed (334 LOs and 407 NLOs), however, they will still be provided resettlement assistance by the Project as spelled out in the Entitlement Matrix of this RAP
365. Of the total 3,253 AHs interviewed, 3,182 are residing AHs or 98% and 71 non-residing LOs (interviewed for LO-specific SES only). Of those interviewed residing AHs, 351 or 11% are LOs (36) and LO-claimants (315), and 2,831 or 89% are NLOs. All those 741 LOs and NLOs who were not interviewed are largely from Barangays 811 (barangay with the highest number of AHs not interviewed at 73 AHs), 351, 428, 472, 473, 629, and 815. These AHs were not interviewed for the SES because they were not available at the time of interview despite callbacks. In April 2022 and May 2022, the DOTr has conducted another round of SES to gather information on these non-surveyed AHs. In view of this

recent survey data, an addendum RAP will be submitted to ADB within the third quarter of 2022.

366. The total number of affected structures is 967, where 562 are used as residences, 293 as residence cum business, 25 are used solely for business, 26 structures are used as institutional/community facilities, and some 61 associated structures. The institutional and community facilities are: 7 barangay halls, 3 chapels, 5 day care or child development centers, 3 multipurpose halls, 2 community or livelihood centers, 2 waiting sheds, 2 basketball court/recreational facility, 1 police precinct, and 1 power station fence. The affected households outnumber affected structures as there are structures with multiple households such as renters, rent-free occupants, sharers, and caretakers residing in the same structure. DOTr has declared that all of the affected LO and NLO households are eligible for applicable resettlement assistance subject to the cut-off dates. Table VI 1 presents the total number of AHs surveyed and not surveyed per barangay.

Table 6-1: Number of Affected Households

	Surveyed Residing LO AHs	Surveyed Residing LO- Claimants	Surveyed Residing NLO AHs	Total Residing Surveyed AHs	Surveyed Non- Residing LOs	Total Surveyed (Both Residing and Non- Residing)	Non- Surveyed LO and NLO AHs	Total AHs
Total	36	315	2831	3182	71	3253	741	3994
Brgy 349	0	8	73	81	0	81	6	87
Brgy 350	0	0	0	0	2	2	12	14
Brgy 351	1	6	135	142	8	150	45	195
Brgy 368	2	6	92	100	1	101	25	126
Brgy 422	0	2	281	283	0	283	6	289
Brgy 426	3	10	118	131	13	144	36	180
Brgy 428	4	20	132	156	5	161	56	217
Brgy 442	0	4	5	9	0	9	8	17
Brgy 443	0	11	29	40	0	40	7	47
Brgy 444	0	16	8	24	0	24	1	25
Brgy 450	0	13	74	87	0	87	8	95
Brgy 472	2	9	93	104	8	112	51	163
Brgy 473	1	29	143	173	9	182	43	225
Brgy 474	2	7	37	46	4	50	23	73
Brgy 483	0	4	82	86	0	86	10	96
Brgy 484	0	22	258	280	1	281	18	299
Brgy 485	0	5	32	37	0	37	6	43
Brgy 487	1	2	65	68	4	72	21	93
Brgy 497	0	0	0	0	0	0	2	2
Brgy 500	0	0	0	0	0	0	13	13
Brgy 628	1	11	38	50	3	53	10	63
Brgy 629	1	15	166	182	1	183	55	238

Brgy 630	0	0	38	38	0	38	1	39
Brgy 764	0	0	0	0	0	0	0	0
Brgy 769	0	4	1	5	0	5	2	7
Brgy 799	0	0	0	0	0	0	1	1
Brgy 800	3	27	101	131	5	136	22	158
Brgy 803	0	1	7	8	0	8	9	17
Brgy 807	0	0	0	0	0	0	3	3
Brgy 808	5	0	0	5	0	5	13	18
Brgy 810	0	3	8	11	0	11	7	18
Brgy 811	0	19	128	147	0	147	73	220
Brgy 815	0	0	0	0	0	0	45	45
Brgy 816	0	0	0	0	0	0	1	1
Brgy 825	0	0	0	0	0	0	4	4
Brgy 835	0	0	130	130	0	130	12	142
Brgy 836	0	0	148	148	0	148	9	157
Brgy 838	0	0	0	0	0	0	2	2
Brgy 865	0	1	151	152	0	152	21	173
Brgy 866	0	0	0	0	1	1	0	1
Brgy 867	0	3	10	13	0	13	0	13
Brgy 868	10	38	192	240	2	242	35	277
Brgy 871	0	0	0	0	1	1	12	13
Brgy 872	0	19	56	75	0	75	5	80
Brgy 368, Brgy 426	0	0	0	0	0	0	0	0
Brgy 450, Brgy 473	0	0	0	0	0	0	1	1
Brgy 472, Brgy 473	0	0	0	0	0	0	1	1
Brgy 483, Brgy 484	0	0	0	0	1	1	0	1
Brgy 497, Brgy 500	0	0	0	0	0	0	0	0
Brgy 764, Brgy 769	0	0	0	0	0	0	0	0
Brgy 472, Brgy 474, Brgy 485, Brgy 487	0	0	0	0	1	1	0	1

Brgy 442, Brgy 443, Brgy 444, Brgy 446, Brgy 450	0	0	0	0	1	1	0	1
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367. Out of the 3,182 interviewed residing AHs, 1,380 households (with 1,784 vulnerabilities) were identified as vulnerable and will receive inconvenience allowances of PhP10,000 each in addition to applicable compensation due them. Of the 1,784 vulnerabilities of AHs, 770 or 43% are solo parents with dependents, 352 or 20% are those whose household income is below the poverty threshold, 574 or 32% are households headed by the elderly, and 88 or 5% are households with a member with disability (PWD).

Table 6-2: Number of Vulnerabilities Among AHs Per Barangay

Manila 2	AH below the poverty line	AH headed by solo parents with dependents	AH headed by the Elderly	AH with a member who is a person with disability (PWD)	Total	%
Total	352	770	574	88	1784	100%
%	20%	43%	32%	5%	100%	

368. In terms of vulnerability per vulnerable household, 1,017 or 74% have single vulnerability, 324 or 23% have double vulnerability, and 39 or 3% have triple or more vulnerabilities.
369. Aside from these vulnerable households, there are 1,583 persons who would need special assistance during the transfer to temporary accommodations and permanent relocation sites. These include toddlers, pregnant women, persons with disability (PWDs), and the elderly in AHs. Table 6-3 shows the details:

Table 6-3: APs Requiring Special Assistance During Transfer⁶³ (multiple responses)

⁶³ The total number of APs requiring special assistance during relocation may change during the implementation considering the time gaps from the survey dates and updating of this RAP.

Categories	Male		Female		Total	
	No.	%	No.	%	No.	%
Baby/Toddler	467	60%	385	48%	852	54%
Elderly	238	31%	353	44%	591	37%
Pregnant	0	0%	42	5%	42	3%
HH with member who is physically disabled	47	6%	24	3%	71	4%
HH with member who is mentally challenged	21	3%	6	1%	27	2%
Total	773	49%	810	51%	1,583	100%

Source: DOTr

Note: This table is based on multiple answers. Households may have no or 1 or more members requiring special care during actual relocation. Data on APs requiring special assistance will be updated just before actual relocation because of the anticipated changes in time lapse from the surveys in 2018 and 2019 to the year of actual relocation.

B. Consultation with Affected Households

370. Series of consultation activities were conducted through blended methods such as face-to-face, online, and telephone interviews. Among these are the Project Information Brochure (PIBs) with feedback forms, small face to face meetings, online meetings and phone/mobile calls, were designed to collect information from APs on their relocation preference. The blended methodologies were done in compliance with the restrictions, and protocols set by the national government, and City of Manila LGU in organizing, and holding public meetings in the time of COVID 19 pandemic. Social distancing among consultation sessions participants was observed. Protective gears were worn by the facilitators team during face-to-face consultations sessions. Interviewees, and meeting participants were likewise advised, and reminded to use such protective gear.
371. The general SCM activities covered affected households in 42 barangays namely: 349, 350, 351, 368, 422, 426, 428, 442, 443, 444, 446, 450, 472, 473, 474, 483, 484, 485, 487, 593, 628, 629, 630, 764, 769, 800, 803, 807, 808, 810, 811, 835, 836, 838, 865, 866, 868, 871, and 872. The small face-to-face group meetings with the AHs were conducted in venues that the Manila City LGU- approved following safety protocols. The remaining three (3) barangays, 497, 500 and 815, have recently been surveyed and are still under data interpretation.
372. Attendance of AHs, photo documentation and highlights of the meetings were recorded. Witnessing these consultation activities were the DOTr, city officials led by the Barangay officials, and partner agencies of the DOTr. Despite the constraints, and challenges faced by attendees due to movement restrictions, the consultation sessions resulted to good attendance and meaningful consultative meeting as reflected by the record of inquiries, clarifications about the AHs relocation preferences, as well as sentiments confronting them on involuntary resettlement brought about by the project. This helps strengthen the

resettlement measures that are prescribed in this RAP for Los and NLOs in the Manila 2 segment of the railway.

373. During the distribution of Project Information Brochures (PIBs) with Relocation Preference Survey with built-in feedback form, feedback responses from the AHs were gathered. Basic project information about the project, GRM hotline, contact information and relocation preference questions are contained in the PIB, for the AHs' inputs. It is to be noted that there were two (2) rounds of PIB survey conducted for Manila 2 AHs for the relocation preference survey. The first PIB survey presented options of in-city relocation sites and the Tanza off-city relocation site; majority of the AHs surveyed preferred in-city relocation sites which are owned by the Manila LGU. However, due to failure in negotiations with the previous LGU administration on the terms of the relocation site development, which increased the unit cost to the equivalent cost of an economic housing unit, deemed not affordable to the AHs, this necessitated the cancellation of the processing of the in-city relocation sites. Consequently, the off-city relocation in Tanza was retained and the relocation site in Osorio in Cavite were listed as the new relocation options for the 2nd round of PIB relocation preference survey for the AHs of Manila 2. For the complete details on PIB feedback results, refer to chapter 7 of this report.
374. The second round of PIBs feedbacks were gathered for the AH relocation preference which was administered by trained community facilitators that interviewed the households. PIB and feedback form is in Appendix 6 Vol. 3. (Public Information Booklet and the attached Relocation Preference Form. To further augment the PIBs, face to face interviews, telephone calls to AHs were conducted to gather clarification on their relocation preference and also get additional information to validate the existing socio-economic information of the AHs. Of the 3,238 total number of NLOs targeted, 2,831 NLO HHS were interviewed. Out of the interviewed NLO HHS, 2,310 or 82% were reached through the distribution of PIBs and administering combination of face-to-face interviews via house visits and through phone call interviews, before or after SCMs. However, there were 521 or 18% NLO-APs that were not available to provide information on their relocation preferences and most of them are from Barangays 450, 485, 443, 426, 472, 628, and 800. The DOTr, however, will locate and reach out to these AHs through contact tracing using the City of Manila LGU's roster of barangay residents to determine their relocation preferences.
375. Of the 2,310 NLO-AH respondents, 2,195 or 95% preferred assisted resettlement, 34 or a little over 1% preferred self-relocation, while 81 or about 4% are still undecided.
376. Table below shows the result of the PIB relocation preference survey:

Table 6-4: Details on PIB survey and Assisted- and Self- Relocation Options of NLO-AHs

Municipality LGU	Barangay	Total NLO's	SCM with PIB Survey	HH's Relocation Options
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		(with SES)	PIB Retrieval	% Progress	A. Assisted Resettlement	B. Self- Relocation	Undecided
Manila 2	349	73	56	77%	39	4	13
	351	135	125	93%	125	0	0
	368	92	82	89%	81	0	1
	422	281	261	93%	260	0	1
	426	118	78	66%	77	1	0
	428	132	102	77%	102	0	0
	442	5	5	100%	5	0	0
	443	29	18	62%	18	0	0
	444	8	8	100%	9	0	-1
	450	74	20	27%	20	0	0
	472	93	60	65%	60	0	0
	473	143	122	85%	114	2	6
	474	37	35	95%	33	2	0
	483	82	71	87%	68	3	0
	484	258	172	67%	166	6	0
	485	32	17	53%	15	0	2
	487	65	47	72%	47	0	0
	628	38	24	63%	20	2	2
	629	166	142	86%	142	0	0
	630	38	37	97%	37	0	0
	769	1	1	100%	1	0	0
	800	101	65	64%	64	1	0
	803	7	5	71%	5	0	0
	810	8	8	100%	7	1	0
	811	128	114	89%	111	3	0
	835	130	123	95%	122	0	1
	836	148	128	86%	124	2	2
	865	151	140	93%	118	0	22
	867	10	10	100%	10	0	0
	868	192	180	94%	144	5	31
	872	56	54	96%	51	2	1
Total		2831	2310	82%	2195	34	81
%					95%	1%	4%

377. More prominent reasons cited by the 34 NLO AHs who preferred the option for self-relocation were hinged on the following:

1. AHs preferred self-relocation in order for them to acquire and own a lot and house where they can re-establish at once their livelihood.
 2. Business owners want to continue their business after the displacement.
 3. AHs want to have a better environment for their children.
 4. Housing and building designs may not fit the requirements of the AH due to size, payment, and parking places. Elderly AHs without nearest kin can continue to pay monthly amortization.
 5. They want to maintain and continue living in the same location with their relatives and friends.
378. Self-relocation involves a process where AHs are assisted to transfer in a location of their choice following health and safety protocols prescribed by the health authorities during this pandemic. Use of transportation for AHs' transfer will observe physical distancing including use of PPEs for AHs and all assisting personnel during the conduct of relocation activities.
379. In this option, APs may opt to relocate to their hometown, to a relative with residence close to their current sources of living, to continue renting somewhere near their current location, to return to previously availed socialized housing or to relocate in a permanent dwelling of their choice.
380. The DOTr has formulated the following action plan to reach out to the AHs who are undecided on the relocation options, those who were not available or cannot be contacted and those who did not participate in the consultation meetings.
381. DOTr will send letters/notices including PIBs to inform them again about the relocation program, particularly on the project information update, relocation options and schedule of the transfer. They will be directed to a help desk located within their LGU for all their questions about the relocation options and project schedule. A call center type help desk is also set up at the DOTr office to receive inquiries and provide further explanation on the relocation options available to the AHs.
382. DOTr will ensure that these notices/letters are duly received by these AHs by making follow up calls and subsequently, conduct direct interviews with the AHs on the preferred relocation options. Face to face meetings shall also be undertaken if movement restrictions are lifted.
383. The DOTr, SHFC, and the Manila LGU will continue to hold consultation meetings prior to displacement to ensure that all AHs are informed and can meaningfully participate in the relocation process.
384. The 34 AHs who preferred self-relocation are free to transfer to any area of their choice but will be required by the DOTr to present proof of new residence outside of the ROW or elsewhere. Assistance will likewise be provided for NLOs who will be self-relocating such

as transportation allowance to their destination/new homes, food allowance on the day of their actual transfer, and connection fees for utilities in their new homes.

385. For the 2,195 AHs who preferred assisted resettlement option, prospective relocation sites were presented during the initial consultations in 2021. The initially-proposed relocation sites were: (i) 6 City of Manila-owned properties, (ii) 1 privately-owned Masangkay property, and (iii) 1 off-city relocation site in Tanza, Cavite. The Manila City properties are part of the comprehensive housing program of the city government to provide in-city relocation for its informal settlers. The project-affected people in the project have been considered by the city as one of the groups that will be served by their housing program. The city government of Manila is currently constructing an in-city relocation site in Tondo, Manila for its identified ISFs. For the off-city relocation option, the site in the Municipality of Tanza in Cavite province was presented during this time. For the Tanza property, the land has already been acquired by SHFC. This is the Carissa Homes Phase 8 a residential subdivision ideal for building individual housing structures (e.g., single detached, duplex, or row houses, among other types:-
386. However, due to the failure of the negotiations with the Manila-LGU, who is the owner of the preferred in-city relocation sites in the initial PIB relocation survey previously conducted, a second survey on relocation preference was conducted last July 20-26, 2022. The current identified off-city relocation sites are the following: Carissa Homes in Tanza, Cavite and the Osorio Property in Trece Martirez in Cavite.

C. Resettlement Sites

387. This section presents information about the various available resettlement sites and AH preferences based on the July 2022 preference survey.
388. The table below summarizes resettlement preferences for surveyed AHs for Manila 2 RAP as well as the separate Makati-Buli RAP. The results show that the majority of Manila 2 AHs (60%) prefer Carissa Homes in Tanza Cavite followed by Osorio Property, Trece Martirez City. Carissa Homes was also a popular option for AHs in the Makati-Buli RAP from Makati (17%) and Taguig (58%). While this demand would surpass the available 2,430 horizontal row lots, the planned vertical housing configuration would adequately accommodate the demand for this resettlement site from both Manila 2 and Makati-Buli section AHs. Vertical housing configuration is the latest direction of the DHSUD for relocation site building, as per instruction of the President. This is in line with the government's thrust to address housing deficiencies in the country, especially for the informal settler families.

Table 6-5. Details of AHs by LGU with Corresponding Relocation Sites

DD RAP	Makati - Buli Section				Manila Phase 2 Section
LGU	Makati ^a	Paranaque ^b	Taguig ^c	Muntinlupa ^d	Manila
Number of Affected HHs	671	217	1962	597	3994

Surveyed HHs with PIBs	Total Number of PIB - Surveyed AHs ^k		235		62	1479	445	3017	
	% of AHs		35.02%		74.70%	92.44%	74.54%	75.53%	
	Self - Relocation	No. of AHs	20		0	112	4	105	
		% of AHs	2.98%		-	5.71%	0.67%	2.63%	
	Undecided	No. of AHs	4		0	28	13	17	
		% of AHs	0.60%		-	1.43%	2.18%	0.43%	
	Assisted Relocation with Preferred Site	No. of Assisted Relocation HHs	211		62	1339	428	2895	
		% of Assisted Relocation	31.45%		74.70%	68.25%	71.69%	72.46%	
		^g Undecided / Others ^h				193	91	42	
		% of AHs				9.84%	15.18%	1%	
		No. of PIB - Surveyed AHs	114	91	62	1146	337	2383	470
		% Preference of PIB - Surveyed AHs	17%	14%	100%	58%	56.51%	60%	12%
		Location of Relocation Site	Carissa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite (off-city) ⁱ	Alpas II & Alpas I Housing, SHFC Project (Barangay Muzon, City of San Jose Del Monte Bulacan) (off-city) ^e	Osorio Compound located in Brgy. San Martin de Porres, Parañaque City (in-city)	Carissa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite (off-city)	Ipilan/Patdu Compound, South Green Heights, Lakeview Barangay, Putatan, Muntinlupa City (in-city) ^f	Carissa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite (off-city)	Osorio Property, Trece Martirez City ^j
Area (sq.m)		86,347	19,275	700	86,347	12,942	86,347	450,000	
Generated Row Units (horizontal development)		2,430	952	21	2,430	226	2,430	7,875	

Note:

^a. Out of 671, only (35%) 235 were surveyed. Out of 235, only (17%) 40 preferred Carissa Homes.

^b. Out of the 217 (74.7%), 162 were surveyed and preferred Osorio Compound.

^c. Out of 1962 (75%), 1472 were surveyed and (58%) 854 preferred Carissa Homes

^d. Out of 597, (73.5%) 439 were surveyed. Out of 439 (57%) 250 preferred Patdu compound

^e. Estimated generated units based on 22 sqm per unit and 7 units per floor times 3 floors.

^f. The buildable area of 12,942 sq.m which is (70%) 9,059 sq. m will generate 226 lots based on the allotment of 40 sq.m per lot.

^g. There are 193 identified affected HHs who were undecided for Carissa Homes based on PIBs conducted in Taguig City

^h. Other relocation sites with corresponding respondents are 58 (9.77%) for Buli, 31 (5.25%) for Sucat and 2 (0.30%) were undecided

ⁱ. The Carissa Homes Phase 8 with a total number of 2,430 generated lots will be allotted to Manila (2383), Makati (114) and Taguig (1,146) for a total of 3,643 HHs. This means that Carissa Homes Phase 8 cannot accommodate the remaining 1213 HHs.

^j. It is recommended that the 1,213 HHs will be distributed to other relocation sites such as the Osorio Property in Trece Martirez City in Cavite, with the buildable area (70%) of 315,000 that can generate 7875 lots based on the lot allocation of 40 sq.m per AH. In doing this, it is necessary to schedule an SCM for the affected HHs to choose their preferred relocation site.

^k Not all AHs were PIB – Surveyed due to the following reasons; 1) Unavailable during the PIB – Survey, 2) Refused, 3) others

Table 6-6. Details on the two (2) Relocation sites for NLO AHs in Manila Phase 2

No.	LGU	Location of Relocation Sites	Address	Distance of Relocation Site from Blumentritt - Paco, Manila PROW
1	Tanza, Cavite	Carissa Homes, Phase 8	Barangay Punta Uno, Tanza, Cavite	45.6 km (1 hour and 50 minutes)
2	Trece Martires, Cavite	Osorio Property	Barangay Osorio, Trece Martires, Cavite	48.2 km (2 hours and 10 minutes)

389. Accessibility of the relocation sites in terms of travel times to important facilities and services of the relocation sites are presented in Table 2 below:

Table 6-7. Access to Public and Social Services from Relocation Sites

No.	Relocation Site	Travel Time by Public Transport to the Closest Facility (in Minutes)								
		Category in Minutes								
		School	Hospital	Worship Place	Market	Transport Terminal	Factory/ Industry	LGU office	Police Station	Fire Station
1	Carissa Homes	6	23	4	4	10	26	6	8	8
2	Osorio Property	6	13	5	12	12	10	5	8	11

1. Profile of Carissa Homes Phase 8 Relocation Site, Tanza, Cavite

390. Carissa Homes Phase 8 is located in Tanza, Cavite. It is bounded on the North by Block 30 Phase 7, bounded on the South by DLC Residence Carissa Homes, bounded on the West by Grandiosa Lane Subdivision and bounded on the East by an open field. Figure 6-1 shows the Vicinity Map with the adjacent areas; Bagtas Wet and Dry Market (Talipapa), Cavite State university, Good Tree International School and Clinic, Vista Mall and Punta Elementary School.

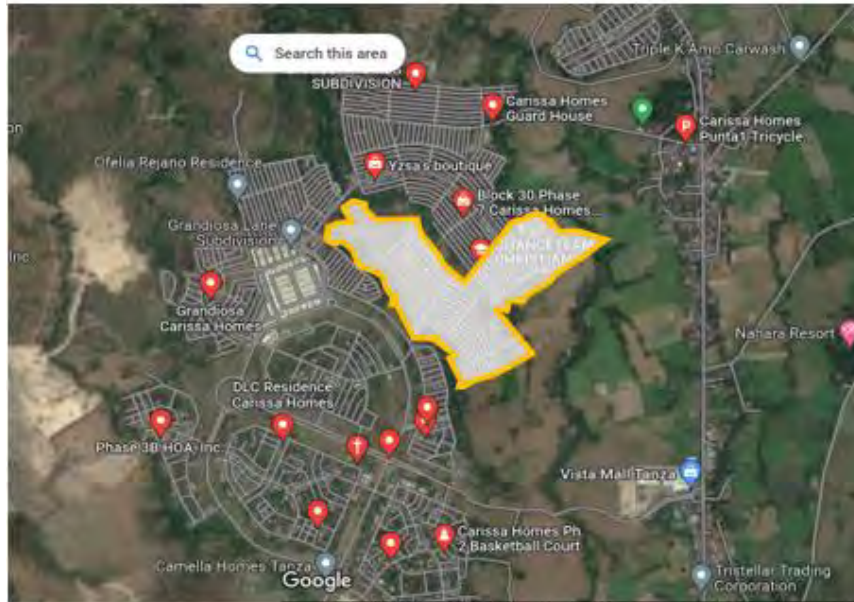


Figure 6-1. Location Map of Carissa Homes Phase 8, Tanza, Cavite

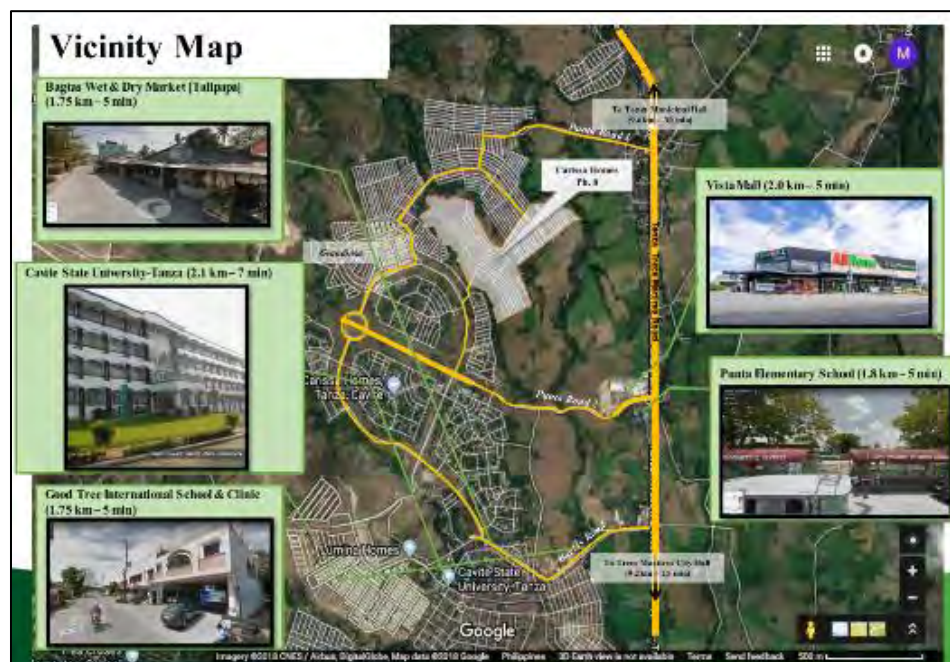


Figure 6-2. Vicinity Map of Carissa Homes as Relocation Site

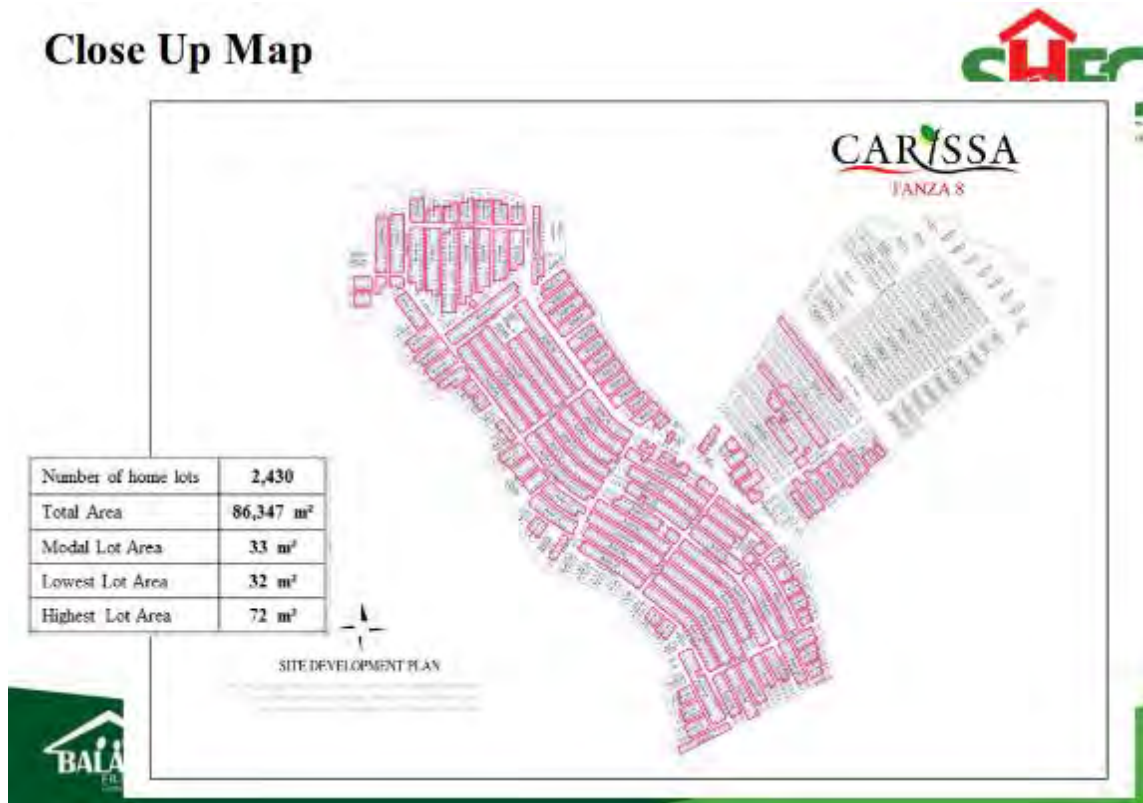


Figure 6-3. Close Up Map of Carissa Homes Phase 8 Relocation Tanza Cavite

391. **Figure 6-3** shows that the land area is 86,347 sq m and has 2,430 generated home lots. The modal lot area is 33 sq m, the lowest lot area is 32 sq m and the largest lot area is 72 sq m. The documents for full acquisition of the property have been prepared/secured. Likewise, the Tanza DRRMO, and CPDO certification is being prepared stating that the site is suitable for housing and building development taking into consideration the physical hazards identified, and appropriate mitigation measures to be implemented to assure the safety of the AP-beneficiaries to be relocated. The LGU's building code should be strictly enforced on the design of the housing units to be built and the appropriate siting, land development and proper drainage system design should be done to adopt to the flood hazard risk of this relocation site. This is depicted below showing the hazard map (Figure 6-4). Tanza LGU will issue approved Bill of Quantities, cost estimates, program of works to complete site development and house/building construction works. These documents should include occupancy plan and strategies and work schedule. A timeframe of 18 months after lot acquisition payment is the suggested period for site development and house/building construction.

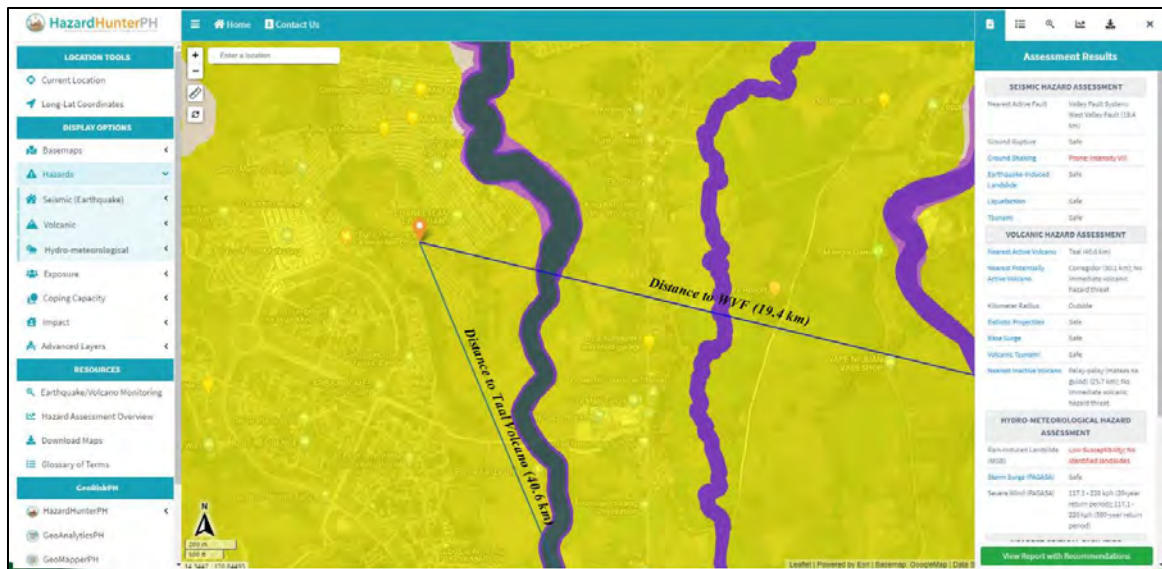


Figure 6-4. Hazard Map of Carissa Homes Phase 8, Tanza, Cavite

392. The recommended design of low-rise housing structure in Carissa Homes as the relocation is appropriate based on the hazard assessments are as follows;
393. For the seismic hazard assessment, West Valley Fault which spans of 19.4 km was identified to be the nearest active fault system, with a distance of around 500 meters. Its ground is prone in ground shaking up to earthquake Intensity VIII. However, the assessment reveals that the location is all safe with ground rupture, earthquake-induced landslide, liquefaction, and tsunami.
394. For volcanic hazard assessment, the identified nearest active volcano is the Taal Volcano with a distance of 40.6 km from its crater. For the nearest potentially active volcano, even though the assessment reveals that Corregidor Volcano with a distance of 30.1 km with the relocation site is the nearest, the assessment reveals that there is no immediate volcanic hazard threat in the area.
395. For hydro-meteorological hazard assessment, there is a low susceptibility or no identified landslides due to rain-induced landslides. Even though a severe wind ranging from 117.1 – 220 kph can be experienced, the area is safe from any storm surge.
- 396.
397. Table 6-8 below shows public facility types, distances, travel duration by motor vehicle, and names of facilities for the relocation site in Carissa Homes Phase 8 in Tanza.

Table 6-8: Access to Public and Social Services from Relocation Site in Carissa Homes Phase 8, Tanza, Cavite

No.	Public Facility	Distance from Carissa Homes	Travel Time by Public A Transport	Remarks
1	Medical Facility	3.8 k 9.3 km	10 minutes 25 minutes	High Integrated Diagnostics & Wellness Center Tanza Specialist Medical Center
2	Worship Place	1.6 km 2.5 km	4 minutes 8 minutes	Sto. Nino Chapel Iglesia Ni Cristo, Locale ng Bagtas
3	Educational Facilities	2.2 km 2.2 km	5 minutes 6 minutes	Bagtas Elementary School Cavite State University–Tanza Campus
4	Market	1.3 km 7.9 km	4 minutes 10 minutes	Carissa Homes Wet/Dry Market Ph 7 Tanza Public Market
5	Terminal / Shuttle Bus	2.0 km 8.0 km	5 minutes 10 minutes	Vista Mall Transit terminal Trece Martires Jeepney Terminal
6	Factory / Industry	2.0 km 11.7 km	5 minutes 40 minutes	Tristellar Trading Corporation Cavite Export Processing Zone
7	City Hall/ Barangay Hall	1.9 km	30 minutes	Brgy Hall of Bagtas, Tanza
8	Police Station	1.55 km	2 minutes	Tanza Police Sub-Station
9	Fire Station	1.2 km	1 minutes	Bagtas Fire Brigade

(Source: SHFC Presentation on Proposed Off-Site Relocation (Carissa Homes Ph. 8, Tanza, Cavite))

398. See below public facilities within the vicinity of Carissa Homes Phase 8 in Tanza, Cavite:

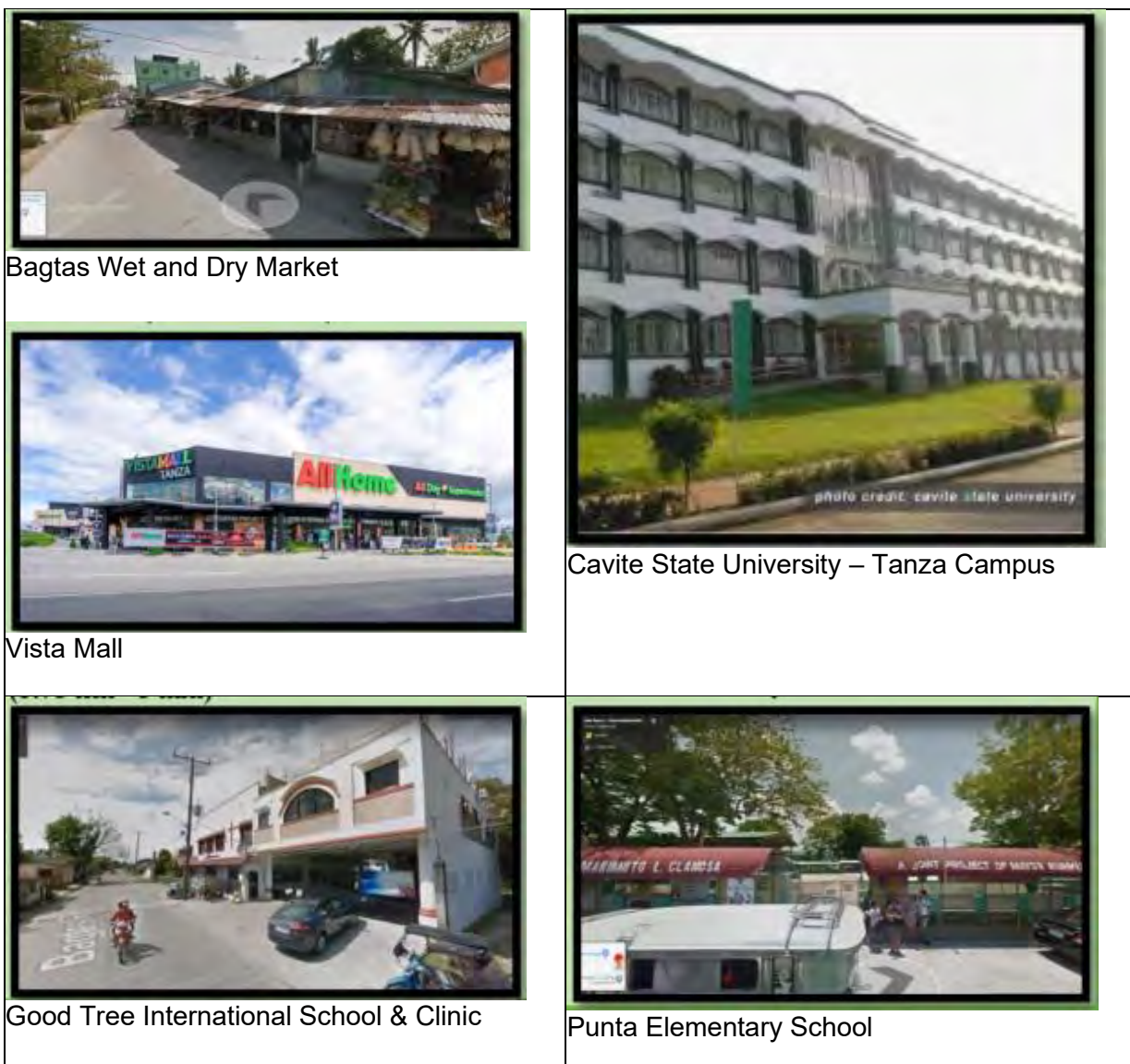


Figure 6-5. Public facilities within the vicinity of Carissa Homes Phase 8 in Tanza, Cavite

1. Osorio Property in Trece Martires, Cavite Relocation Site

399. The Osorio Property is located in Barangay Osorio, Trece Martires, Cavite and has a total area of 450,000.00 sq.m. and is a vacant lot with residential area around its vicinity. It is bounded by Metro Gate Subdivision on the West, bounded by Heavenly Garden Memorial park on the South, bounded by Pamayanang Maliksi on the East and bounded by Belveder Subdivision on the South.



Figure 6-6. Location Map of Osorio Property in Trece Martires, Cavite of Osorio Property in Trece Martires, Cavite

400. Basic Social Service facilities such as Prime Water and Meralco Power Lines are existing around the area. The Site can also be accessed through Governor's Drive Highway through 8.00 meter wide. Osorio road, through 6.0-meter-wide concrete Cavite Avenue and then through the concreted network of Heavenly Garden Memorial Park. It has a flat to hilly terrain with already a partially developed concrete road network with existing drainage. There are some existing trees (mostly mango trees) on the lot and a guard post made of light materials.
401. Based on the hazard maps, this area has high susceptibility to flooding due to its proximity to the Pulunan river boundary (Figure 6-). To mitigate this, a 3-meter easement will be established from the housing units and property line.



Figure 6-7.Flood Hazard Map of Osorio Property of Osorio Property in Trece Martires, Cavite

402. For the seismic hazard assessment on the area, it is approximately 16.6 km west of the Valley Fault System (West Valley Fault). Although the area was found to be prone in ground shaking up to Intensity VIII, it was found that it is safe for earthquake-induced landslide, liquefaction and tsunami.

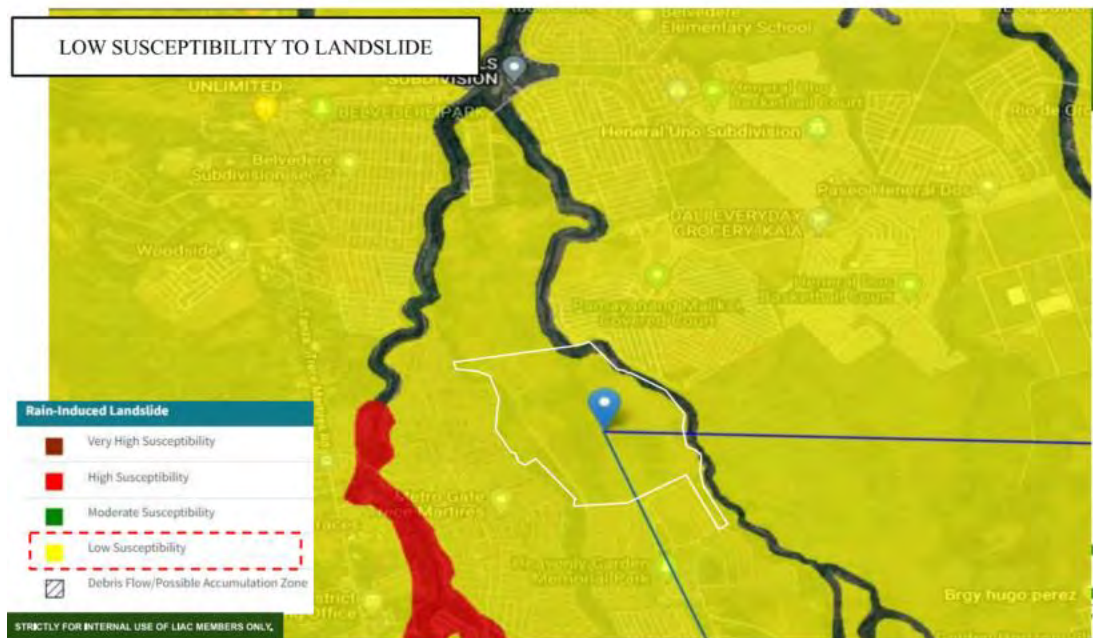


Figure 6-8. Landslide Hazard Map of Osorio Property, of Osorio Property in Trece Martires, Cavite

403. For the volcanic hazard assessment of the area, the nearest active volcano is the Taal Volcano with an approximately 35.6 km northwest of Taal while the nearest potentially active volcano was identified to be Corregidor Volcano which is approximately 33.1 km east of Corregidor, with no immediate volcanic hazard threat identified during the assessment.

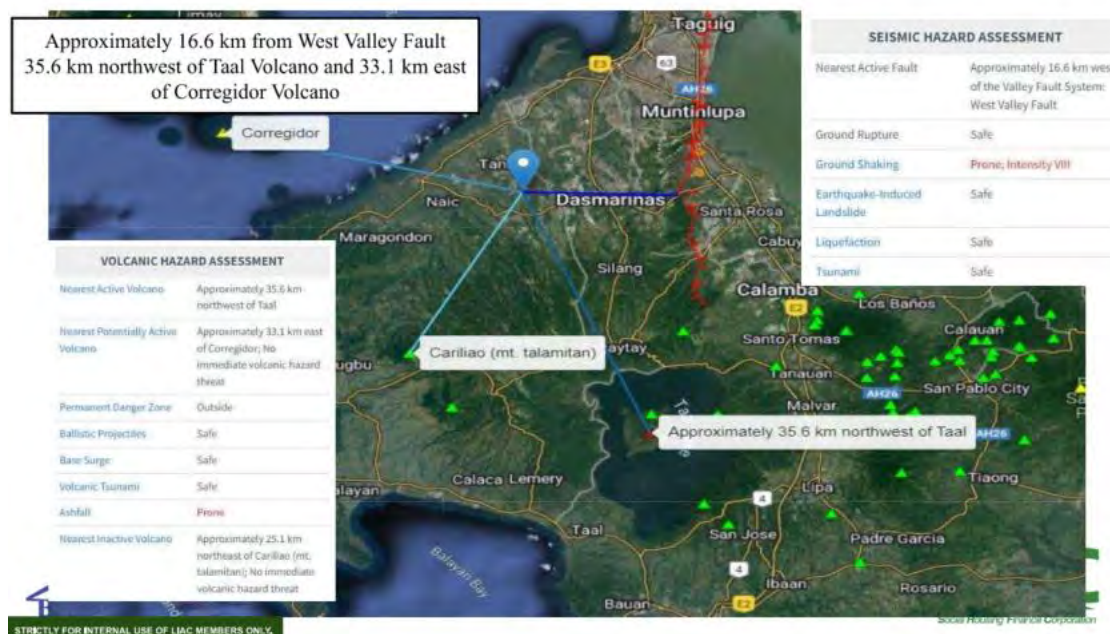


Figure 6-9. Volcanic and Seismic Hazard Map of Osorio Property in Trece Martires, Cavite

404. This relocation site garnered 12% AHs preference during the PIB relocation preference survey.
405. Table VI-7 below shows public facility types, distances, travel duration by motor vehicle, and names of facilities nearest the relocation site in Osorio Property, Trece Martires, Cavite. Osorio Elementary School is 2.1 km and Cavite State University – Tanza Campus has a 4.6 km distance from the site. Other institutions that can be accessed through jeepneys and tricycles within 5 minutes to 13 minutes are: (i) Korea-Philippines Friendship Hospital and General Emilio Aguinaldo Memorial Hospital with 5.3 km and 5.4 km distance, respectively, (ii) Chapel of the Our Lady of the Miraculous Medal (Roman Catholic Church) and Church of Halius Christian Fellowship (Christian Church) are at 1.1 km and 1.2 km distance, (iii) Trece Martires City Public Market is 4.7 km away from the site, (iv) Trece Martires Transport Terminal is can be accessed at 5.0 km distance, (v) Uno Factory Outlet, a factory industry is at 4.5 km distance, (vi) Osorio Barangay Hall, an LGU Office nearest to the site is at 1.1 km away, (vii) Trece Martires City Police is 3.8 km, and, (viii) Trece Martires City Fire Station is 4.8 km away from the relocation site.

Table 6-9. Access to Public and Social Services from the Relocation Sites of Osorio Property, Trece Martires, Cavite

No.	Category of Facility	Distance	Travel Time by Public Transportation	Name of Facility
1	School	2.1 km 2.3 km 4.6 km	6 minutes 7 minutes 11 minutes	<ul style="list-style-type: none"> Osorio Elementary School Francisco Osorio National High School Cavite State University - Trece Martires Campus
2	Hospital	5.3 km 5.4 km	13 minutes 13 minutes	<ul style="list-style-type: none"> Korea-Philippines Friendship Hospital Gen. Emilio Aguinaldo Memorial Hospital
3	Worship Place	1.1 km 1.2 km 2.3 km 1.9 km	5 minutes 6 minutes 6 minutes 7 minutes	<ul style="list-style-type: none"> Chapel of the Our Lady of the Miraculous Medal Church of Halieus Christian Fellowship United Church Of Christ In The Philippines Iglesia Ni Cristo - Osorio Extension
4	Market	4.7 km 4.9 km	12 minutes 12 minutes	<ul style="list-style-type: none"> Trece Martires City Public Market Wet and Dry Market Governor's Drive
5	Terminal	5.0 km	12 minutes	<ul style="list-style-type: none"> Trece Martires Transport Terminal
6	Factory/Industry	4.5 km	10 minutes	<ul style="list-style-type: none"> Uno Factory Outlet Trece Martires, Waltermart
7	LGU Office	1.1 km 4.6 km	5 minutes 11 minutes	<ul style="list-style-type: none"> Osorio Barangay Hall Trece Martires City Hall
8	Police Station	3.8 km	9 minutes	<ul style="list-style-type: none"> Trece Martires City Police Station
9	Fire Station	4.8 km	11 minutes	<ul style="list-style-type: none"> Trece Martires City Fire Station



Osorio Elementary School



Francisco Osorio National High School



Cavite State University - Trece Martires Campus



Korea-Philippines Friendship Hospital



Gen. Emilio Aguinaldo Memorial Hospital



Trece Martires Transport Terminal



Trece Martires Public Market



Uno Factory Outlet Trece Martires, Waltermart



Trece Martires City Hall



Trece Martires City Police Station



Trece Martires City Fire Station

Figure 6-10. Public facilities within the vicinity of Osorio Property in Trece Martirez, Cavite

406. In line with its Community Mortgage Program (CMP) policy to cover APs, SHFC will organize the NSCR-EX project APs who chose Tanza as relocation site into homeowner's associations. SHFC in cooperation with the DOTr will hold assemblies with these associations to discuss all plans and information about the site, and the availment of socialized housing under the CMP. SHFC initiated consultation activities with the Tanza LGU that the Carissa Homes Phase 8 will be developed as a relocation site for the project-affected people. A thematic workshop will be conducted in Feb 2023 to be facilitated by the DHSUD to address the request for additional resources of the receiving LGU. The DOTr is amenable to provide support to the receiving LGU and this will be discussed in the workshop. Final endorsement of support from the Tanza LGU as host community will be obtained by SHFC/DOTr from them prior commencement of construction of housing units.
407. Among the two (2) preferred relocation sites, Carrisa Homes in Brgy. Punta and Bagtas, Tanza Cavite has been majority selected at 60% preference of the AHs. Detailed information about Carissa Homes are found in Appendix 9, Volume 3 of this RAP.

D. Resettlement Assistance Options and Relocation Package for Affected Non-Landowners

408. Resettlement assistance options include (i) self-relocation and (ii) assisted resettlement. The different entitlements are indicated in Chapter 5.

1. Option (i): Self-Relocation Assistance

409. In the July to August 2021 relocation preference survey, 34 NLO - AHs or a very small 2.56% of the AHs that were consulted through various modes preferred to self-relocate. The option to self-relocate, however, will be offered to all categories of APs. In this option, APs may choose to relocate to their hometown, to a relative with residence close to their current sources of living, to continue renting somewhere near their current location, to return to previously availed socialized housing or to relocate in a permanent dwelling of their choice.
410. The forms of assistance to be provided vary by the category of APs but are generally geared towards helping them to self-relocate without financial burden. AHs that opted for self-relocation will be provided with the following:
1. In-kind transportation including their belongings;
 2. Food allowance of PhP150 per person per day for three days or food parcels of equal or greater amount as determined by the DOTr;
 3. Rental Subsidy for self-relocation; and

4. Cash compensation to cover the cost of reconnecting utilities, water, and power.

2. Option (ii): Assisted Resettlement

411. The assisted resettlement option entails the provision of permanent housing through the Community Mortgage Program (CMP) of the Social Housing Finance Corporation (SHFC). Based on the results of relocation preference survey, among the 2,310 NLO-AHs conducted in July 2022, 2,195 (95%) preferred assisted resettlement. Depending on the results of further validation, APs may avail of the public rental facility or economic/medium cost-housing under the Pag-IBIG Fund programs if they will not qualify for socialized housing. Prior to relocation, consultations will be carried out with AHs to ensure that (i) their needs are addressed, (ii) assisted relocation options are understood, and (iii) relocation site options are presented. The package for this option includes a combination of the following:
 1. Housing support;
 2. Relocation expenses;
 3. Commuting allowance;
 4. Livelihood restoration program; and
 5. Rental subsidy while waiting for the permanent housing unit to be completed.
412. NLO structure owners, renters, sharers, and rent-free occupants who have low income may avail of either resettlement housing or a public rental facility at the SHFC relocation sites as housing support. The remaining APs who choose to be referred to other government housing schemes and opt for self-relocation will be likewise assisted. The DOTr encourages NLO households to avail of formal housing support as a means of stabilizing and improving their living conditions and standards in the long term.
413. Under the assisted resettlement option, budgetary allocation for their housing, and other applicable assistance will be provided. In the event that there will be AHs who will change preference from assisted relocation to self-relocation, they will be asked by DOTr to provide details on their respective destinations, in order that they can be assisted, among others, by way of linking to government housing finance agencies, as well as with other programs with affordable housing schemes.
414. The AHs who are qualified to avail of housing units in the relocation sites will be linked by the Project to SHFC. They can apply for housing under the Community Mortgage Program (CMP). AHs may also avail of public rental facility or economic/medium cost-housing under Pag-IBIG fund housing programs if they will not qualify for socialized housing at the relocation sites. For the Manila 2 NLO-AHs, the public rental facility is also in the same location of the choice relocation site. The features will be the same, but the tenure arrangement will differ. Those availing public rental will have perpetual lease arrangement, while the regular relocatees can opt to purchase the housing unit allotted to qualified beneficiaries of the project. Affected households who are returnees and participants of a

previous socialized housing program can still be qualified for the socialized housing program if found to have reasonable justification and has been deliberated on and endorsed by the LIAC/BSAAC for consideration. Among justified reasons of leaving the previous relocation area due to (i) lack of basic social services in the relocation site, (ii) concerns on the accessibility of job/work, and (iii) did not sell the awarded unit.

415. The eligibility for the housing support will be based on entitlements of APs as prescribed in the entitlement matrix of Chapter 5. The table below shows eligibility for housing program by category of AHs:

Table 6-10: Eligibility for Assisted Resettlement Programs by Category of Affected Non-Landowners

Affected NLO Household	Eligible Housing Support	Location
NLO/informal settler family (ISF)	Socialized housing program provided by the SHFC through CMP	Off-city relocation (Tanza Cavite)
Owning, renting, sharing the structures, and are low income	Socialized housing program provided by the SHFC through CMP	Off-city relocation (Tanza, Cavite)
Elderly without kin living with them	Public rental housing accommodation	Off-city relocation (Tanza, Cavite)
Returnees who were previous participants of a socialized housing program and abandoned the awarded lot/house and lot/housing unit	Public rental housing accommodation	Off-city relocation (Tanza, Cavite)
Returnees who were previous participants of a socialized housing program and sold the awarded lot/house and lot/housing unit	Public rental housing accommodation	Off-city relocation (Tanza, Cavite)

E. Community Mortgage Program (CMP) of the Social Housing Finance Corporation

416. On 3 September 2019, the DOTr executed a Memorandum of Agreement (MOA) with the SHFC for the development of socialized housing for affected NLOs who have low incomes and live within the proposed project alignment of the NSCR described in previous chapters. Based on the signed MOA between the DOTr and the SHFC (Please see Appendix 7 Vol. 3 Memorandum of Agreement between DOTr and SHFC), the SHFC will provide the following: (i) development and construction of housing units in the selected

resettlement sites through the CMP, the approach that engages AHs in the planning and implementation of housing development in the relocation sites and (ii) inclusion of AHs into a community/homeowner's association duly registered with the appropriate government agency.

417. Housing development through the CMP program will include the provision of house and lot package with basic services (i.e., water, electricity, sewerage facilities, solid waste disposal system, and access to primary roads and transportation facilities) and social services facilities (e.g., health, education, communication, security, recreation, relief, and welfare).
418. SHFC upon completion of the needed documents, will assist the AHs to form an organization, if no organization yet, and register their organization with Homeowners Associations and Community Development Bureau of the DHSUD. The Homeowners Association will work with SHFC into the entire process of housing development such as working contractor to ensure that the development specifications are followed and that the housing units are timely delivered. SHFC will continue to encourage the affected people's organization to work with them every step of the way.
419. The Community Mortgage Program (CMP) is a people-initiated housing finance, and community development program implemented by SHFC which assists people's organization/association of low-income to acquire property through community ownership. There are several types of CMP Resettlement Modalities under SHFC but only four of these modalities are deemed applicable for the needs of the project. These are:
 1. Special Projects CMP – a CMP modality initiated and funded by a government agency (i.e., DOTr) or private entity which comes in the form of a relocation and resettlement project intended for Informal Settler Families (ISFs) or project Affected Households (AHs) who are residing within government-owned property and/or will be affected by government infrastructure projects.
 2. Vertical CMP – a CMP modality wherein a community of low-income groups are accommodated in multi-level buildings. This is usually implemented by either in-city, near site or near-city relocation or land sharing arrangement with LGUs or concerned government agencies.
 3. Mixed-Use CMP – a CMP modality aimed at developing a self-sustaining community by having a balanced mix of residential and commercial spaces, well developed infrastructure and recreational amenities along with green and open spaces, and wellness areas. Under this modality a significant portion of the land is allotted for green spaces (9%) and PWD-sensitive facilities (1%).
 4. Turnkey CMP – A CMP modality that aims to accelerate the socialized housing provision through development of complete housing projects on a “turnkey” basis.

This allows developers of housing projects to comply with the provisions of Balanced Housing Development Program by participating in the CMP.

420. Appendix 8 Vol. 3 presents details on SHFC's: (i) due diligence verification in processing CMP applications, (ii) use of People's Plan Framework, (iii) provisions on role of people's organization/community Association, (iv) steps on relocation site development through CMP, (v) eligibility requirements, (vi) cost for relocation site package, (vii) monthly cost of amortization, (viii) social preparation through community organizing, (ix) relocation process and timeline, (x) typical housing design, (xi) public rental accommodations (temporary accommodation), (xii) additional required measures, and (xiii) defined roles and responsibilities of involved agencies in SHFC, and DOTr work.

F. High Density Housing Program

421. The High Density Housing (HDH) project is the Social Housing Finance Corporation's (SHFC) participation to the informal settler families' (ISFs) Housing Program being implemented by the incumbent administration with an allocated budget of P50 - billion for five (5) years. The ISFs' Housing Program aims to ensure safe and flood-resilient permanent housing solutions for the ISFs living in danger areas of the National Capital Region (NCR). The SHFC, through the HDH project as its flexible, affordable, innovative, and responsive (FAIR) shelter solution to address the housing and shelter needs of the ISFs, is offering a near site relocation or in-city high density housing facilities for ISFs who have been organized by civil society organizations and adopting the Community Mortgage Program's (CMP) community-driven approach in setting the people's plan. HDH project refers to a slum redevelopment strategy wherein a significant number of ISFs are accommodated in multi-storey buildings. This may be implemented either by an in-city or near site relocation or a land sharing arrangement.
422. SHFC partners implementing the HDH project are (i) national government agencies and local government units, (ii) community associations, (iii) civil society organizations, and (iv) private sector. Community associations of informal settlers who are living in danger areas and along the waterways in highly urbanized cities of the NCR can benefit from this financing program. The CAs are required to undertake: (i) identification of ISF beneficiaries of the project, (ii) community profiling survey, (iii) mobilization of community resources that will respond to project needs, (iv) loan documentation, (v) project planning and project management, (vi) estate management that will include collections of payments, maintenance of building and enforcement of community rules and regulations, (vii) payment of taxes and permits relative to project implementation and management, and (viii) organizational maintenance.

423. Housing loan from the program can be used for: (i) building construction, and/or (ii) land acquisition and/or site development. For building construction only, CA may avail of loan if the land has either been donated, leased, or subject to a usufruct arrangement. The lease contract or usufruct arrangement shall be for a period of at least 30 years. The maximum amount of a loan a community member can avail is P450,000.00. The amount may be increased based on the loan ceiling for social housing as approved by the DHSUD. The interest rate is 4.5% per annum for a maximum period of 30 years. The repayment scheme, and modes of amortization are: (i) 30 years - graduated amortization in the first 10 years (10% annual increase); fixed amortization for the 11th year-onwards, and (ii) grace period of one (1) month to pay the initial amount of amortization reckoned from the time of occupancy of the building shall be granted to the CA. Mortgage Redemption Insurance (MRI) is included in the amortization of the house and lot as the principal beneficiary is compulsory covered with MRI so that in case of the death of the principal beneficiary, MRI equivalent to his share shall be compensated in CA loan to compensate SHFC.
424. **Eligibility Requirements.** The relocation package under this project will be provided for every qualified AH as described below and those who have been included in the SES in the Manila 2. Those qualified are:
1. Non-landowner AHs residing in the project right-of-way (PROW) who own and occupy structures in affected public and private lands and have a low income; and
 2. Those who reside in affected structures such as renters, sharers or rent-free occupants who have a low income.
425. **Relocation Package.** The relocation package for each qualified NLO includes the following:
1. House and lot/Housing Unit package (inclusive of cost for land acquisition, site development, and housing construction) and entitlement for all qualified APs such as transfer costs, manpower assistance for vulnerable groups, rental subsidy and food packs);
 2. Social preparation (inclusive of community mobilization and organization, documentation, registration as per LGU community association) in the permanent relocation site including community participation in estate management functions such distribution of notice of collection and community facilities maintenance. An AH whose monthly household income falls within the range below PhP40,000 per month is considered a household with low income and can avail of SHFC housing program.
 3. Development features of the housing site adhering to the SHFC's CMP project standards of development.

4. Assistance from the DOTr and LGUs in the form of rental subsidies for temporary housing while awaiting the completion of housing units in the relocation area;
 5. Utility connection; and
 6. Livelihood development and implementation.
426. **Monthly Cost of Amortization.** Based on the discussions between the DOTr and the SHFC, it was agreed that the affordable rate will be set as graduated rate for the first five years and thereafter at a maximum 25-year loan based on the income of AHs, minus compensation for affected assets as indicated in the Entitlement Matrix. A sample computation of the housing unit payment amortization schedule has been disclosed during consultations. Table 6-11 shows the amortization of the housing unit package vis a vis the loan amount:

Table 6-11: Sample Amortization Computation of Housing Unit Package for the First Five Years

Maximum Loan Amount	Principle with Interest	Approximate MRI	Approximate FAPI*	Monthly Amortization
Php 580,000.00	Php 2,750.43	Php 237.80	Php 22.19	Php 3,010.42
Php 600,000.00	Php 2,845.27	Php 246.00	Php 22.95	Php 3,114.22
Php 650,000.00	Php 3,082.37	Php 266.50	Php 24.86	Php 3,373.73
Php 700,000.00	Php 3,319.48	Php 287.00	Php 26.78	Php 3,633.26
Php 750,000.00	Php 3,556.58	Php 307.50	Php 28.69	Php 3,892.77

427. The sample computation table presented above is for the installment method for the monthly payments to be incurred for the housing unit. The beneficiary can also opt to pay for the unit on an outright cash purchase. The award will be perfected with a documentation to be signed by the of head of the family and their members.
428. Payment of monthly amortization in SHFC's regular program commences two (2) months upon issuance of COCA. Unit allocation arrangements for NSCR Ex PAPs shall be determined by the site selection sub-committee and the Homeowners Association organized by SHFC.

G. Housing Design

429. The CMP program housing designs offered to AHs is presented in



IMPROVED IMPLEMENTATION. Social Housing Finance Corporation released new guidelines to further improve the implementation of High Density Housing Program, which advocates in-city relocation for informal settlers living along major waterways and danger zones in Metro Manila. *(File Photos: HDH Projects)*

Figure 6-11. The unit is a 44-sqm unit within a Multi-Storey Building similar to the Binondominium & Tondominium project of Manila LGU for other ISFs. Housing amenities include toilet and bath, kitchen, and provision for water pipes, and electrical wiring ready for individual tapping from main source of water and electricity utility companies.



IMPROVED IMPLEMENTATION. Social Housing Finance Corporation released new guidelines to further improve the implementation of High Density Housing Program, which advocates in-city relocation for informal settlers living along major waterways and danger zones in Metro Manila. *(File Photos: HDH Projects)*

Figure 6-11: SHFC's Typical Multi-Storey Housing Design

H. Public Rental Accommodations

430. A public rental facility for the Blumentritt to Paco Segment refers to a housing unit of 21 to 41 m² in a multi-storey building, complete amenities standard to a housing unit with ready electrical wiring, water and Meralco electric utility company.
431. Features and a description of the housing unit is similar to that of the relocation sites that will be developed for all the AHs that will be displaced from the project right-of-way (ROW). The location of these rental houses is in the same housing location as the regular awardees in the Dagonoy Market or at Carissa Homes in Tanza City Cavite. with the same development standards.

432. The elderly without close kin living with them and returnees will be prioritized in the public rental housing facility. The Resettlement Implementation Management Committee (RIMC) led by the LGU will carry out the estate management functions of the public rental facility. The LGU of Manila with technical assistance from the SHFC will review and revise the amount of monthly rental that is based on the Rental Control Act or any other applicable laws at the time of renting.
433. All AHs under this category will have perpetual lease agreement with the LGU as their tenure instrument to secure their permanent residency. The LGU, with the technical assistance from the SHFC will manage these units. The LGU will share on the proceeds from the rental fees collected which will be reflowed to their local housing program. Of the AHs eligible for relocation assistance, their prequalification process is ongoing. The verification and validation being conducted by SHFC through NHA will determine the number of units required for public rental facilities. All NLO-AHs who will be eligible for relocation and rental subsidy may choose their temporary accommodation while waiting for the completion of their housing units. The construction timeline of the relocation site is between 12 to 24 months; thus, rental subsidy will be provided to those qualified from the time they need to be removed from the PROW up to the availability of their permanent relocation housing.

I. Rental Subsidy for Non-Landowners

434. All NLOs qualified for a rental subsidy shall receive it from the date they are needed to be transferred from the PROW to their temporary accommodation until the availability of the relocation building/housing units. The prevailing monthly average rental rate in Manila is PhP7,500 per unit at the minimum and PhP18,000 per month rental rate at the maximum with a housing unit of 21 to 34 square meters in size. Table 6-12 shows online research conducted in October 2020 on prevailing housing rental rates in the City of Manila:

Table 6-12: Prevailing Rental Rates Research in City of Manila Area

Area	Type of Residential	Monthly Rental Rates (Php)	Description and location
City of Manila	Condominium	10,000 – 18,000	Typical rentable spaces priced at P10,000 – 18,000 is a studio type with approximately 21 -34 square meters; semi-furnished to fully furnished. Located proximate to the project ROW and distanced up to 5-kilometer radius from the Project.
	Apartment	7,500 – 12,000	Typical rentable space priced at P7, 500 – 12,000 / month rental is a two-story apartment with 2 bedrooms and one-bathroom, combined kitchen and living area plus a laundry area with total floor area of 95 square meters.

435. The City of Manila Business Licensing Permit division issued a certification of the prevailing rental rates as of October 2020 within 1-kilometer radius from the affected barangays. (Please see Appendix 9 Vol. 3 Certification of Rental Rates from the City of Manila LGU). Said document likewise indicated the approved amount of rental subsidy for each of the AHs needing temporary accommodation while waiting for the completion of units at the relocation site. Table 6-13 shows the rental subsidy for AHs:

Table 6-13: Rental Subsidy for Temporary Accommodation of Non-Landowners

Item	Details
Rental Subsidy	Until permanent relocation site is available
Amount of Subsidy	PhP10,000.00
Payment Method	Monthly release through Landbank cash card Initial payment covers a deposit and two months in advance.
Requirements	<ul style="list-style-type: none"> • Checklist for property • Lease/Rental Contract/Agreement with landlord or signed template letter from owner (relative)

436. Qualified AHs will be provided with a rental subsidy of PhP10,000 each until a socialized housing unit is available to them. AHs are scheduled to move into their housing units after completion of the relocation sites units. It is estimated by SHFC that construction of the units will take 12 - 24 months. In the consultation meetings conducted, it was disclosed that rental subsidies would be disbursed directly to AHs. They will be assisted by the DOTr in the completion of documentary requirements to facilitate the rental subsidy payments.

437. Temporary accommodation, however, will still be vetted, and approved prior to the relocation of AHs to ensure that their socio-economic conditions will not worsen at the temporary site.
438. Additional Required Measures. To ensure that relocation does not result to any adverse impact to the lives of AHs, a holistic approach in restoring and improving their condition will be observed during and after relocation:
1. Program interventions must include encouraging the formation of new social networks and reviving existing networks in a new community environment. This includes the establishment of purpose driven community-based organizations to meet specific community needs for livelihood, health, security, education, etc.
 2. National and local health programs directed towards younger members of the households (e.g., infants and children) such as screening for malnutrition, provision of health supplements, child feeding, etc., will be tapped to extend assistance post relocation.
 3. Transitional assistance will include opportunities for general awareness programs such as family health and food preparation and changes in domestic practices as a result of improved home environments.
439. This RAP provides moving assistance for persons with special needs during relocation such as pregnant women and those with infant children to make it less stressful, particularly to women that may have limited ability to move out during relocation. Like manpower assistance will be provided to elderly household members and those with physical and/or mental disabilities during transfer to temporary accommodations and in the relocation sites after their houses are ready for occupancy. Such may need special targeted assistance by the following means:
1. Priority in physical mobilization and transfer to relocation site;
 2. Transportation assistance to temporary accommodation and then to permanent transfers. relocation site; and
 3. Manpower assistance to provide specific cases requiring support.

J. Local Inter-Agency Committee.

440. The tasks and responsibilities of LIAC are outlined in Chapter 10. The project-specific roles of each agency are indicated in the LIAC Executive Order (E.O.) has been completed, amendments have been filed to accommodate additional members.

441. Resettlement Implementation Management Committee. Roles and responsibilities of the RIMC are set out and discussed in detail in Chapter 10. The overarching approach of this mechanism is to ensure that the RAP is faithfully complied with, and compensation and project entitlement are disbursed in a timely manner.
442. Once the AP has moved out of the ROW, structures and improvements will be dismantled. However, the APs will be given the option to undertake self-demolition, provided this can be done safely, and keep salvaged materials, without deduction from compensation due them.

K. Resettlement Assistance Options for Landowners/ Non-Landowners Not Qualified for Government Socialized Housing

443. There are two resettlement options for the landowners and non-landowners: (i) Self-Relocation Assistance and (ii) Assisted Resettlement. These options are being offered to assist the AHs accordingly.

1. Option 1: Self-Relocation Assistance

444. The option to self-relocate will be offered to LO- APs, and non-LO APs. In this option, APs may choose to relocate to their hometown, to a relative with residence close to their current sources of living, to continue renting somewhere near their current location, to return to previously availed socialized housing or to relocate in a permanent dwelling of their choice. The forms of assistance to be provided to APs vary by category of APs but are generally geared towards helping them to self-relocate without financial burden. APs who are not low income and who may have sufficient, stable, and permanent source of income must be provided the option to choose their dwelling where they deem most convenient so they may quickly recover and continue to enjoy their financial stability even after displacement. During preparation of the DD stage RAP, further analysis and consultations with low-income households was undertaken to ensure that the offered self-relocation option is suitable and appropriate to provide a viable relocation option.
445. The self-relocation option will be presented to the APs in a manner that they will understand the implications of choosing this option over the additional support provided under the assisted resettlement option. APs will be asked to sign a waiver that they fully understand the option for assisted resettlement, that they voluntarily declined the assisted resettlement option, and are confident that they can successfully restore their housing and economic status.
446. Upon execution of the waiver, APs will be required to submit the following documents summarized in Table 6-14, within 30 days to be vetted by the RAP Implementation

Management Committee (RIMC). Such documents will be required to help ensure that that the APs will transfer to a suitable housing according to their needs, and preference as well as to discourage them to settle illegally in any land that they do not own or have no permission to occupy.

Table 6-14: Required Documents for Compensation Under Self-Relocation

Requirements for Legal/Formal APs/LOs/Other APs
<ul style="list-style-type: none"> • Address of the proposed location of temporary or permanent dwelling with location map; • Lease/Rent Agreement/Contract (as applicable); • Proof of ownership, if the property is owned/recently acquired by the AP (i.e., Deed of Sale, Title); and • Affidavit from the relative if property is owned by a relative. • Others

447. These documents will be validated by the RIMC and subsequently be endorsed for payment of applicable entitlements including “rental subsidy”. The RIMC will initiate the execution of the Deed of Absolute Sale (DOAS), Agreement to Demolish and Remove Improvements (ADRI), and Entry Permit⁶⁴. Upon signing of the ADRI, full compensation for properties and entitlements will be released to the AP prior to displacement, as well as the certification from the DOTr issued to AP. LOs who opt to self-relocate may be provided assistance through payment up to five-month rental subsidy while still looking for an alternative property as their new residence. DOTr will be open to negotiate with the APs to extend the 5-month subsidy limit in the amount ranging from PhP5,000 to PhP10,000 on a case-to-case basis but not to exceed 10 months. Factors that can extend the rental subsidy include: no readily available property that can be bought from the proceeds of the compensation for the affected land of the AHs (please see Appendix 9 Vol. 3 Certification of Rental Rates from the City of Manila LGU), and limited opportunities to find a new property in the market due to COVID-related lockdowns that restrict movement.

448. A certification of rental rates has been issued by the City of Manila that fixed the rental rate of PhP 10,000 per month based on the prevailing rental rates certified by the LGU. However, should there be escalation of rental rates in the vicinity of the present residence, DOTr will coordinate with the Manila City LIAC to request for adjustment of rate.

⁶⁴ More detailed discussion on this in 7.2.3 below

2. Option 2: Assisted Resettlement

449. Assisted Resettlement for LO-AHs and interested Non-LO-AHs and those not qualified for government socialized housing consists of the option to avail of permanent economic housing, if qualified. The packages for this option may be a combination of the following: (i) information on housing support (ii) Relocation expenses (iii) Commuting allowance (if found needed) (iv) Livelihood restoration program and (v) Rental subsidy while waiting for the permanent housing unit to be available.
450. APs with low income are more susceptible to the impacts of physical displacement, thus (as much as possible) ISF APs who have low income will be encouraged to opt for the assisted resettlement option as it is a formal and sustainable settlement option that will enable improvement of their living conditions.
451. Assisted resettlement includes the availment of permanent housing through economic/medium cost housing. The assistance to be provided in this option are a combination of the following:
1. Assistance to avail government economic and medium cost housing program under the Home Development and Mutual Fund (HDMF) otherwise known as Pag-IBIG Fund or referral to other housing agencies/institutions, both government and private corporations;
 2. Cash compensation to cover the cost of connecting utilities such as water and power;
 3. Transportation to new dwelling, inclusive of transportation of materials;
 4. Food allowance;
 5. Availment of Community Mortgage Program by SHFC for properties belonging to an association
452. Availment of Pag-IBIG housing program is the recommended option for Pag-IBIG members. Pag-IBIG housing program is an open market loan program of a government owned and controlled corporation that caters to all its members. It offers various housing

support, including affordable housing⁶⁵, economic housing⁶⁶ and medium cost housing⁶⁷.
Table below details the features of this housing modality.

Table 6-15: Housing Modality for Affected Residing Landowners and Non-Landowners in NSCR-Ex

	Housing Modalities
	Pag-IBIG Housing Program
Type of Housing Support	<ul style="list-style-type: none"> • Affordable Housing • Economic Housing • Medium Cost Housing
DOTr Partner Agency	Pag- IBIG / HDMF
Entitled APs	Formal/legal APs
Housing Package inclusions	<p>Any or a combination of the following:</p> <ul style="list-style-type: none"> • Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m² • Purchase of a residential house and lot, townhouse, or condominium unit; • Construction or completion of a residential unit on a residential lot owned by the member • Home Improvement; • Refinancing of an existing housing loan
Form of Assistance	<ul style="list-style-type: none"> • Low interest rate • Assistance in down payment/equity for property owners • Long payment terms • Support to fill-out paperwork by Help Desk
Loanable Amount	Up to Php 6,000,000

⁶⁵ Caters to families earning Php15,000 and below per month, regardless of whether they have been previously awarded a housing unit by the government.

⁶⁶ Economic Housing is defined in BP 220 as housing units which are within the affordability level of the average and low-income earners which is 30% of the gross family income as determined by the National Economic and Development Authority from time to time. Economic Housing could be private or government-initiated sites. Based on HLURB Memorandum Circular No. 13 Series of 2017, the selling price of Economic Housing is above Php 450,000 but not more than Php 1,700,000.

⁶⁷ Medium Cost Housing costs above Php 1,700,000 up to Php 4,000,000 and designed for average to mid-level income earners.

Indicative Monthly Amortization Rental Fee	/Php 1,782 lowest/month
Security of Tenure	For ownership

453. Required Documents for submission upon loan application to Pag-IBIG:

1. HLA Form (HDMF H1-1) with ID photos of borrower (properly accomplished and duly notarized)
2. Income Tax Returns and BIR Form No. 2316 for the last two years immediately preceding date of loan application
3. Valid Certificate of Employment and Compensation (for Pag-IBIG I & II)/ Employment Contract or Employers Certificate of Income duly certified by the employer (for POP members) (where applicable)
4. Latest Pay slip (one-month)
5. Certified true copy of Transfer Certificate of Title (TCT)/Condominium Certificate of Title/ Original Certificate of Title (OCT) by the Register of Deeds (latest title)
6. Location Plan and Vicinity Map
7. Photocopy of the Updated Tax Declaration and Tax Receipt of the property that the APs will purchase;
8. Special Power of Attorney (for member/s abroad, SPA must be duly certified by the Philippine Embassy or Consulate in the country where the member is staying)
9. Medical Questionnaire and/or Full Medical Examination (For loans over P750,000 and for borrowers over 60 years old)
10. Proof of Billing Address
11. Contract-to-Sell (HDMF H4-73a)

L. Release of Loan

454. Upon issuance of NOA to the borrower, Pag-IBIG requires the borrower to submit an additional set of requirements for them to evaluate and appraise the property being purchased by the borrower and the authenticity of the documents submitted, prior to the release of the loan. The required documents differ depending on the type of loan account the borrower prefers (i.e., retail account or developer assisted).

M. Right-of-Way Acquisition and Displacement Procedure

455. Prior to displacement of AHs, the following series of activities have to be completed by DOTr as outlined in their ROWSA Manual, with some additional items to accommodate the JICA Guidelines and ADB's Social Safeguards:

1. Issuance of Notice of Taking

456. Parallel to the issuance of Notice of Taking (NoT), DOTr will provide copies of the NoT to respective LGUs and pertinent national government agencies so that concerned officials can be made aware of which properties have been served said Notices and as such should not issue any building, construction, development, or business permit that are not in accordance with the approved plans and purposes of the Project within the ROW, as mandated by RA 10752 and its IRR. Upon issuance of Notice of Taking (NOT), the process of ROW acquisition officially begins. This will signal the beginning of the validation process for landowners and a chance for them to consult with DOTr through the Help Desk.

2. Appraisal by GFIs

457. While DOTr is validating the result of RAP surveys and verifying the submitted documents as proofs of property ownership, the Government Finance Institution (GFI) chosen through a procurement process of the DOTr may simultaneously conduct the appraisal of affected land, structures, and improvements.

3. Issuance of Offer To Buy

458. As mentioned in Chapter 6, DOTr will issue an Offer to Buy (OTB) as part of its ROW acquisition process. Affected resident landowners whose ownership will be established during validation, will receive the OTB as well. APs will have 30 days to accept the offer and submit documents⁶⁸.

4. Signing of DOAS, ADRI and Permit to Enter

⁶⁸ See Chapter 6 for more details on OTB

459. Upon acceptance of the offer and submission of required documents, APs will be required to sign a Deed of Absolute Sale (DOAS), an Authority to Demolish and Remove Improvements (ADRI), and a Permit to Enter (PTE). These documents will be executed between the APs and DOTr upon the approval of the APs. The ADRI will describe the agreement between DOTr and APs as to when the APs will leave the property, schedule of payment, cost of dismantling, and other conditions that the APs and DOTr may have agreed on.

5. Preparation of Relocation Requirements

460. After the signing of DOAS, ADRI and PTE, prior to the release of compensation, DOTr will prepare the following in preparation for the actual transfer of APs:
1. Transportation arrangements;
 2. Manpower Assistance Team (MAT) and health case workers, if needed;
 3. List of APs and their corresponding compensation; and
 4. List of APs who need extra manpower during relocation.

6. Release of APs' Compensation and Entitlements

461. Compensation for affected properties and other entitlements will be paid to APs in full prior to displacement.

7. Structure Dismantling

462. Structures will be dismantled after the following documents are secured.
463. Requirements for Structure Dismantling (Under Negotiated Sale)
1. Deed of Absolute Sale (DOAS)
 2. Agreement to Demolish and Remove Improvement (ADRI)
 3. Permit to Enter (PTE)
 4. Location Plan or Vicinity Map showing the boundary of PROW and PNR ROW (area)
 5. Photographs of the area (before dismantling operation)
464. Requirements for Structure Dismantling (Under Expropriation Case)
1. Writ of Possession
 2. Certificate of Turn-Over from the Sheriff

8. Post-Resettlement

465. The Help Desk and Hotline will be operational even after completion of civil works and until the APs have completely adjusted and settled down in their new residence. Any feedback, issues or concerns gathered from or reported to the Help Desk and Hotline, will be acted upon. If the issue or concern has been resolved or the AP has been assisted, it will be reported to DOTr internal monitoring unit for documentation. Otherwise, the issue will be elevated to RIMC or PIAC to facilitate access on resources and programs at the national level.

9. DOTr Relocation Plan for Affected Community, Institutional, and Government Structures and Dagonoy Market Stall Holders

466. The DOTr's relocation plan for severely affected community structures is coordinated with the SHFC and the City of Manila LGU. Basic community facilities are part of the development features that have been articulated in the MOA between the SHFC and DOTr. The City of Manila LGU support of extending and accessing already available community facilities has been agreed with the DOTr through the RIMC. SHFC assures that designated relocation sites for the affected people by the NSCR-Ex project in Manila 2 will have basic community facilities available. SHFC will use its existing planning guidelines in providing social services structures in light of the number of relocated and the size of institutional and community facilities required.
467. The 26 institutional and community facilities that will be severely affected namely: barangay halls, livelihood center, chapel, multi-purpose halls, basketball courts, and day care centers will likewise be re-constructed by the DOTr in coordination with the concerned LGU, and government agencies and in consultation with the affected communities in accessible nearby areas to facilitate continued access of remaining residents outside of the ROW to programs and services being offered by these facilities.
468. The IA will assist the property owner/concerned agency to find an alternative location for the rebuilding of these facilities including assistance in the facilitation of the transfer of these facilities. The property owner also has the option to choose the direct mode of negotiation on the acquisition of the affected structures, if preferred. In the case of alternative location option, the DOTr will prepare an addendum to the RAP covering the impacts consistent with the principles and requirements set out in this RAP and the Project Resettlement Framework. In such cases, the same entitlements in the RAP will be applied to those affected by the relocation of institutional/community structures. A due diligence report confirming application of RAP principles and noting any implementation issues will be prepared by DOTr as part of their internal monitoring. That report may be included as

an attachment to its regular monitoring reports or a stand-alone report to be submitted to JICA and ADB.

CHAPTER 7 PUBLIC CONSULTATION

469. This chapter highlights (i) principles for consultation and participation, (ii) project stakeholders, (iii) consultation and participation mechanisms adopted at various stages of the project cycle, (iv) activities undertaken to disclose project information, and (v) the results of consultations with affected persons (APs).
470. Information disclosure and meaningful consultations at the early stage of the NSCR-Ex Project provide an opportunity for APs to express their opinions, apprehension, and negative sentiments towards relocation in the midst of the current COVID-19 pandemic situation so that the Department of Transportation (DOTr) can promptly address the matters raised. The DOTr pays particular attention to the need of disadvantaged or vulnerable groups, such as those below the poverty line, households headed by the elderly, households headed by solo parents, and households with members who are PWDs.
471. In compliance with the policies of the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) on stakeholder engagement that require APs to be involved in the resettlement process, APs ought to be fully informed, consulted, and encouraged to participate in the decision-making process with regard to the project affecting their lives.

A. Principles for Consultations and Participation

472. The DOTr carries out meaningful consultation with APs throughout the project cycle. Meaningful consultation refers to the process with the following elements:
- d. Begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle;
 - e. Entails timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people;
 - f. Undertaken in an atmosphere free of intimidation or coercion.
 - g. Gender-inclusive and gender-responsive, and tailored to the need of disadvantaged and vulnerable groups; and
 - h. Enables the incorporation of all relevant views of affected people and other stakeholders into the decision-making process concerning design, mitigation measures, sharing of development benefits and opportunities, and implementation issues.
473. The DOTr ensures the participation of APs and other stakeholders concerned throughout the preparation and updating of the Resettlement Action Plan (RAP) in all barangays covered by the Manila 2 section within the City of Manila. Consistently, the DOTr has been informing APs and other stakeholders concerned of the following:

- i. Project updates: project name, project design, objectives, and features, areas traversed by the project, location of stations, alignment of the project right-of-way (ROW), and project implementation schedule;
 - j. Probable benefits and adverse impacts of the project and mitigating measures to be taken;
 - k. Social safeguards policies and guidelines of ADB and JICA and standards for property valuation based on Republic Act (R.A.) No. 10752;
 - l. Compensation and entitlement and the schedule of information disclosure meetings;
 - m. The start date of RAP ground activities such as parcellary and as-built surveys, census and tagging, socio-economic survey (SES), replacement cost study (RCS) is the cut-off date for non-landowners or informal settler families (ISFs); while for the landowners, the cut-off date is upon their receipt of the Notice of Taking (NoT);
 - n. Process and timing of compensation payment and entitlement provision;
 - o. Resettlement options and relocation sites; and
 - p. Establishment of the Grievance Redress Mechanism (GRM).
474. All resettlement and livelihood activities will be implemented in cooperation with the Local Government Unit (LGU) of Manila. Specifically, relevant local government officials both at the city and barangay levels are informed about the Project through information, education, and communication (IEC) meetings. Partnerships and cooperation have been established between the DOTr and Manila LGU in validating the masterlist of APs. Furthermore, the DOTr will work with the LGU in the resettlement of the PAPs, payment of compensation, provision of entitlements, and implementation of the LRIP.

B. Project Stakeholders

475. The primary stakeholders of the Project are the following:
- Manila LGU which has its respective jurisdiction over APs and the project right-of-way (ROW);
 - Owners of land parcels located within or adjacent to the PROW;
 - Owners of structures who are not landowners located within or adjacent to the PNR ROW; and
 - Business owners and wage earners whose livelihoods/sources of income are affected by the Project.
476. APs in this RAP refer to (i) those who own private land and LO-claimants, (ii) those who claim they own & reside in affected structures in government and private land, (iii) those who own affected structures in government and private land but do not reside in them, (iv)

those who reside in affected structures but do not own the structures in government and private land (renters, rent-free occupants, house sharers or caretakers of residential and business structures), (v) those who may lose any property including trees & crops, (vi) those who may experience impacts due to restricted access, and (vii) those who operate businesses or work for businesses located within the project ROW at the time of census and tagging activities.

477. Other interested parties such as people who or organizations which do not have a direct stake on the Project but may be affected by the Project to some extent, are covered in the RAP. These may include, but not limited to, civil society organizations (CSOs) and non-government organizations (NGOs) operating in the project area.
478. The project defines vulnerable groups as the underprivileged APs below the national poverty line, households headed by senior citizens, single-parent-headed households, and households who has a member that is a person with disability (PWD). Such vulnerable persons or households may be at risk of being overlooked in a regular consultation process. The project, therefore, ensures that the consultation and participation process is inclusive of all APs.

C. Consultation and Participation Mechanisms

479. The NSCR-Ex Project cycle is divided into three stages: (i) planning and pre-project implementation stage, (ii) project implementation stage, and (iii) post-project implementation or project operation stage. The planning and pre-project implementation stage refers to the RAP preparation, which is divided into two sub-phases, i.e., feasibility study (FS) phase and detailed design (DD) study phase. The project implementation stage involves resettlement and land acquisition, the LRIP implementation, civil works, monitoring and evaluation, and information dissemination and disclosure. The post-project implementation entails information dissemination and disclosure and impact evaluation. Table 7-1 describes various consultation and participation mechanisms adopted in different project phases.

Table 7-1: Consultation and Participation Mechanisms

Stage of Project Cycle	Mechanism	Timing and Frequency	Responsible Agency
A. Planning and Pre-Project Implementation			
Feasibility study	IEC	Once per LGU (city level), prior to all field activities	DOTr
	First stakeholder	Once per LGU (barangay level), prior to census and tagging activities	DOTr

Stage of Project Cycle	Mechanism	Timing and Frequency	Responsible Agency
	consultation meeting (SCM)		
	Second SCM	Once per LGU (barangay level), after census and tagging activities	DOTr
	Third SCM	Once per LGU (barangay level), after the approval on the entitlement matrix	DOTr
	Focus group discussion (FGD)	Once per LGU (barangay level), after census and tagging activities	DOTr
Detailed engineering design	IEC	Once per LGU (city level), prior to all field activities	DOTr
	First SCM	Once per LGU (barangay level), prior to parcellary survey	DOTr/Social Housing Finance Corporation (SHFC)
	Second SCM	Once per LGU (barangay level), after updated census and tagging	DOTr/SHFC
	FGD	Once per LGU (barangay level), between first and second SCMs	DOTr
	Production and distribution of printed and other materials	Printed materials are prepared to inform APs of (i) where to address their grievances, (ii) schedule of public consultation, and (iii) inventory of land. Project information brochure (PIB) (Tagalog and English versions) Project poster GRM brochure Tarps of the local help desk (four types) Standard DOTr presentation material (audio-visual production)	DOTr
	Online disclosure of project information	As needed. Information disclosed through project Facebook page, Twitter, and website	DOTr/SHFC
	Media release and press briefing	As needed. Press briefings are meant to disclose key project information, key project highlights and act as a risk mitigation measure.	DOTr
B. Project Implementation			

Stage of Project Cycle	Mechanism	Timing and Frequency	Responsible Agency
Resettlement and land acquisition	Community validation	Once per barangay after the validation of the master list	RAP Implémentation Management Committee (RIMC)/ barangay LGU (BLGU)/SHFC
	Site visit	Three times per LGU between people's planning workshops	Local Inter-Agency Committee (LIAC)/ (LHB)/SHFC
	Local help desk	The local help desk will be operated once a week.	DOTr
	Final orientation prior to relocation	Once per LGU or Community Assembly (CA) prior to the ROW clearing and compensation payment	SHFC
	Issuance of the notice to vacate and relocate	One final orientation on the relocation process will be conducted.	SHFC
LRIP	Consultation on the LRIP	Once per barangay LGU, prior to actual relocation	DOTr/SHFC/ DOLE/DTI/ TESDA
	Local help desk	The local help desk will be operated once a week.	DOTr
Civil works	Consultation on civil works	Once per city or municipality	DOTr
Monitoring and evaluation	SCM	Once per LGU, every year from the commencement of civil works until loan closing	DOTr
Information dissemination and disclosure	Production and distribution of printed and other materials	As needed. Printed materials to inform APs of where to go or who to contact for their grievances and complaints	DOTr
	Online disclosure of project information	As needed. Information disclosed through project Facebook page, Twitter, and website	DOTr

Stage of Project Cycle	Mechanism	Timing and Frequency	Responsible Agency
	Media release and press briefing	As needed. Press briefings are meant to disclose key project information and highlights and act as a risk mitigation measure.	DOTr
C. Post-Project Implementation			
Information dissemination and disclosure	Production and distribution of printed and other materials	As needed. Printed materials to inform APs of where to go or who to contact for grievances, available livelihood and employment opportunities, skills required, and jobs fair	DOTr
	Online disclosure of project information	As needed. Information disclosed through project Facebook page, Twitter, and website	DOTr/SHFC
	Media release and press briefing	As needed. Press briefings are meant to disclose key project information and highlights and act as a risk mitigation measure.	DOTr
Impact Evaluation	SCM	Once per receiving LGU, three years after relocation	Department of Human Settlements and Development (DHSUD)
	FGD	Once per relocation site, three years after actual relocation	DHSUD/external monitoring agent (EMA)

Source: JICA Design Team, ADB

1. Consultation/Participation Mechanism Undertaken during Feasibility Study Phase

480. The DOTr conducted IEC meetings, stakeholder consultation meetings (SCMs), and focus group discussions (FGDs). These serve as platforms for consultations between the APs/AHS and key stakeholders from the national government and Manila City LGU during the FS Phase.
481. Information, Education and Communication (IEC) Meetings. Through an IEC meeting with Manila LGU, the DOTr disclosed (i) the project's initial alignment and engineering design, (ii) affected barangays, (iii) initial schedule of activities for the conduct of the FS RAP, and

(iv) expected economic and social benefits of the project to local communities and the general public. DOTr requested the LGU to provide their support, comments, and suggestions pertaining to the project and FS RAP activities.

482. Stakeholder Consultation Meetings (SCM). The first rounds of SCM during the FS served as a venue to gather inputs from possible APs for the RAP preparation and explain RAP activities to the communities concerned, thereby minimizing resistance during survey activities. The SCMs informed APs that their rights are protected under Philippine laws and international social safeguards policies. It also served as a venue to determine possible project impacts on APs as well as identify policy gaps and unusual cases relevant to the project that may have impacts on them. The SES results and inputs during the first and second SCMs were considered in preparing the entitlement matrix. The SCMs were held in the barangays which will be traversed by the Project ROW. Information on project background and timeline, the mechanics of the RAP surveys, and the legal framework were presented. The last part of the session is an Open Forum where the opinions, as well as questions, and concerns of the APs were aired. DOTr, Manila LGU and concerned agency representatives such as SHFC were present to answer questions from the participants. Table 7-2 presents the consultation mechanisms, schedules, participants, and attendance.
483. The 2nd SCM was conducted which reiterated information given in the 1st SCM with updates and discussing potential relocation sites for APs. intended to inform APs of their rights under Philippine laws and international social safeguards policies. It also served as a venue to learn about policy gaps and the possible impacts to APs, particularly the unusual cases by which the project could affect them. One example is the case of returnees who are not qualified to avail of socialized housing for the second time. Results of the SES and inputs from the 1st and 2nd SCMs were considered in the preparation of the Entitlement Matrix. Provisions of which will be presented and explained in detail to the APs at the 3rd SCM at the implementation stage.

Table 7-2: Disclosure and Consultation Mechanisms, Schedules, and Participants During FS RAP

City	Date Conducted	Stakeholders Who Participated	Number of Attendees		
			Male	Female	Total
1 ST Information, Education and Communication (IEC)					
Manila	December 18, 2017	City Urban Housing Development Office (CUDHO)	6	8	14
Sub-Total 1			6	8	14
1 ST SCM					

City	Date Conducted	Stakeholders Who Participated	Number of Attendees		
			Male	Female	Total
Manila	January 22, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	94	80	174
	January 22, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	114	208	322
	February 2, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	125	268	393
	February 2, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	62	96	158
	February 2, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	189	374	563
	February 2, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	97	214	311
	February 3, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	21	38	59
	February 3, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	101	220	321
	February 3, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	13	12	25
	February 3, 2018	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	204	361	565
Sub Total 2			1,020	1,871	2,891
Total			1,026	1,879	2,905

Source: JICA Design Team

484. DOTr engaged a total of 2,905 attendees from Manila LGU in IEC, and with APs and other stakeholders in three meeting sessions in the SCMs conducted during the FS phase.

2. Consultation/Participation Mechanism Undertaken During Detailed Engineering Design Phase.

485. For the DED phase, similar information disclosure measures and consultation mechanisms were implemented. In addition, Training Needs Assessment (TNA) was also administered prior to each SCM to obtain information for the Livelihood Restoration and Improvement Program (LRIP). Two rounds of SCMs were conducted for this phase as indicated in Table 7-1. FGD with wage-based APs and vulnerable sectors were also carried out.
486. **Information, Education, and Communication Meetings.** IEC Meetings with concerned LGUs were conducted to officially inform them that the Project is at DED phase. Prior to IEC meetings, official letters were sent to the concerned LGUs to request for their availability. During the 1st IEC meeting, project updates, and RAP activities were discussed with the LGU representatives under the detailed engineering design stage. LGU support was also sought during the 2nd IEC meetings particularly in the establishment of Help Desk, creation of RIMC and Local Inter-Agency Committee (LIAC); and identification of in-city resettlement sites. The 3rd IEC meeting was conducted to discuss the health and safety protocols in the context of COVID-19 for the project in order to obtain LGU clearance to resume all RAP activities.
487. The schedule and attendees of IEC Meetings are summarized in Table 7-3, while the issues raised during the meeting are summarized in Table 7-4.

Table 7-3: IEC Meetings with LGUs Conducted During Detailed Engineering Design (DED)

City/ Municipality	Date	Stakeholders Participated	Number of Participants		
			Male	Female	Total
1 ST IEC					
Manila	September 19, 2018, 4:00 pm	City and Brgy LGU, PUP Sta. mesa, NHA, SHFC, Home Guarantee Corporation, DOTr, ADB, JDT, Ecosys	53	29	82
2 ND IEC					
Manila	August 9, 2019, 2:30 pm	City and Brgy LGU, MBB, ADB, DOTr, PNR JDT	52	35	87
3 RD IEC					
Manila	August 6, 2020, 1:30 pm	LGU, DPWH, DHSUD, NHA, CHR, DOTr, PNR, ADB, JDT, Ecosys	23	26	49
Total			128	90	218

Table 7-4: Issues and Concerns Raised During IEC Meetings

Issues and Concerns	Response of DOTr and other agencies
Project Design and Alignment	
Inquired if the current PNR will still be operational and if there are plans for the current PNR tracks	Responded that the project will be an entirely different system. There will be temporary operations for the current PNR during the construction of NSCR-Ex. Shared that there are plans to construct a freight line.
Requested clarification on the measurement of the alignment	The initial measurements used for the Feasibility Study (FS) stage is 30 meters (15 m on each side from the centerline). The 30 m project ROW will follow the results of the relocation survey in the DED stage.
Asked if the construction of fence around the PNR ROW will be prioritized over other civil works for the project	Explained that there are a lot of factors being considered by the project engineers. The design and other aspects of the project would be discussed with the LGU once the station location and technical details of the alignment are finalized.
Requested for a copy of the alignment to study the changes of the alignment from the FS and the DD stage.	DOTr will coordinate with the LGU and will provide a copy of the alignment.
Help Desk	
Suggested to establish more than one Help Desk in the LGU since there are many affected barangays.	Explained that only one Help Desk per LGU is being considered at the moment; Added that this suggestion will be considered.
LGUs Role and Responsibilities	
Inquired about the role of the LGU regarding the necessary permits for the project and if DOTr or its contractors will secure it.	Responded that the current stage is still designing the alignment of the project. DOTr will have a discussion on the necessary permits at a later time.

Issues and Concerns	Response of DOTr and other agencies
<p>Asked which agency is responsible for the subdivision plan of the affected lots</p>	<p>DOTr will handle the subdivision plan. JDT's subconsultants will conduct the RAP survey for the project</p>
<p>Wanted confirmation that the IEC is conducted as a form of notification to the LGU about the project</p>	<p>Confirmed the comment and added that the project will need the LGU's assistance for data requests (land, structure, and other assets).</p>
<p>Asked how the trees will be balled as stated in the environment considerations plan and asked if the detailed engineering design is still just starting</p>	<p>Explained that one condition on giving the ECC is for the project to have a tree inventory. Once the configurations of the project ROW are identified, a tree inventory will be submitted to the Forest Management Bureau (FMB) before a "Permit to Cut" is issued.</p>
Local Inter-Agency Committee	
<p>Inquired about the schedule of the creation of LIAC;</p>	<p>Creation of LIAC will depend on the completion of the parcellary survey in the LGU affected. This ensures that the number of affected APs is finalized;</p>
	<p>SHFC and other government agencies (e.g., DSWD, etc.) will be included in the LIAC to better address the concerns of the APs.</p>
<p>Asked when the LIAC will reconvene.</p>	<p>DOTr will coordinate with the City Housing Board for the reconvening of LIAC.</p>
Project Coordination with the LGU	
<p>Requested to keep the LGU updated about the project because the (barangay officials) are at the receiving end of complaints and that they share with the sentiments of their constituents who will be potentially displaced from their homes.</p>	<p>Noted and assured that the barangay LGUs will be notified prior to any activities. Further explained that all local policies and international safeguards are being observed to protect the rights of the affected families and to mitigate the impact of involuntary resettlement.</p>
<p>The LGU is requested for a list of projects affected LO and NLOs (particularly ISFs).</p>	<p>Responded that the requested list will be provided as soon as the list has been finalized.</p>
<p>Asked if there would be coordination with the LGU even if the permits will be secured from the DENR since the LGU has its own inventory of trees</p>	<p>The LGU-Environment and Natural Resources Office will be consulted after coordinating with DENR in securing the permit.</p>

Issues and Concerns	Response of DOTr and other agencies
<p>LGU requested to be actively consulted about the project and to be informed of the developments already concluded.</p>	<p>DOTr responded that LGUs and BLGUs will be actively consulted and be informed about the project through a close coordination with them.</p>
Entitlements and Compensations	
<p>Asked for assurance that the compensation and entitlements presented will be followed and will not be changed once the project has been turned over to the LGU</p>	<p>Clarified that the project will not be turned over to local government;</p> <p>Explained further that JICA and ADB will be closely monitoring the project until its completion and they will ensure that the contents of the entitlement matrix will be followed.</p>
<p>Suggested to wave all the expenses for the taxes, transfers and extra judicial settlement</p>	<p>Disclosed that DOTr is currently coordinating with BIR through DOF to explore the possibility of allowing APs to pay the estate tax for the affected property only (in case they cannot afford to pay for the estate tax of all their inherited properties for the time being).</p>
<p>If there is an identified relocation site for the informal settlers of the affected areas.</p>	<p>In-city relocation (medium-rise buildings) is preferred to avoid displacing the APs far from their employment and school.</p> <p>Trece Martires and Tanza, Cavite are the options when in-city relocation is unavailable.</p>
Health and Safety Protocols in the Context of COVID 19	
<p>Requested to inform the barangay a week before the RAP activities as COVID-19 cases increases</p>	<p>Informed that the target schedule for SCM per given LGU, and the remaining survey activities will follow, and the barangay will be coordinated as well as the LGU for assistance.</p>
<p>Requesting to disseminate the Health and Safety Protocols in barangay level</p>	<p>DOTr committed to send the presentation materials to the requesting LGU then the latter will share to the concerned barangays.</p>
<p>Inquired if there was an executive summary to the mayor about the</p>	<p>Inform that DOTr will provide documents for the discussion of the safety protocol with the mayor.</p>

Issues and Concerns	Response of DOTr and other agencies
Health and Safety Protocols for him to understand.	
Asked about the submission of survey schedule to assign/provide staff to join the survey for the purpose of monitoring of Safe City Task Force (SCTF) if the activity is observing the protocols	DOTr will provide the RAP activities timeline.

Source: JICA Design Team

488. **First Round of DD SCMs.** The first round of SCMs schedule, venue, and participants for DED RAP is shown in Table 7-5. The 1st SCMs started with the disclosure of the Project that include: (i) new project name, (ii) final areas that the Project will traverse, (iii) final station location, (iv) final width of the Project ROW and (v) latest project timeline. This was followed by the presentation of the DED RAP activities to be conducted on ground and in the properties of the APs, with particular focus on the following topics: (i) Parcellary and As-Built Survey; (ii) Census and Tagging, (iii) Socio-Economic Survey, (iv) standards used for property valuation (market value & replacement cost), and (v) Establishment of Help Desk. The activities related to the preparation of LRIP, and relocation plan were briefly discussed. For landowners or legal property owners, the issuance, purpose, and content of the Notice of Taking (NoT) and Offer to Buy (OTB) were also explained. At the end of each consultation, the invited APs were encouraged to participate in the open forum to express their views/opinions and ask questions. Consultation details are in Table 7-5 and summary of the main concerns/issues raised during the 1st SCMs is provided in Table 7-6.

Table 7-5: Schedule, Venue and Participants of the First Round of DED SCMs

City	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
Manila	August 20, 2019, 8:00 am	Algeciras St., Brgy. 473, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	51	95	146
	August 20, 2019, 3:00 pm	Algeciras St., Brgy. 483, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	160	370	530

City	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
	August 22, 2019, 2:00 pm	Firmeza St., corner Algeciras St. Brgy. 443, Sampaloc, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	48	91	139
	August 24, 2019, 8:00 am	3rd Floor, Covered Court, Barangay Hall, Brgy. 628, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	41	58	99
	August 24, 2019, 2:00 pm	Dr. Benigno V. Albano Elementary School, G. Tuazon St. Brgy. 422, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	96	149	245
	August 26, 2019, 9:00 am	Brgy 815, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	244	421	665
	August 26, 2019, 2:00 pm	Covered Court, Brgy. 811, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	260	424	684
	September 25, 2019, 1:00 pm	Covered Court, Brgy. 811, Manila City	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	9	11	20
	September 25, 2019, 6:00 pm	Celadon Residences Clubhouse	APs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	24	63	87
	February 15, 2021, 10:00 am	Brgy. 629 Covered Court, Manila	APs, MBB, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc.	31	28	59
	March 5, 2021 8:00 am	Brgy. 839 Covered Court, Manila	APs, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc.	4	2	6
Total				968	1,712	2,680

Source: JICA Design Team

Table 7-6: Issues and Concerns Raised, and Response During First Round of DED SCM

Issues and Concerns	Response of DOTr and SHFC
Alignment Concerns	
Will the project completely affect all the structures along the railway?	Ground survey activities based on the final alignment are yet to be conducted. Affected structures and APs cannot be identified yet on the 1st SCM. These will be identified once the demarcations are set. The demarcation and the structures with sticker tags will be used to identify the affected areas.
Is the affected area of project already identified in the current plan?	The purpose of the 1st SCM is to obtain permission from the APs to do the ground survey activities. The markings of the right-of-way will determine if their structures are affected.
Is the centerline of the project alignment the middle of the 30m width?	So far, the project will cover 30m. However, this is not an exact figure since it will still depend on the project design. The 30m may still increase depending on the station and the curvature of the railway. It will be best to wait for the markings of the surveyors to determine the exact measurement since it will depend on the project design.
Request if they will be provided with the alignment map.	The request may be sent to the Grievance Redress Hotline.
Are they affected by the project?	Ground survey activities will be conducted to determine who will be affected by the project.
Will it be possible to retain the access road which will be affected by the project?	It cannot be determined yet if the access road will be retained. DOTr gave an assurance that landlocked areas will be provided with alternate access.
An electric utility pole and water pipeline may be affected by the project.	As for electric and water utility lines, the DOTr guidelines posits a replicate before dismantling activities. DOTr had discussions with utility service providers and that they will set up another utility line before existing lines will be cut. DOTr assured that access to utility lines will be maintained through such approach.

Issues and Concerns	Response of DOTr and SHFC
Timeline of the Project	
What is the timeline for the project?	DOTr is currently following a moving target and that the civil works is set by the 3 rd quarter of 2021, and it will commence once the alignment areas are already clear of the structures. However, this may still be adjusted due to the COVID-19 pandemic. DOTr assured the APs that they will be informed in case of any adjustments in the schedule.
Concern on the time needed to prepare as the equipment used for their livelihood will be affected as well as disrupt the education of the affected students.	DOTr gave an assurance that proper coordination will be done for any timeline consideration.
RAP Activities Concerns	
Timeline of survey and tagging activities	The survey and tagging activities will commence after the SCM which will be coordinated LGU.
Will it be ok to attend the meeting on behalf of an immediate relative?	There are no problems in attending the meeting on behalf of the immediate relative.
An invitation was given for their store but not for their house.	There are no problems if the house was not provided with invitation as long as a representative will receive it. If the house is affected, it will also be tagged with a sticker.
Will the survey team provide notification as they need to adjust their work schedule to accommodate the survey?	For the schedule of survey activities, the standard practice is to ask permission first from the Barangay LGUs and coordinate on the schedule of the activities.
There are multiple households living in one structure. What will be process for such a case?	The survey team will verify the number of households in the structure. Qualifications of a household for

Issues and Concerns	Response of DOTr and SHFC
	entitlements or relocation will be identified by the LIAC, DOTr, and LGU during joint validation.
A current renter being asked by the structure owner to vacate the area.	<p>Further assessment is still needed to understand the AP's case and determine the AP's status.</p> <p>DOTr gave assurance that a team will conduct the necessary assessment to confirm the AP's status.</p>
What will happen to the structure occupants if there will only be one sticker tag for their structure?	The structure tag is intended for the structure. However, all the households will be interviewed. All households in the structure will also be provided with control numbers and password which will also serve as the household ID.
What will happen once the affected structures are identified?	There will be continuous coordination with the LGU. A 2 nd SCM will be conducted to discuss the entitlements for both landowners and non-landowners.
What is the survey process for the renters?	<p>Regardless of stakeholder status, whether structure owners or renters, all affected persons will be interviewed.</p> <p>APs that were interviewed and with white stickers will be tagged again with green stickers. No further interviews will be conducted for them. However, newly affected structures will be tagged using blue stickers.</p>
Are there documents that must be presented by renters during the interviews?	They may just present a valid ID to the field personnel to avoid misspelling their names as well as to verify their address. Other than that, no other documents will be required during the interviews.
What process will be used to interview renters that might not be around during the schedule of interview?	There will be a survey permit which will capture the preferred schedule and mode of interview.

Issues and Concerns	Response of DOTr and SHFC
A list of requirements presented in the video was requested.	They may request DOTr GRM for the presentation material.
Entitlements and Rights	
What are the entitlements of structure owners?	The type of land ownership must be established first to determine the entitlements of the structure owner. The owner will be compensated for the structure, if the land is outside the PNR ROW.
What is the basis for compensation of structures?	Affected structures will be compensated at replacement cost, without depreciation.
How will the property with an ongoing legal issue be compensated?	If a property needed for ROW has a legal dispute or court case, it will be acquired through Expropriation Proceedings since the government cannot wait for the results of the dispute. It will be best if the case can be settled before the ROW acquisition. If the property is acquired by the LGU, there is a possibility that the Tax Declaration was unpaid for a long time.
Their house is named after their deceased relative and has been partitioned among relatives.	<p>Such case must undergo Extrajudicial Settlement of Estate (EJSE) where all the children of her relative, whether legitimate or not, must have an agreement on how the property will be divided. This document must be signed by all parties.</p> <p>The EJSE will be put out in a publication. After which, the estate tax must be paid to the Bureau of Internal Revenue (BIR). This will be followed by the issuance of Certificate Authorizing Registration. The subdivided lots may then be registered to the intended owners.</p> <p>It was reiterated that the Estate Tax will not be paid by DOTr.</p>
The upper floor of their house was purchased from another person. Will	Both the structure owners and all the households living in the structure will be interviewed. There will only be one

Issues and Concerns	Response of DOTr and SHFC
the whole structure be named only to one person?	<p>tag sticker per structure, but all the households will be interviewed. They must also have a copy of the control number, written in the invitation which will serve as the household ID.</p> <p>There will still be a validation by the DOTr and LIAC to ensure that the list of structure owners and households are complete.</p>
Most of the properties belong to an association and the lot has not been awarded to them since they have not yet completed the payment.	<p>DOTr will pay the outstanding balance directly to the association, SHFC (in case of CMP) or NHA to whom the property is registered. Upon the confirmation of the association, SHFC or NHA, DOTr will pay the recognized owner or AP of whatever amount remains on the compensation after the payment to the association, SHFC or NHA has been deducted.</p>
Will there be relocation or financial compensation for renters?	<p>Renters may be provided with relocation. However, an assessment will still be conducted by DOTr to determine their qualifications.</p> <p>DOTr gave assurance that all APs will receive the necessary assistance.</p>
The area where the structure is located is untitled and an agriculture lot under the Comprehensive Agrarian Reform Program (CARP).	<p>DOTr assured that APs will be provided with necessary assistance in case displacement is inevitable.</p> <p>As per JICA/ADB guidelines, proper social safeguard will be in place for APs. Assistance will also be provided by DOTr.</p>
The property was previously demolished and was left with more or less 15m. The remaining area was paid to Philippine National Railways (PNR) through a Community Mortgage Program (CMP) association. Will they qualify for relocation given that their	<p>A meeting will be held between DOTr and PNR to discuss such matters.</p> <p>APs qualified for relocation will be determined after the assessment. There will be an in-depth discussion on relocation during the 2nd SCM.</p>

Issues and Concerns	Response of DOTr and SHFC
property was previously demolished?	
Will there be financial assistance for APs who are not qualified for relocation?	The legal framework of the RAP will be discussed during the 2 nd SCM.
Resettlement	
What are the qualifications for the relocation program?	The law gives priority to the homeless and underprivileged citizens who cannot afford to have their own house and lot. Beneficiaries of previous relocation programs who sold their units and returned to informal settling are not qualified to avail or be a beneficiary of any government housing project for 10 years. Eligibility of the APs for the relocation program of the project will be determined by the partner housing agency of the DOTr. A more detailed explanation on the qualifications of the APs for the relocation program will be discussed in the 2 nd SCM.
Where will be the relocation site for APs?	Relocation, compensation, and entitlements will be discussed on the 2 nd SCM.
Is the schedule for relocation already set?	There will still be other meetings to discuss the process and entitlements before the relocation DOTr assured the APs that they will be informed of the activities or if there are any changes.
Will the project commence even without an identified relocation site?	DOTr assured that once the information is available, APs will be notified. All project activities will still proceed even without an identified relocation site, since a rental subsidy will be provided.

Issues and Concerns	Response of DOTr and SHFC
Is the relocation unit free or to be amortized?	The law does not recommend providing the housing program for free to encourage the beneficiaries to give value to the relocation unit.

Demolition of Structures

Will the whole structure be demolished if only a portion will be affected?	There are affected structures that may either be severely or marginally affected. Marginally affected structures mean that only a portion of the structure is affected. It may also mean that the structure is still habitable even when the affected portion is removed. Only the affected portion will be compensated. Severely affected structure means that the whole structure will be affected or that the affected portion will cause a serious threat to the habitants and the structure's integrity. The whole structure will be compensated for such case.
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Will there be a contractor for demolishing structures?	DOTr will have a contractor for the demolition of structures. However, it cannot be determined yet which contractor will handle the said demolition.
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Who will choose the contractor and procure the necessary materials?	The reconstruction and repair of the affected structures will be shouldered by the owners since DOTr will provide compensation for the affected portions. Payment of affected structure/areas will be based on the current market value including labor cost.
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Will DOTr provide ample payment if the contractors damaged their properties beyond the intended scope?	DOTr assured that they will provide the proper payment if such a scenario will happen. It was also pointed that there will be proper coordination with the contractors to avoid mishandling their properties.
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Repair of affected structures as well as its reconstruction will be the obligation of the owner. The owner has the freedom to choose the contractor who will repair their structures.

Livelihood

Issues and Concerns	Response of DOTr and SHFC
Will there be an alternate livelihood for APs who will lose their main source of income (e.g., trolley operators)	There will be a livelihood restoration and improvement program to be included in the RAP with consideration for individual skills.
Other Issues and Concerns	
What is the policy on salvaged materials?	Salvaged materials will be given to the structure owners
Concern on the possible invasion of illegal settlers from neighboring areas due to speculation on potential relocation.	Urged the stakeholders to be vigilant and discourage would be settlers from constructing new structures in the area.

Source: JICA Design Team

489. Second Round of SCMs. The series of DED 2nd SCMs for landowners were held in March to May 2021 and for non-landowners on 15 to 24 August 2021. During the 2nd SCMs, APs were updated on the status of the project and informed that it will be the last RAP-related activity for DED stage. They were likewise informed that the project is currently transitioning to implementation stage. The major topics discussed during the 2nd SCM were (i) right-of-way acquisition process; (ii) resettlement options for landowners residing in the affected area; and (iii) livelihood restoration plan for affected businesses.
490. The 2nd SCMs in Manila 2 were conducted online as a response to the restrictions brought about by the rising COVID-19 cases. The web links to the video presentation were provided to APs who wanted to attend the 2nd SCMs. However, the same video presentation was shown before the open forum set in another day for APs who were not able to view the videos beforehand. In addition, DOTr will provide continuous information campaigns and consultations with the APs during the resettlement implementation stage.
491. Consultation details such as schedule, and participants such affected landowners and other agency representative are in Table 7-7 while the summary proceedings of the open forum – question and answer portion are in Table 7-8.

Table 7-7: Attendance of the Second Round of Landowners SCMs

City	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
Manila	May 19, 2021, 8:00 am	Online Meeting	APs, BLGU, DOTr, PNR, ADB, JDT, EcosysCorp, Inc.	167	167	334
	May 19, 2021, 2:00 pm	Online Meeting	APs, BLGU, DOTr, JDT, EcosysCorp, Inc.	90	133	223
Total				257	300	557

Table 7-8: Issues and Concerns Raised During Second SCM for Landowners

Issues and Concerns	Response/Actions Taken
Project/Alignment Concerns	
Will the project be fenced?	There will be fence on both sides of the ROW.
Some constituents will be landlocked since their access will be cut.	DOTr will provide alternate access roads for landlocked areas.
Timeline of the Project	
Timeline for the civil works of the project.	The target date for the construction is on the 1st quarter of 2022.
RAP Activities Concerns	
Will the list of affected structures and properties be provided?	The list of affected lots based on Parcellary Survey will be provided to the LGU.
Will the property be affected by the project?	If the structure is tagged and marked, it means that the property is affected. Data are currently being consolidated as to the final list of APs. It is best to wait for the Notice of Taking (NoT) from DOTr.
Will the whole property or only a portion of it be acquired?	The extent of property to be acquired will be determined once the NoT is issued.

Issues and Concerns	Response/Actions Taken
Will the list of requirements be provided as well as the contact details in case there are further questions?	<p>The list of requirements will be part of the NoT that will be issued by the DOTr.</p> <p>The GRM hotline number will be shown after the open forum.</p>
When will the result be available after the detailed measurement survey of their property?	Results of the detailed measurement survey, including the appraisal value, will be presented when the DOTr issues the OTB.
Will it be possible to ask for a copy of the minutes of meeting and the result of the parcellary survey?	Request for the copies of minutes of the meeting and the result of the parcellary survey may be sent through the contact details in the GRM hotline.
Entitlements	
When will they start submitting the needed documents to process the entitlements?	Documents should be submitted after the issuance of the NoT. The list of the requirements will also be enumerated in the NoT.
When will they be informed of their property's value?	A Government Financing Institution (GFI) will do the appraisal of the property followed by the issuance of an OTB which will contain the value of the structure per square meter.
Will there be an issue if the Deed of Sale is still under his mother's name?	It is best if the title will be transferred to the current property owner. The Deed of Sale will not be accepted since the property must be registered.
A structure is subdivided into apartments. What will happen to the rest of the apartment if only two parts will be affected? Will there also be assistance to the remaining units?	The impact to the structures will be determined after the assessment of the structural engineers. If the apartments will also be severely affected, remaining units will also be acquired.

Issues and Concerns	Response/Actions Taken
The property's mother title is still named after the deceased parents.	Such case needs to undergo an EJSE since DOTr can only disburse entitlements based on the names stated in the property title. DOTr will extend assistance in drafting the EJSE. However, it will be the AP's responsibility to process the documents with the concerned government agencies.
Will APs be relocated within the area where they reside?	For landowners, it will depend on whether the remaining area is still economically viable. If not, DOTr will acquire the entire property. For non-landowners, it will depend on their arrangement with the landowner, whether they will still be allowed to build another structure on the remaining area of the property. For all severely affected APs, they may choose where they can relocate if they opt for self-relocation. They may be assisted by PAG-IBIG and other housing agencies for assisted relocation. Socialized housing is intended for non-landowners residing in the PNR ROW or in any land not they own. Socialized housing will be provided after pre-qualification by NHA.
I invested in the development of the affected lot that I owned when I retired but still pays for monthly amortization for the land. Is it possible that all my money invested in our structure/improvements be compensated by the project?	Yes, the structure will be compensated based on the replacement prices from the report of the independent property appraiser.
Will APs have to find on their own a new area to relocate?	Landowners will have to seek areas to relocate on their own. However, DOTr will provide assistance in identifying available properties.
What will happen if one of the heirs refuses to sign the EJSE?	Such case accords an incurable EJSE and will result to expropriation.
No Tax Declaration was processed for their house improvement for three years.	They must process the Tax Declaration in the Assessor's Office and pay the Tax afterwards. The Assessor's Office will provide the needed requirements to process the Tax Declaration for improvements.

Issues and Concerns	Response/Actions Taken
Will the NoT be served even if there is still a pending case with PNR?	A meeting with PNR will be held to discuss the actions concerning affected properties that were not able to settle their payment within the allotted 10-year period.
Will they be displaced if there is enough space near their property?	<p>This will be determined after the data has been consolidated to know if the property is still habitable.</p> <p>It will be up to the APs if they wanted a self-relocation or assisted relocation.</p>
Acquiring documents will take longer and might not be enough within the prescribed 30-day submission. The pandemic must also be factored in as it might cause some delay.	Such concerns will be taken into consideration. The 30-days mentioned in the presentation is not meant as a deadline, but time allotted for preparing the necessary documents. The deadline will start once the OTB has been issued. DOTr will provide assistance to expedite the document request to other government agencies once the OTB has been released.
Will the Tax Clearance suffice if the Tax Declaration is not available?	The Tax Clearance is issued by the City Assessor's Office when the Tax Declaration is paid, and it is a valid proof of ownership. Those reviewing the documents are also conducting due diligence to ensure that the prescribe period to pay the Real Property Tax (RPT) are being followed.
Are tenants also qualified to avail of the relocation?	If the tenants passed the criteria for qualification, then they are entitled to avail of the relocation program.
Will crops be compensated?	Crops are included in the items to be compensated.

Source: JICA Design Team

492. Consultation details for the second round of SCMs for non-landowners such as schedule, venue, and participants are in Table 7-9 while the proceedings of the open forum are in Table 7-10.

Table 7-9: Schedule, Venue, and Participants of the Second Round of SCMs for Non-Landowners

City	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
Manila	16 to 24 August 2021	Online	Affected non-landowners in barangays traversed by Manila 2 section, and representatives from DOTr, SHFC, and City of Manila LGU	661	678	1,339
	9am to 12 pm					
	1 pm to 4pm					

Source: DOTr.

Table 7-10: Issues and Concerns Raised During Second SCM for Non-Landowners

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
Master List	
I am not present during the census and tagging. All my neighbors got their sticker tags except me. They said that my sticker tag number is the same with the structure in front of me which is a totally different structure. Will you conduct another validation to confirm this case?	If you are in the master list, you may qualify for housing, and subject for evaluation of the BSAAC. Final master list will be endorsed to Manila Local-Inter-Agency Committee (LIAC) for confirmation that all persons/households in the list are indeed APs.
The affected person was surveyed but not listed in the master list. Will you release a 2nd batch of the master list?	DOTr followed a cut-off date for the actual census and tagging done on ground. For those who are not included in the master list, a validation activity will be scheduled and conducted by the LIAC of the city of Manila to determine if you should be included in the master list or not.
It should be my name instead of my mother listed in the master list.	The initial list of names will be validated if they are indeed the actual occupants of affected structures. For those

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
Can we change the name in the master list?	<p>names that are not in the initial list, the validation team will determine why they were not in the list or if they have been interviewed at all within the cut-off date for eligibility to receive assistance.</p> <p>The names in the master list cannot just be transferred easily to other persons. They still need to be evaluated and undergo processes.</p>
I did not receive a PIB, and I am not getting an invitation to the meeting like this consultation.	If you did not receive a PIB and an invitation message, it is possible that you are not in the master list. A validation process will still be done to confirm who are really affected by the Project
<p>Our mother is listed as household head in the master list. Is she the one authorized to fill up the PIB form? However, she cannot provide the documents needed. Is it okay to change or remove the name of our mother in the PIB form and put our name in the PIB? This is because we are the ones who can provide the documents needed.</p>	<p>We need to evaluate first if the name listed in the master list is qualified or not. If the name/household is qualified for socialized housing, he/she/they can transfer or wave the rights to any of his/her son/daughter who belong to the same affected household.</p> <p>About the documents needed, we will help the household to secure all the documents and therefore lack of documents required to be submitted cannot be the reason for AP disqualification.</p>
If my mother cannot provide all the documents, is it possible that she cannot avail or not be a beneficiary of the socialized housing?	
How do we know the evaluation date? Will it be earlier this year or next year?	As of now we cannot give an exact timeline for the evaluation/prequalification. We will inform you in the earliest possible time for you to prepare and have enough reasonable time to comply with all the documents you need to submit.
We received and filled-up PIB forms, is it sure that we can avail the socialized housing?	The purpose of PIB is to inform you about the project, update all your data with the project, and for us to ask your relocation preferences. It is not automatic for an AP to be a beneficiary even if AP has filled up the PIB form since the

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
<p>The owners of the house are my parents. We are four families in the house, and we are sharers. Why are our names not listed in the master list? The name listed is our renter before way back in 2018 and they have already moved out.</p>	<p>Project will still undergo the prequalification process for government socialized housing.</p> <p>You can call the DOTr project hotline number and raise your concern that you are affected but not listed in the master list.</p> <p>If your parents are the owners of the lot and structure, they may be listed in the landowners' list. The current master list that you see is an initial list. DOTr is conducting validation and PIB interviews for project information dissemination and for relocation preference. If you will be added to the master list after validation, you will receive PIB forms or receive a call for PIB interview.</p>
<p>My relatives are listed in the master list of landowners, but they are sharers, what do they need to do to transfer their names as an NLO sharer?</p>	<p>Our team will conduct validation of prospective APs including cases such as yours that are being brought to our attention. The purpose of which is to correct and finalize the master list for all the affected APs.</p>
<p>I am listed as household 1. Is it okay that my husband who is HH2 in the list be the only one to submit the documents needed?</p>	<p>Each of household 1 and household 2 need to submit separate sets of the documents needed for pre-qualification.</p>
<p>Those who are not present during census survey, can they appeal to be listed in the master list?</p>	<p>Yes, they can appeal if they think they are affected but they still need to undergo a validation process.</p>
<p>What will be the process for the structure owner (SO) who is the direct heir, not residing in the affected structure and not surveyed? Can she be included in the master list?</p> <p>What will happen to the other members of the family that are not in the master list?</p>	<p>DOTr will have to validate if the said structure owner is qualified based on the cut-off date of eligibility, among other bases. If the person is found to be qualified, he/she will then need to submit the necessary documents.</p> <p>The master list is only initial and not yet final. A validation process will have to be done to verify who are those really affected and eligible for assistance</p>
<p>Compensation and Entitlements</p>	
<p>How can we qualify for relocation assistance and what are the</p>	<p>To be qualified for a housing unit under this project, you should be confirmed as project affected person or AP.</p>

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
requirements we need to present?	Submission of necessary requirements is needed after validation and pre-qualification. We encourage you to attend all coordination meetings either physical or virtual for project updates and schedule of activities concerning the NSCR-Ex project implementation.
Is the relocation site only in Cavite?	Proposed relocation sites presented earlier in this meeting are options for you to indicate your preference. As presented, we have the city owned properties and Tanza Cavite.
If we opt to reject the relocation, are you going to compensate us? If yes, how will the government compute the compensation?	The law mandates that the project provides you relocation, and other assistance. We will continue to meet and discuss until relocation site options are acceptable to you.
What if we don't avail the relocation site? What is the other option?	You can choose Self-Relocation option in the PIB Form. Self-Relocation means that you are not interested in the dedicated relocation site developed by the project and will transfer to another place of your choice.
What about the relocation site when we relocate? I choose Dagonoy Market.	The proposed relocation site you chose in the PIB is indicative of your preference. This will be finalized with you as soon as the relocation of your preference is ready for construction.
What if we cannot afford the relocation unit? Does the government provide subsidy to lessen the amount to pay SHFC?	The monthly amortization provided by SHFC is already subsidized by the DOTr. The project also provides for a Livelihood Restoration and Improvement Program (LRIP) to assist the APs in improving their incomes. Additional income can help provide for monthly amortizations.
How can a landowner be qualified for a relocation unit? What is the next step after this consultation?	There is no relocation site for the landowners. DOTr will assist you in availing housing units through PAG-Ibig. They will however be compensated of their affected assets based on the current market value of affected property plus transaction cost. You will receive official notification from the Project of its intension to buy your affected property including an information on what documents to submit.

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
<p>We were demolished by the NLEX-SLEX Connector project. How can you validate us if we are not in the affected area anymore? Is there any compensation for us or are we still qualified for a housing unit?</p> <p>What is the assurance to APs in our barangay that they can surely avail of the socialized housing?</p>	<p>If you are affected of the NSCR Project, you shall be entitled of project assistance. We are aware of the DPWH project and if you are also affected with their project and was not compensated yet, kindly contact them for answers to your queries.</p> <p>All affected by the project and are in the masterlist will be provided assistance. As of now all the APs are on process and subject for prequalification to be a beneficiary of socialized housing.</p>
<p>If we finish the payment for the housing unit, are we going to have the title or only rights.</p>	<p>You can apply for a title or ownership of the house and lot after you have finished paying.</p>
<p>If we are approved and qualified in socialized housing, what are the requirements we need to prepare?</p>	<p>We will conduct soon an activity for the APs regarding the requirements needed to be prepared. One of the most important requirements however are valid IDs of APs.</p>
<p>Are the payments or monthly amortization of socialized housing coursed through Pag-ibig?</p>	<p>The payment of housing unit availed via socialized housing program is through direct payment to SHFC. For those who availed housing via Pag-ibig, they will pay directly to PAG-ibig or through its authorized agent.</p>
<p>What would be the grounds or possible reason for the APs listed in master list to be qualified and disqualified in socialized housing? What are the next steps to do after knowing if we are qualified or not?</p>	<p>One of the possible reasons that the APs will be disqualified in socialized housing is if they have existing housing provided by NHA or from other local government agencies. But this does not mean that the APs are automatically disqualified. Individual cases like these will still undergo evaluation process.</p>
<p>Is the socialized housing going to be rent to own? And if ever, how much do we pay for the monthly amortization and how long is the repayment?</p>	<p>As of now, we still cannot finalize the monthly amortization because currently we do not have the final relocation site and design for the housing. These will be part of the bases for the computation of monthly amortization.</p> <p>Yes, it is similar to rent to own but it depends on the housing type if vertical and horizontal. If the APs relocate in a vertical housing unit (a building) the title will be in the</p>

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
	name of the community. A certificate of ownership of the unit will be issued to the unit owner once the unit is fully paid. If the APs relocate to a horizontal unit (row house, single detached, duplex etc.) the SHFC will give the title to the unit owner after he/she fully pays.
What is the qualification to be a beneficiary of the social housing program?	<p>The qualifications to be eligible for socialized housing program are:</p> <p>AP is in the master list AP is validated AP is a Filipino Citizen AP can submit all the documents required.</p>
<p>Aside from the 25-30 years amortization, do relocation units have monthly association dues?</p> <p>Are the relocation sites already built?</p>	<p>All requirements are for discussion in the next scheduled activity.</p> <p>Association dues are collected by the Homeowners Association that will be organized by the SHFC. We currently do not require association dues. This will be discussed further with you and other stakeholders.</p> <p>The relocation sites are for development yet. The construction has not yet started. Your houses will not be demolished without compensation and assistance for you to transfer to temporary accommodation while waiting for the construction of your housing units to be completed.</p>
Will the structure owner and renters benefit from the relocation housing?	The SO will be compensated if he can provide necessary documents. The renters can possibly qualify for a relocation housing unit if listed in the master list.
We are not paying tax ever since we lived here. Will you still pay our structure and give us relocation?	You can be compensated for the structure but still have to provide necessary documents like tax declaration and IDs. Moreover, to be able to qualify for a housing unit, you must be an NLO, listed in the master list and you also need to undergo BSAAC processes such as validation and NHA pre-qualification.
<p>Is there a possibility to be disqualified even we do not have a document for the structure?</p> <p>Can we have a list of documents required?</p>	<p>There will be a validation of the possible APs.</p> <p>After you have been validated as an AP, please coordinate with the DOTr and Manila LGU to assist you regarding the affected structure and required supporting documents showing proof of ownership. Our land acquisition team will undertake review of documents presented.</p>

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
<p>If we finish the payment for the housing unit, are we owners to the unit already? Can we use our PAG-IBIG?</p>	<p>PAG-IBIG is separate from SHFC housing program. The loan scheme for this project is under SHFC and the monthly amortization will be paid to SHFC. Once payment is completed, you will have the title for the housing unit. The ownership depends on the type of the housing. If horizontal, a deed of conveyance will be issued to you, and apply to transfer the title under your name. If vertical, the title will be named under the community and a certificate of ownership of the unit under your name will be provided. The ownership is perpetual.</p>
<p>Will we have a perpetual ownership?</p>	<p>Yes. You may transfer the rights to your child. We will process a substitution or transfer once validated as qualified.</p>
<p>I am a senior citizen and have no income. Can I transfer the name of my child to benefit from the housing?</p>	<p>Yes. You may transfer the rights to your child. We will process a substitution or transfer once validated as qualified.</p>
<p>Will the delinquency of others affect my ownership?</p>	<p>No, payment for amortization will be individually so delinquency of others will not affect your ownership of the housing unit.</p>
<p>Is there a possibility that I will be approved for relocation even if I am no longer residing in the affected barangay? I was surveyed.</p>	<p>If you are in the masterlist as affected person and owns the affected structure, you and your household member will be entitled project assistance particularly so if your child is part of your censused households.</p>
<p>I have an ongoing application to Mayor Isko's housing program. Will I still qualify in your housing, or can I transfer my rights to my child?</p>	
<p>Does the housing have MRI? How much is the monthly amortization for the housing?</p>	<p>Yes, MRI is included in our monthly amortization. We do not have yet the final monthly amortization as the relocation site, and housing design are not yet final. Let us focus first on your qualification.</p>
<p>Is it possible to change the relocation option we chose in PIB form?</p>	<p>Yes, you can change your relocation option indicated in the PIB. The PIB survey was undertaken to get your indicative preference and final decision will still be requested from you at implementation stage of the project,</p>
Other matters	
<p>Do you have the specific date for demolition?</p>	<p>There is no specific date yet for relocation because of postponements due to the pandemic situation. While the final schedule is being discussed by the DOTr with the</p>

Issues and Concerns of NLO-APs	Response of DOTr and SHFC
What is the exact date for relocation?	Manila LIAC, the target demolition and relocation are planned to start next year.
Who will demolish our structures?	Our contractor will be the one to will demolish the structures after you are able to get salvageable materials out of your structures.
Can we have a copy of the presentations?	You may contact or email us in our GRM hotline for a copy of the presentations.
Will this project be affected by the upcoming election?	The project will continue even if we change our administration because this is funded by official development assistance from multi-lateral finance organizations.

D. Distribution and Collection of Project Information Brochures (PIBs).

493. Three types of PIBs have been distributed to PAPs through the designated community facilitators for each barangay. The community facilitators were trained to distribute and retrieve PIBs, interview and assist PAPs in filling-out the PIB form and answer basic questions that may be asked by the PAPs.
- Project Description PIB - provides a brief description of the project, its coverage, timeline of implementation, and benefits of the project.
 - Grievance Redress Mechanism (GRM) PIB - discusses the scope, objective, and procedures in resolving issues through the project's GRM. The contact information of the central hotline including mobile phone numbers, email address, and location of the physical local help desk is also indicated. The brochure also contains frequently asked questions about the project.
 - Relocation PIB - contains the relocation options and identified relocation site/s provided for the PAPs; compensation criteria and corresponding procedure for affected structures, improvements, and trees; and basic information about the PAP and his/her spouse (if applicable) such as name, birthdate, age, civil status; barangay and city/municipality, and contact details.
494. The Project Description and GRM PIBs served to provide relevant information about the project while the Relocation PIB aimed to collect updated information about the AHs.
495. The community facilitators were allowed a maximum of 3-5 days for the distribution and collection of PIBs, depending on the magnitude of AHs in each barangay. The community facilitators engaged for the distribution and collection of PIBs may also express several

issues that they may encounter, such as: (i) PAPs who cannot be located and/or contacted during the scheduled distribution and collection of PIBs (i.e., out during the CF visit; non-residing SOs; and HH heads who are living abroad or in another location/former renters who are no longer residing in the affected structure, among others), (ii) inclement weather during the scheduled distribution and collection of Relocation PIBs, (iii) correcting incorrect or incomplete information gathered, and (iv) time constraints.

496. **Summary of Presentations.** The consultations start with a brief introduction about the Project – location and covered areas, railway alignment, and status of implementation.

E. Guidelines and Processes on Compensation

497. Structures, improvements, and trees that will be affected by the Project shall be properly compensated based on the following guidelines:

- a. On structures and improvements: Payment of affected structures and improvements will be based on the appraised Replacement Cost (current market value) determined by a Government Financing Institution (GFI).
- b. On trees: Payment of affected trees will be based on the valuation determined by the Department of Environment and Natural Resources (DENR), Department of Agriculture (DA), or by the Local Appraisal Committee.

498. The following process for the provision of Payment/Compensation was also explained to the PAPs:

- Issuance of the Offer to Compensate (OTC) with a prescribed 30-day reply period. The DOTr/PNR will also write to the AHs to provide the date of relocation and advise them to coordinate accordingly.;
- Submission of required documents by the AHs to DOTr/PNR (i.e., 2 valid IDs and other documents);
- Signing of an agreement between the AHs and DOTr/PNR on the demolition of the affected structure and actual evacuation from the project area. And;
- Payment of compensation and provision of other entitlements to the AHs.

F. Resettlement Assistance Options and Relocation Package

499. There are four categories of AHs, namely: a) structure owner and low income, b) renter/sharer and low income, c) structure owner and returnee, and d) structure owner and business owner. It was explained during the SCMs that the PAPs have two options for relocation, such as:

- a. Self-relocation Option: This option entails the PAPs relocating to a permanent housing of their choice.
- b. Assisted Relocation Option: This option entails the provision of a permanent housing unit in the identified resettlement sites of the Social Housing and Finance Corporation (SHFC) under the Community Mortgage Program (CMP).

500. The corresponding relocation package and other assistance for each relocation option for each category of PAP was also discussed.

Type of Entitled Project-Affected Persons (PAPs)	Option 1: Self-Relocation	Option 2: Assisted Resettlement
<ul style="list-style-type: none"> Structure Owner and Low Income 	<ul style="list-style-type: none"> Cash compensation for the affected structure Cash compensation to cover the cost of connecting utilities such as water and power Transportation to new dwelling inclusive of transportation of materials Livelihood assistance and other benefits as prescribed in the Resettlement Action Plan (RAP) 	<ul style="list-style-type: none"> May avail of the new housing units in the identified relocation site if qualified Rental assistance of up to 24 months while waiting for the completion of the relocation site Cash compensation for the affected structure Cash compensation to cover the cost of connecting utilities such as water and power (the amount is included in the monthly rental subsidy) Transportation assistance during actual relocation Livelihood assistance and other benefits as prescribed in the Resettlement Action Plan (RAP)
<ul style="list-style-type: none"> Renter, Sharer and Low Income 	<ul style="list-style-type: none"> Cash compensation to cover the cost of connecting utilities such as water and power; Transportation to new dwelling inclusive of transportation of materials; Other benefits as prescribed in the Resettlement Action Plan (RAP) 	<ul style="list-style-type: none"> May avail of the new housing units in the identified relocation site if qualified Rental assistance of up to 24 months while waiting for the completion of the relocation site Cash compensation to cover the cost of connecting utilities such as water and power (the amount is included in the monthly rental subsidy)

Type of Entitled Project-Affected Persons (PAPs)	Option 1: Self-Relocation	Option 2: Assisted Resettlement
		<ul style="list-style-type: none"> • Transportation assistance during actual relocation • Other benefits as prescribed in the Resettlement Action Plan (RAP)
<ul style="list-style-type: none"> • Structure Owner and Returnee 	<ul style="list-style-type: none"> • Cash compensation for the affected structure • Cash compensation to cover the cost of connecting utilities such as water and power • Transportation to new dwelling inclusive of transportation of materials • Other benefits as prescribed in the Resettlement Action Plan (RAP) 	<ul style="list-style-type: none"> • May transfer to the Public Rental Housing • Cash compensation to cover the cost of connecting utilities such as water and power • Transportation to new dwelling inclusive of transportation of materials • Other benefits as prescribed in the Resettlement Action Plan (RAP)
<ul style="list-style-type: none"> • Structure Owner and Business Owner 	<ul style="list-style-type: none"> • Cash compensation for the affected structure (replacement cost) • Assistance to put up the business in another location • Other benefits as per the Resettlement Action Plan (RAP) 	<ul style="list-style-type: none"> • -

G. Focus Group Discussion with the Vulnerable Sector

501. During FGD, responses in SES were validated and insights regarding resettlement and livelihood rehabilitation were generated and incorporated in the preparation of LRIP and other sections of this resettlement planning document. FGD participants for vulnerable groups were randomly selected from the list of vulnerable APs based on SES. The groups are composed of representatives from the vulnerable sectors which include senior citizens, people with disabilities (PWD), solo parents, and households below the poverty threshold. The Outline of the FGDs for vulnerable sector are shown in Table 7-11 and the results are summarized in Table 7-12.

Table 7-11: Schedule and Participants of FGD with the Vulnerable Sector

City	Date	FGD Participants				Total
		Below Poverty Threshold	Solo Parent	Elderly	With PWD HH Member	
Manila	April 16 2021 1:00 pm	2	1	5	1	10

Table 7-12: Results of FGD with the Vulnerable Sector

Resettlement Concerns	Inputs from the FGD Participants
Perceived project impact on vulnerable sector	<ul style="list-style-type: none"> • Approximate date of land clearing must be presented so they may start planning their resettlement as they will need to find a new place that is still near to their work. • Opportunities or employment might be scarce in the relocation area compared to their current residence • It will be difficult to seek out a new place to rent because of the pandemic. • The compensation might not be enough to establish a small enterprise and a new structure they intend to put up once they are relocated. • The project will negatively affect their small food stall and store and it will be difficult if they will need to resettle since their regular customers are within the area. • Relocation area is still unknown, and it might force them to terminate their current jobs if the area is too remote. • If the project will cause displacement, not much benefit is expected from it. • The project will improve the mobility and transportation for other people but for APs, not much benefit is expected. • It will be difficult to find a house and a property within Manila that is similar to what they currently have. • The pandemic will also pose difficulty if they will be resettled. • APs must be relocated before the start of the project as the noise from the construction might affect those working from home and affect their resting time. • The severance of utility lines during the construction will affect their day to day living and work. • The project will cause difficulty for senior citizens that are not working anymore. • During the demolition, they will have to take a leave from work which is detrimental for minimum daily wage workers. • The demolition and construction are going cause inconveniences to them.

Resettlement Concerns	Inputs from the FGD Participants
Proposed Mitigation Measures	<ul style="list-style-type: none"> • The length of time needed to rebuild the affected structure will equate to income loss for them. • The project will cause an extra burden given the pandemic. • It will be difficult to sustain daily expenses if the project disrupts their work. • Other than the deposit fee that will be disbursed to them during the acquisition, it was suggested that financial assistance must also be provided. • Need for financial assistance which will be used to find a new renting place so they may be able to retain their employment within the city. • Livelihood assistance must be provided to relocated APs. This must be similar to their previous jobs to mitigate the impact of project to them. • Benefits received from the local government of Manila must be replicated in the relocation area. • The source of livelihood in their relocation site must be ensured. • Transportation allowance may be provided for APs that will be relocated on remote areas. • The relocation must be within where they are currently residing to mitigate the impact. • Cooperatives and the private sector may also provide financial assistance through loans. • The assistance may be through reducing or relaxing the requirements in processing the compensation. • Vacant lots that will be left after the project may be used for relocation. • On behalf of the government, cooperatives may manage the services and assistance provided to make it more accessible. • Loans with very small interest may be processed in cooperatives. • Compensation must cover the cost of affected property, labor cost in rebuilding, and wage compensation for job disruption. • Rental assistance must be provided for affected properties while the structures are being demolished and rebuilt. • Provision of temporary relocation for affected structures so employees in work from home arrangement and family members in online school may still continue while demolition and construction are on-going. • Affected properties must be compensated more than the market value especially for senior citizens without source of income. • No cost must be charged from AP for the properties that will be demolished • Financial assistance must be provided more than the compensation to support their daily subsistence spending. • There must be alternative business for small store owners that will be affected by the project.

Resettlement Concerns	Inputs from the FGD Participants
Alternative livelihood restoration is not possible	<ul style="list-style-type: none"> Assistance to raise capital may be provided to enable them to put up again their small store that will be displaced because of the project. There may also be livelihood assistance through training to identify the kind of business that they may be able to put up. Government may provide capital loans with minimum interest so APs may be able to establish their own business.

502. Results of the FGD with vulnerable APs were considered in the preparation of this RAP. The housing units at the resettlement sites will be turned over to APs only when the units are ready for occupancy and with electric and water connection. It was also specified in the MOA between DOTr and SHFC that PWD friendly facilities (i.e., ramps) shall be included as part of site development.

H. Focus Group Discussion (FGD) with the Business Sector

503. FGD participants for livelihood restoration were selected through voluntary sampling. APs who volunteered to participate in FGDs are usually those whose livelihood will most likely be affected, which explains their interest in the discussion. The heightened quarantine measures that started in April and continued until May 2021 due to the rising COVID-19 cases and the entry of new variants had prompted the project to conduct the FGD through online means. Presented in Table 7-13 is the summary of attendees for the FGD with the business sector. On the other hand, results are summarized in Table 7-14.

Table 7-13: Schedule and Attendance of FGD for Business on Livelihood Restoration

City	Date	Participants		
		Male	Female	Total
Manila	May 13, 2021, 8:00 am	5	5	10

Table 7-14: Result of FGD for Business on Livelihood Restoration

Livelihood Concerns	Inputs from the FGD Participants
Perceived project impact on Business	<ul style="list-style-type: none"> Acquisition of property is being executed and APs do not have time to prepare. Most of the businesses in their area are renting spaces and are the only source of income of the owners

Livelihood Concerns	Inputs from the FGD Participants
Proposed Mitigation Measures	<ul style="list-style-type: none"> • The compensation might not be enough to purchase a new building within the area that may be used again as a renting place. • Civil works for the building replacement cannot proceed without the compensation. • It will take 6 months to 1 year to complete the reconstruction of the new building. • Income generation cannot be realized until the replacement building is finished. This means they will not have any source of income until the building is finished. • Tenants of their renting space will also be affected. • Area to relocate their business is not yet identified. • Securing permits and other documents is challenging given the current health crisis. • Compensation must also consider the payment for amortization. • If there is a delay in the disbursement of compensation, it might be challenging for APs to purchase a property. • The project might be discontinued by the next administration which will also halt the disbursement of compensation. • The project will cause a huge impact to their business which is their only source of income. • The remaining area after land acquisition might not have enough space to re-establish their business. • If the area is too remote, their usual client might not patronize their service anymore. • Their business is in close proximity with the suppliers, and it might be difficult to find another supplier if the relocation site is too remote. • Internet service must be available in the relocation area for online businesses • It will be necessary to purchase another land lot given the extent of the project. • Safety must be ensured during the construction of the project so businesses may still operate from the remaining properties that will not be acquired. • Affected properties are being used as staff housing which will also need relocation. • Relocated employees will not be able to work on their business anymore. • There must be assistance in acquiring a property within the area. Preferably, one that is accessible to the Central Business District. • Monthly income assistance for 1 to 2 years must be provided in place of the income loss from their business. This is important as it is their only source of income and that it will be impossible to finish the civil works of a building in less than a year. • Displaced boarders of their renting space must be provided with assistance in looking for another place to live and ensure that it is of the similar price of their previous place.

Livelihood Concerns	Inputs from the FGD Participants
	<ul style="list-style-type: none"> • Assistance may be provided in processing necessary documents for their properties and the APs must have the priority. • If the stations will have commercial spaces, affected businesses must have a priority in the leasing space in case they want to put up a separate business venture such as a convenience store. • Compensation must take into consideration the value of properties to be purchased as replacement. • Property appraisers must also look into price forecast of land values as disbursing of compensation might take some time. • Private sectors such as real estate developers may provide assistance in looking for new properties where they can relocate their business. • Financial assistance through loans with lower rate may also be provided. • Employment assistance may be provided for APs that lost their jobs because of the projects. Employees of businesses that had to close down may also be absorbed by the private sector. • There must also be valuation for the inconvenience that the project will cause. • Business owners that are not residing in the affected properties must also be compensated. • It must be identified which contractor can assist them in restoring the affected properties. • Disbursement of payment must not be late to provide ample time for businesses to do the necessary preparations. • There may also be assistance in purchasing construction supplies to quicken the rebuilding of their acquired structures.

504. Inputs of APs generated during FGD were considered in the preparation of LRIP. Financial assistance was also included in the entitlement matrix of this RAP with the intention of assisting APs restore their income capacity to pre-project level after displacement. APs will also be assisted in finding commercial spaces where they can transfer their affected livelihood or start a new enterprise. Cash compensation will be provided for employees who will lose income due to displacement of affected business and/or due to relocation of AP to a resettlement site which makes their current employment inaccessible.

I. Consultation/Participation Mechanism during Project Implementation Stage

505. The following activities will be carried out on resettlement and land acquisition, LRIP, civil works and monitoring and evaluation, as part of project implementation and as a measure to guarantee that disclosure of information is sufficiently done.

506. **Issuance of Notice of Taking.** As explained in Chapter 6, DOTr will issue NoT to landowners/~~LO claimants~~ to inform them officially that their property is affected, and that the cut-off date (for landowner) has been set.
507. **Consultation at Help Desk.** Aside from providing an avenue to raise and discuss grievances, the Help Desk will also serve as a constant and open venue for APs to get information and be updated on the status of land acquisition, resettlement, and project implementation in general. DOTr also has a central hotline to receive APs concerns, as explained in detail in Chapter 9.
508. **Round Table Discussions on Extra Judicial Settlement.** To minimize expropriation cases, DOTr will conduct regular discussion with APs about EJS, to explain in detail the step-by-step process that the APs have to go through.
509. **Consultation for Livelihood Restoration Program.** DOTr will conduct consultation on LRIP with affected business owners particularly those requiring location of comparable potential for business investment. This will also serve as a venue to know implementation gaps and common issues encountered by APs in restoring their affected businesses.
510. **Consultation on Civil Works.** DOTr will conduct consultation for civil works in Manila City LGU.
511. **Stakeholder Consultation Meetings for Monitoring and Evaluation.** Public consultation at the affected LGUs will be conducted every year from the commencement of civil works to monitor any RAP issues that could arise during the implementation stage.

J. COVID-19 Health and Safety Measures for Physical Consultations

512. During the COVID-19 enhanced and general community quarantine period prevailing from March 2020, the Government of the Philippines (GoP) under the Inter-Agency Task Force on Emerging Infectious Disease (IATF) provides the Omnibus Guidelines on the Implementation of Community Quarantine in the Philippine (Issued on 15 May 2020) which restrict the organization of mass gathering and movement, including suspension of public transportation. As of 15 April 2021, under the General Community Quarantine (GCQ), the prescribed minimum health standards specify that mass gatherings that are LGU- initiated shall be limited to gatherings that are essential for the provision of health or government services or humanitarian activities and are subject to prior authority from the appropriate

government agency or instrumentality⁶⁹. Public transportation was allowed, but 1 meter distance between passengers shall be maintained; private vehicles are allowed subject to DOTr's guidelines; and persons above 59 are not allowed to work in office and should continue to work from home⁷⁰. With the prevailing condition, conduct of physical public consultation shall adopt in the context of COVID-19 when contact with people is to be avoided as much as possible. The timing for the resumption of physical public consultations takes into consideration the movement restrictions and the maximum number of people who are allowed to gather in one place under GoP regulations.

513. A general approach to prevent the transmission of COVID-19 shall be adopted by the project. This is to plan the methodology and protocol for conducting public consultations and ground surveys, wherein contact with people is to be avoided as much as possible. However, when this is not feasible, this general approach, as described below, will be adopted.

Table 7-15: General Health and Safety Approach

No.	Step	Description	Measures
1	Prevent	Action to prevent any foreseen risk to spread and transmit the virus prior to activities	<ul style="list-style-type: none"> • COVID-19 free environment at the beginning of resuming works. • Select venue which have sufficient size and ventilation and allow safe access to the venue. • Take appropriate measures to prevent infection from the virus while access to the venue. • Disseminate sufficient information so that participants can feel safe and secure in attending activities. • Train all staff involved in the necessary protocols to conduct the activities and conduct rapid antibody test and obtain the negative results from health authorities to
2	Protect	Action to adopt to protect APs and Staff from the potential	<ul style="list-style-type: none"> • make sure all staff are free from virus. • Minimize the number of staff to have contact with APs and the time of contact. • Maintain social distance (1.5m) and provide good ventilation at venues.

⁶⁹ IATF Omnibus Guidelines on the Implementation of Community Quarantine in the Philippines with Amendments as of April 15, 2021, which provides for the prohibitions and limitations on public and mass gatherings.

⁷⁰ Inter-Agency Task Force for the Management of Emerging Infectious Disease Resolution No. 12 Series of 2020 dated 13 March 2020.

No.	Step	Description	Measures
3	React	infection from the virus during activity.	<ul style="list-style-type: none"> Ask if APs have dry cough, fever, unusual symptoms. (loss of smell or taste, headaches), and avoid contact with people who have symptoms. Strictly manage the disinfection and disposal of used equipment (double wrap bin liner).
		Action required if encountering people infected or potentially infected	<ul style="list-style-type: none"> If APs show symptoms, send home or cancel the ground survey Staff to disinfect hands and equipment after the encounter. Follow the GoP protocol in case of infection

514. The required protective approaches for staff and participants are indicated in the table below.

Table 7-16: Required Protective Approaches for Staff and Participants

	Approach phase	Health Check	PPE	Disinfection	Social Distance
Staff	Protect	Conduct rapid antibody test	Procure PPE	Procure disinfection material	Provide training on social distance
	Prevent	Check temperature and health condition before the activities	Provide enough PPE for activity	Disinfect hands and PPE before and after the activity	Maintain 1-2m social distance
	React	Monitor for any symptoms	—	Disinfect hands and PPE if encountering potentially infected APs	If staff show symptoms, self-quarantine
Participants	Protect	Provide information on symptoms of COVID-19, and explain to APs	Procure masks to be given to APs	Venue and equipment are properly disinfected	APs having symptoms are not allowed to attend activities

	Approach phase	Health Check	PPE	Disinfection	Social Distance
	Prevent	Check temperature and health condition before activity	Provide mask and faceshields	Disinfect hands before and after activity	Maintain 1-2m social distance
	React	If assessed to present a health risk, APs will be denied to attend activities	—	—	If APs show symptoms, self-quarantine

515. In response to prevent the transmission of COVID-19, the DOTr has adopted the following measures and protocols specific for the conduct of public consultations and ground surveys.

Table 7-17: Project COVID-19 Measures to Physical Public Consultations and Ground Surveys

Activities	Project COVID-19 Measures
Public Consultations	Face-to-face consultations: <ul style="list-style-type: none"> For small venues like conference rooms/classroom-type room, a maximum 10 participants per room will be allowed per session. Larger venues such as basketball court is preferred for a larger number of participants (maximum of 50). A 1-2 meters distancing will be maintained for the sitting arrangement and queueing during registration. A handout that contains consultation protocols will be provided to the participants upon registration. They will be provided with PPEs (e.g., facemask, faceshields) and alcohol/sanitizers and will be oriented on social distancing protocols. During the actual consultation, the health condition of staff will also be checked. The SCM/IEC participants will be oriented with COVID-19 precautions during the consultation. Their temperature and health condition will be checked before entering the venue and will be provide with masks and sanitizers/alcohol and facemasks. APs who may exhibit COVID-19 symptoms will not be allowed to enter the venue and endorsed to proper health authorities.

Activities	Project COVID-19 Measures
Ground Surveys	<p>Online consultations:</p> <ul style="list-style-type: none"> • Online meetings will utilize recorded videos for presentation, Q&A session will be done through live streaming of DOTr, and other agencies involved. • Ground staff/surveyors will undergo orientation of the protocols to be observed during the activity including proper physical distancing measures. Staff will be provided with PPEs (e.g., facemask and face shield) and disinfection kits. The health condition of the staff will also be checked prior to conducting the survey. • The project affected people will be contacted prior to inform and obtain approval to conduct the survey. • Physical distancing will be observed during the interviews and physical contact will be avoided. Interviews will be conducted outside the structure, or avoidance of enclosed areas will be observed.
	<p>Options for surveys:</p> <ul style="list-style-type: none"> • Should there be a need to conduct surveys, online and phone surveys will become optional aside from the usual on-site face-to-face interviews. The project affected people will be asked on their preferred option depending on their capacity (i.e., mobile access, access to internet, owns a computer). • For the on-site interviews, it is preferred to be conducted in one venue (within the barangay) to minimize the exposure to COVID-19. However, it must be noted that said surveys may fail to account for all APs and results will have to be representative of the larger population of APs. Additional surveys may be initiated when it has become safe to do so.

516. To meet the number of APs to be disseminated with the information during the public consultation, combination of face to face (on-site) and online meetings have been conducted. In the invitation to APs, meeting link has been provided so that those that can access the online platform may join while others were on-site.

K. Information Disclosure

517. Production and Distribution of Printout and Other Materials. DOTr will prepare Public Information Brochures, leaflets, GRM flyers and hand out material printed in in English and Tagalog to inform APs about the LRIP, information on resettlement activities as well

as any other material when necessary. This section will be further updated as material becomes ready, and distribution starts.

518. The materials to be prepared by DOTr and distributed to the APs will be prepared in English and Tagalog language and are summarized in Table 7-18.

Table 7-18: Materials to be Distributed to APs

Phase	Materials to be Distributed
Detailed engineering design	<ul style="list-style-type: none"> • Project Information brochure • Project poster • Flyers promoting GRM (two types) • Help-desk tarps (4 types) • Standard DOTr presentation material (audio-visual production) • Available livelihood and employment opportunities (i.e., train operation) skills required and schedule of skills training/hiring per LGU.
Implementation	<ul style="list-style-type: none"> • Information on the process of resettlement • Available livelihood and employment opportunities (i.e., train operation) skills required and schedule of skills training/hiring per LGU. • Grievance Redress Mechanism (inform APs where to go or who to contact for their grievance and complaints)
Post-Implementation	<ul style="list-style-type: none"> • Available livelihood and employment opportunities (i.e., train operation) skills required and schedule of skills training/hiring per LGU. • Grievance Redress Mechanism (inform APs where to go or who to contact for their grievance and complaints)

519. The budget for the printing, posting and distribution of the tarpaulin and other printed materials is summarized in Table 7-19.

Table 7-19: Budget for Printing of Information Materials

Particular	Posting/ Distribution	Total Number to be Printed	Frequency	Unit Price* (Php)	Total Amount (Php)
	Help Desk				
NSCR-Ex Poster	/Barangay Halls	37	1	300	11,100
Map Alignment		3	1	1,000	3,000
Backdrop with standee		3	1	2,200	6,600

Particular			Posting/ Distribution		Total Number to be Printed	Frequency	Unit Price* (Php)	Total Amount (Php)
EJS Flowchart (Pull-up banner)			GRM Desk LGU	Help at the	3	1	2,200	6,600
Drop Boxes					3	1	450	1,350
Security Lock					3	1	100	300
Bulletin Board					3	1	500	1,500
Public Information	Brochure				1500	2	17	51,000
Public Information	Brochure		Help Desk/SCMs		3000	2	13	78,000
GRM Brochure (Tagalog)					3000	1	17	51,300
GRM Brochure (English)					1500	1	17	25,500
GRM Flyers			SCMs		1500	1	5	7,500
PIB Flyers					1500	2	5	15,000
Total			258,750					

*Prices as of 2 September 2021



Source: JICA Design Team

520. **Online Disclosure of Project Information.** DOTr will post RAP related information using the Project's public relations platforms targeting a wide range of audience by utilizing social media. DOTr has launched Facebook and Twitter accounts in February 2019 wherein photographs, videos, and stories regarding the Project were posted. DOTr promotes and disseminates information about the Project through their official website instead of social media at the moment.

521. DOTr will tap communication firms to come up with strategies on how the Project can be linked to the official DOTr accounts. The social media platforms serve as a venue that allows information dissemination and interactive engagement with the audience.

Table 7-20: Social Media Account of the Project

Media Name	Account Name	Sample Logo
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Facebook	North-South Commuter Railway Project	
Twitter	Overheard sa Biyahe	

522. **Media Release/Press Briefing.** DOTr will organize media release and press briefing prior to project milestones, such as Project launch or the start of civil works to inform a wide audience.

523. **Disclosure of RAP Documents.** The following documents have been disclosed on JICA and ADB websites upon the completion of the FS.

Table 7-21: List of Disclosed Documents Upon Completion of FS

Agency	Disclosed Document	Disclosed Date	URL
JICA	Draft RAP (Main Volume)	October 2018	https://www.jica.go.jp/english/our_work/social_environmental/id/asia/southeast/philippines/c8h0vm0000bk9u1j-att/c8h0vm0000dhvs13.pdf
ADB	Draft RAP (Main Volume)	October 2018	https://www.adb.org/projects/documents/phi-52083-001-rp-0

524. The Final DD RAP will also be disclosed, as well as the following key documents produced related to resettlement assessment, planning, and monitoring.

Table 7-22: Documents to be Disclosed

Agency to Disclose	Documents to be Disclosed
DOTr	Final RAP endorsed by DOTr and concurred by JICA and ADB
	Corrective action plans prepared during project implementation (if any)
	Any resettlement-related due diligence reports
	The RAP implementation monitoring reports
JICA	Final RAP endorsed by DOTr and concurred by JICA and ADB
ADB	Resettlement Framework and RAP endorsed by DOTr and concurred by JICA and ADB

CHAPTER 8 LIVELIHOOD RESTORATION AND IMPROVEMENT PROGRAM

525. This chapter outlines the various measures that the Philippine Government will carry out to mitigate the impacts on income and livelihoods of the APs. This chapter also provides the framework for further planning and implementing a suitable Livelihood Restoration and Improvement Program (LRIP) in partnership with the Manila City LGU and other national government agencies.

A. Methodology for Developing the LRIP

526. The baseline profile of APs was gathered through the conduct of Detailed Measurement Survey (DMS), Tagging of structures and Socio-Economic Survey (SES) and Focus Group Discussion (FGD). Results of the Training Needs Assessment (TNA), and Key Informant Interviews (KIIs) were incorporated in the formulation of the LRIP. LGU-led consultation meetings with the APs were undertaken to ensure participation of APs in the LRIP. The following methodologies were adopted in developing this LRIP:

1. Livelihood Surveys

527. SES where all of the affected households and business owners were targeted was conducted on both the landowners and non-landowners along the project alignment. The first and main round of tagging of structures and SES were conducted during the FS phase, between February and June 2018. A second round of tagging of structures and SES were conducted during the DED phase between September 2019 and February 2021 to cover the additional APs following the change in the project ROW.
528. A socio-economic survey was conducted using the *household survey form* for the affected households to understand their pre-resettlement livelihood condition and to define the resources available or needed in setting up goals to restore their current standards of living. Affected business owners were interviewed using the *business and institution survey form*, wherein information on the nature of the business, employee details, income, project perception and preferences for income restoration were gathered.
529. For DED RAP, the result of DMS was used as the basis in determining the severity of impact to livelihood of APs. For example, the business of AP whose structure is marginally affected is classified under marginally affected business. Similarly, land-based livelihood of AP whose land is marginally affected is classified under marginally affected farm owner/operator. There is no farm owner/operator affected in this RAP. The result of impact

assessment to livelihood as outlined in this chapter is subject to DOTr validation and re-classification.

2. Focus Group Discussions

530. FGDs were conducted with APs. FGDs on LRIP was conducted in the Manila 2 segment. Please refer to Chapter 7 for further details. A total of 17 males and 13 females participated in the discussion. Attendance was on a voluntary basis. Discussions were directed around major project concerns, expectations on employment and livelihood upon relocation, expectation of the government's role in implementation of employment and livelihood support, expected role of the private sector and awareness/attitude towards forming cooperative organizations.

3. Training Needs Assessment

531. Training Needs Assessment (TNA) of APs is important to determine the skills that need to be improved and to ensure that the training resources reach the APs. Formal registration of APs' training preferences will take place at the start of LRIP implementation which will be obtained during the LRIP introduction workshop.

4. Key Informant Interview

532. Key Informant Interview (KII) was undertaken with government institutions like DTI, TESDA and DOLE. Aside from these government institutions, some private companies were also interviewed to determine the skills that are highly in demand in these areas. An independent Labor Market Assessment report (Appendix 10 Vol. 3) has been prepared for this purpose and the findings were considered in preparation of this LRIP.

B. Objectives of the LRIP

533. The primary objective of the LRIP is to assist APs whose livelihoods are adversely affected directly by the project through restoration, or improvement of their income generating capacity to at least pre needs levels. Households experiencing loss of productive resources or loss of employment because of the project-related displacement may face challenges in restoring their livelihood, income generating capacity and living standards. Furthermore, for vulnerable households, the LRIP is an opportunity aimed at improving living standards through the provision of targeted support. It is important to note that this LRIP will only be applicable to people of the working age 18 years and above.

534. LRIP assistance will be in kind (e.g., training, guidance, equipment, etc.) and no money provided in lieu thereof. Compensation payments for physical and income losses are guided by the entitlements in the RAP and not in the scope of this LRIP. They will be provided by DOTr and follow the processes outlined in Chapter 6.
535. The livelihoods of the APs are expected to be affected in various ways. Some APs are expected to be able to restore their livelihoods after a temporary period of disruption or alternatively be able to re-establish their livelihoods utilizing compensation and assistance provided in the entitlement matrix with minimal assistance under the LRIP. The wage-based APs who are expected to retain their employment or business operators who are marginally affected will be able to restore their source of income immediately compared to those who will lose employment or will be severely affected.
536. For vulnerable APs including the poor, household headed elderly, solo parent and female headed households and Persons with Disabilities (PWD), will be assisted through the provision of opportunities under the LRIP.

C. Categories of APs with Affected Livelihoods Related to Entitlements

537. For this RAP in Manila 2, APs whose businesses will be affected by the project include 542 businesses of which there are 29 stand-alone businesses, 471 home-based enterprises, 1 land based (game-fowl raising/livestock raising) in the vicinity of residence, and 41 renting-out businesses. There is an estimated 270 workers, and employees who stand to lose jobs as a result of businesses closing down. There are also 1,872 of working age APs with no occupation. Aside from the businesses, there are also 1,380 vulnerable households with 1,784 vulnerabilities. An estimated -1,739⁷¹ wage-based workers who will opt to discontinue employment and find a job near relocation area are likewise covered by this LRIP.
538. APs whose income sources are affected by the project are entitled to various forms of compensation and assistance to enable them to re-establish their livelihood. For certain categories of livelihood impacts that may require more concerted interventions to restore or improve livelihood, additional assistance is provided under the LRIP. A summary of the categories of affected livelihood in this RAP, along with corresponding entitlements as per the project entitlement matrix, are presented in Table 8-1.

⁷¹ * Estimated number of wage-based income earners (primary source) who may opt to discontinue employment and find work near relocation area estimated among those who conduct their primary wage-based activity at home, within the barangay they reside or in nearby barangay within the same city or municipality they live in.

Table 8-1: Number of APs with Affected Livelihoods and Related Entitlements

Category of AP	Number of APs	Summary of Key Entitlements	Additional LRIP Support Provided
APs with affected businesses/ livelihood	29 stand-alone businesses 41 renting out house/ room/ commercial spaces 1 land-based livelihood in the vicinity of the residence 471 home-based enterprise	Cash compensation for income losses and transactional cost for re-establishment. Assistance in securing soft loan to restart business. Participation in LRIP. Rental assistance (3 months) if affected premises is leased (renting a business establishment). Transport assistance in moving to another location	Yes
Employees losing employment from affected business	270	Cash compensation for net salary of four (4) months for minimum wage earners and two (2) months actual salary for those earning above minimum wage. Participation in LRIP (including training and priority employment for project related employment)	Yes
Employees with primary wage-based income opting to discontinue jobs and find work near relocation site	1,739*	Cash compensation for net salary of four (4) months at minimum wage rate for APs whose income is below or within minimum wage Or cash compensation for net salary of 2 months based on actual salary for APs whose salary is more than minimum wage Participation in LRIP (including training)	Yes

Category of AP	Number of APs	Summary of Key Entitlements	Additional LRIP Support Provided
APs who relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.	No data as of this time (to be updated)	Commuting allowance of an amount based on additional costs, but not exceeding PhP 5,000 per household per month for three months (not entitled to 3e or 3f).[1] [1] Commuting allowance will be provided only upon transfer to off-city permanent relocation site. No commuting allowance will be provided at the temporary accommodation.	Yes
Vulnerable: poor, elderly ⁷² , and solo parent headed households with dependents, and PWDs.	1,380 households with 1,784 instances of vulnerability	Participation in LRIP (including skill training and other development activities) Inconvenience allowances of PhP10,000 per household.	Yes

* Estimated number of wage-based income earners (primary source) who may opt to discontinue employment and find work near relocation area estimated among those who conduct their primary wage-based activity at home, within the barangay they reside or in nearby barangay within the same city or municipality they live in.

Source: JICA Design Team

539. A more detailed description and analysis of the categories of affected livelihood are presented in the following sections.

1. APs with Affected Micro Businesses and Home-Based Enterprise

540. Micro business is defined as any business that is engaged in production, processing, or manufacturing of products, including agro-processing as well as trading and services, with total assets of not more than PhP 3 million⁷³. However, due to lack of data on capitalization, micro businesses in this section were determined using substitute definition⁷⁴ that is any enterprise engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services that operates: (i) in a stand-alone structure and is not associated with any household; or (ii) inside or contiguous to a dwelling unit, is duly registered, with 0 to 9 employees, and is owned/operated by a

⁷² Elderly who are interested in remunerated work.

⁷³ Source: RA. 9178 Act of 2002

⁷⁴Based from the MSME Sector at a glance. <https://www.senate.gov.PhPublications/AG%202012-03%20-%20MSME.pdf>. Retrieved in December 2019. Affected small, and medium business will be validated and finalized based on the definition in Section 3 of R.A. 9501.

household head/member. Aside from micro-businesses, APs with home-based enterprises will also lose income upon displacement. Home-based enterprises are those that operate within or adjacent to a dwelling unit with no employees, nor any type of registration.

541. There are 471 home-based enterprises operating within their residences or within their immediate neighborhood to be affected by the project. DOTr will validate whether the affected households will be able to restore their affected dwelling structures and continue their home-based livelihood after. Otherwise, these APs will be provided with sufficient space in the relocation site (if they qualify for socialized housing) or will be assisted in finding alternative site within their current city to be able to re-establish their home-based enterprise.
542. All the 542 severely affected businesses, DOTr and SHFC will either provide a space within the relocation site to continue their livelihood or assist in finding an alternative commercial spaces where the APs may re-establish their operation within the LGU where they will be located. The number of affected home-based, stand alone, and renting out businesses is summarized in Table 8-2.

Table 8-2: Number of Affected Home-Based, Stand Alone and Renting out Businesses

City	Stand Alone (micro, small)	Home-based Enterprise*	Renting-out business	Total
Manila 2	29	472	41	542

*including 1 land-based in the vicinity of the house

Source: JICA Design Team

543. Of the total 70 stand alone and renting out businesses identified, 41 are renting out house or room and 29 are stand-alone businesses, of which 2 are renting out commercial spaces, 1 is renting out a house and used for business as well, 12 are doing trading/retailing, 6 restaurants and eateries, and 3 personal services. Table 8-3 below shows the details:

Table 8-3: Type of Stand Alone Businesses Including Those Renting Out

Type of Business	No. of Business	%
Commercial Space/Unit Rental	2	3
Home/Small-Scale Industry	1	1

Type of Business	No. of Business	%
Manufacturing	1	1
Parking Space Rental	1	1
Personal Services	3	4
Private Sewerage Treatment Plant	1	1
House/Room Rental	41	59
Restaurant/Fast Food/Eatery	6	9
Trading/Retailing	12	17
Warehouse	1	1
N/R	1	1
Total	70	100

Source: JICA Design Team/DOTr

544. Of the affected 472 home-based enterprises (includes 1 land-based income source of AP but done within or in the vicinity of home), more than half (57%) are owned by male headed households while the remaining (43%) are owned by a female headed households.
545. Table 8-4 shows the types of home-based enterprises that will be displaced by the railway, more prominently affected would be sari-sari stores (92 or 20%), those engaged in vending other goods (59 or 13%), and food catering (44 or 9%).

Table 8-4: Type of Home-Based Enterprise

Type of Home-Based Enterprise	No. of Enterprise	%
Beauty and Personal care dealers	2	0
Beauty Salon	2	0
Billiards	1	0
Buy and sell	7	1
Computer shop/ Pisonet	8	2
Construction	3	1
Food catering	44	9
Online Selling	13	3
Printing and reproduction	1	0
Sari-sari store	92	20
Tailoring/Dressmaking	15	3
Tattoo/ Laundry/ Repair shop	4	1

Type of Home-Based Enterprise	No. of Enterprise	%
Transport	13	3
Used Clothing (Ukay-ukay)	6	1
Vending	59	13
Vulcanizing shops	1	0
Land-based livelihood in the vicinity of the house (game-fowl raising/livestock)	1	0
Others	58	12
No answer	142	30
Total	472	100

Source: JICA Design Team/DOTr

546. For the other 369 households with enterprise-based livelihood (balance from total 1,143 whose primary income generating activity are enterprise-based), their business activities are outside of the project affected area and not associated with their affected house. Their livelihood will not be affected since their enterprises are located outside the project ROW, nearby barangay, or in another city/municipality. Giving them the option to resettle within the area of their preference means that they will be able to continue their enterprise-based livelihood. Households with affected stand-alone businesses will be assisted by DOTr and the Manila City LGU to re-establish their current livelihood in a location they prefer.

2. APs with Affected Small, Medium and Large Business Establishments

547. Among the stand-alone businesses, the basis in determining the range of small, medium, and large businesses are defined as any business that is engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services, with total assets of more than P3 million⁷⁵. However, due to lack of data on capitalization, small, medium, and large business in this section were determined using substitute definition⁷⁶ that is any enterprise engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services that have more than nine employees.

3. Employees Losing Employment from Affected Business

548. There are several people losing employment due to the impact of the project on businesses. There are 270 employees working in affected businesses, and all stand to lose their jobs. Nonetheless, disruption in business operations may result in temporary or permanent loss of income for these employees. Hence, immediate provision of compensation for loss of income is required prior to temporary stoppage of operation of marginally affected businesses. Vocational training and job matching will also be offered to interested APs to equip them for employment opportunities generated by the project, and other job openings here and abroad. These employees will be assisted through the RAP Implementation and Management Committee (RIMC) and LGU Public Employment Service Office (PESO) Office.
549. Employees losing employment due to impacts on their employers are considered as project affected and eligible for project entitlements. Those employees will be provided with income loss compensation equivalent to two months of their actual salary for those earning above minimum wage and four-months' salary for those earning within or below minimum wage, as well as additional assistance under the LRIP. Under the LRIP assistance, affected employees will be offered vocational training and job matching assistance through the LGUs and will be prioritized for project-related employment opportunities.

4. Affected Persons Relocating to a Place that Makes it More Expensive to Commute to their Place of Work and Retain their Employment

550. During the time between displacement from the project ROW until relocation at the resettlement site, non-landowner APs will be accommodated in places of their choosing utilizing rental assistance provided under the RAP entitlements. Therefore, in the interim period, there would be no impacts on these APs' access to their current employment.
551. However, should APs opt to continue working in their current places of employment after permanent relocation, commuting allowance shall be provided to them for the first three months to help them manage during this adjustment period. The extent to which household members who may spend more money for transportation going to their place of work will be determined before permanent relocation, and will be evaluated if they will need transportation expense subsidy for the said first three months

5. Affected Persons Relocating to a Place that Makes Employment Inaccessible

552. Even if one of the resettlement sites is expected to be in-city, some employed APs are anticipated to opt to discontinue their current employment if their current employment becomes inaccessible. In such cases, APs may opt to find new job in the place where they will be relocated instead of travelling longer hours to their current places of employment. For purposes of budgetary allocation, the validation activities to be conducted by SHFC will determine the number of contractual/seasonal/intermittent primary wage-based worker who will opt to discontinue employment near the project and find new jobs near their relocation site.
553. DOTr in coordination with the receiving LGU-PESO will assist such APs that will either have to look for alternative work of similar nature with their current job within or adjacent to the LGU where these APs will be relocated. Those who do office work, service, construction, sales, and industry are the top sources of wage-based incomes. Vocational training will be facilitated by the Project, and the Manila LGU prior to displacement to equip them with or enhance their existing skills required in these jobs. Table 8-5 shows the types of work of these employed APs as waged-based income earners.

Table 8-5: Types of Wage-Based Income Sources

Type of Employment	Male	Female	Total	%
Arts	26	3	29	1%
Aviation	3	1	4	0%
Business	14	14	28	1%
Clergy Professions	5	5	10	0%
Construction works	324	13	337	8%
Drivers	262	7	269	6%
Engineering Professionals	19	5	24	1%
House help	60	179	239	6%
Industry workers	218	107	325	8%
Law enforcement/Military	27	7	34	1%
Medical personnel	37	52	89	2%
Office works	358	459	817	20%
OFW/Sea farers	19	9	28	1%
Production/Factory workers	56	29	85	2%
Public Officials	57	26	83	2%
Sales	174	224	398	10%

Service Industry	411	272	683	16%
Teaching/Education	21	48	69	2%
Technology	18	8	26	1%
Others	147	46	193	5%
No response	262	108	370	9%
Total	2,518	1,622	4,140	100%
%	61%	39%	100	

Source: JICA Design Team/DOTr

6. Vulnerable APs

554. The overall project objectives include creating opportunities for vulnerable affected persons to improve their living standards. Project entitlements for vulnerable households include participation in the LRIP, such as vocational skills and entrepreneurial training and job referral programs especially geared to vulnerable people. Amongst the project AHs, there are 1,784 counts of vulnerabilities among 1,380 households that fall within the project's definition of vulnerability. A summary of the project's vulnerable households is shown in Table VIII-6.

Table 8-6: Number of Vulnerable APs

City	Number of Vulnerabilities	Number of Vulnerable Households
Manila 2	1,784	1,380

Source: DOTr

555. APs who are classified in any of the vulnerabilities above are entitled to rehabilitation assistance in the form of vocational training and other development activities with the value of up to Php 15,000 per household to be provided in coordination with the City Social Welfare and Development (CSWD) of LGUs through the RIMC (See Chapter 10).
556. Aside from APs losing income or livelihood, APs belonging to low-income households, of legal age (18 and above) and who will be physically displaced will also be provided with vocational training to help their families improve their income capacity and better support themselves during transition. Households needing support are/with, among others, low-income, unemployed housewives, children, elderly, and PWDs.
557. The common barrier to low wage income earners and to unemployed working age household members are the lack of a) legal identification including birth certificates that

prevent them from accessing government programs and services, and b) quality trade skills and certification that can enable them to participate fully in the formal labor market.

- 558. As a direct incentive for the APs to participate in vocational and other capacity building trainings as well as in compliance to RA No. 11055 (Philippine Identification System Act), the CSWDO, SHFC and the PSA will assist them to obtain a) birth certificate and b) register them for the National ID. This will help them to easily access government services and programs and to be able to participate in the formal economy.
- 559. The Department of Labor and Employment, together with 18 other government agencies has also issued the guidelines for the First Time Jobseekers Assistance Act (RA 11261). This will help the APs who are first time jobseekers to get important documents and services for free. These are a) birth certificates from the Philippine Statistical Authority (PSA), academic transcripts from their schools or colleges/ universities, police clearance, NBI clearance, pre-employment medical certificates, etc.
- 560. These low-income households will also be provided with capacity building by civil and religious organizations to be tapped by LIAC and SHFC. This will enable them to tailor-fit their training and interventions according to the specific and unique needs of these households.

D. The LRIP Approach

- 561. Based on the above results and in consideration with the JICA Guidelines (2010) and ADB SPS (2009), the following priorities shape the livelihood framework of this project.

1. LRIP Priorities

- 562. There are two priorities for this LRIP.

a. Priority 1: Restoration of Current Livelihoods

- 563. Where APs have existing viable livelihoods, the preferred approach is to restore these livelihoods where feasible. This is considered a lower-risk approach considering that the likelihood of success is high if the APs will be able to continue doing what they know best and what is proven to work in the local situation.
 - a. The emphasis should be on replacing enabling conditions and livelihood assets with new assets of at least equal quality and quantity (i.e., immovable machineries). This represents a lower risk of failure due to technical, economic, or social factors.

- b. Many APs with affected livelihoods are expected to be able to re-establish their existing livelihoods and restore their income generating capacity with compensation and transitional assistance (including support to identify alternative sites as appropriate) without additional LRIP interventions.
- c. Some will require additional support to enable them to readjust their existing livelihoods to a new operating environment.
- d. Some will be required more targeted interventions within the LRIP, as they may face challenges to re-establishing current livelihoods, such as:
 - Suitability of new residential or business area to re-establish current livelihood
 - Time required to re-establish current livelihood with same income level (e.g., building up clientele)

b. Priority 2: Introduction of Alternative Livelihoods

564. Opportunities for alternative livelihoods will be provided to APs when restoration of their previous livelihood is not feasible or preferred by the AP, or to improve the households' income earning capacity.
- a. The promotion of alternative livelihoods will be geared towards providing APs the opportunity to diversify livelihood and improve household income (e.g., seasonal workers, minimum wage-earning households) based on AP interests, current skills set and/or capacities, and taking account of market needs/demands. It is also an opportunity for other family members to gain or improve vocational skills, thus diversifying and improving the household's overall income.
 - b. Livelihood activities traditionally engaged in by women will be supported; but at the same time, livelihood programs that encourage men and women's participation in non-traditional undertakings will likewise be promoted (e.g., home-based jobs, e-commerce).

PREFERENCE 1:

Restoration of Current Livelihood

- Low Risk Approach
- PAPs will be able to continue doing what they know best
- Emphasis on replacing immovable livelihood assets with new or at least equal quality and quantity, through compensation of replacement cost
- Low risk of failure due to technical, economic and social factors

PREFERENCE 2:

Introduction of Alternative Livelihood

- More Risky Approach
- Should only be considered when restoration is not feasible
- Extra measure must be put in place
- Diversification of livelihood must be based on PAPs interest, current skills/capacity and market needs

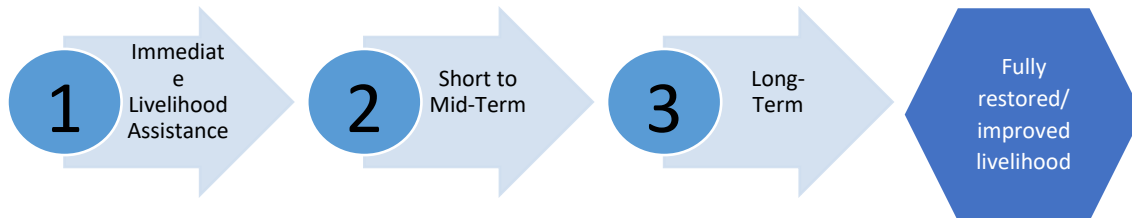
Source: JICA Design Team

Figure 8-1: Preference for LRIP

2. Phases of LRIP Implementation

565. LRIP will be carried out in 3 phases. These are (1) Immediate Livelihood Assistance, (2) Short to Mid-Term, and (3) Long Term.

Figure 8-2: Phases of LRIP Implementation



566. Phase 1 will commence prior to displacement of APs and civil works as a preemptive measure to avoid or at least minimize the period when the AP becomes unemployed/out of work or income. In case APs will be displaced before the permanent relocation site becomes available for occupancy, Phase 2 of LRIP will be implemented to assist APs during this interim stage. This phase will enable AP households to improve their entrepreneurial skills and diversify their income sources through vocation training and job placement. For some APs it will be the period in which they permanently re-establish their businesses or farming operations. However, for those that must await completion of resettlement sites or public rental facilities, setting up their enterprises may be a stopgap measure until final relocation. Phase 3 will be implemented upon transfer of APs to the permanent relocation site and will focus on those who need to seek final restoration of their affected enterprises or income sources, as well as provide supplementary livelihood support to vulnerable APs as needed after they resettle. This is when the LRIP will be fully implemented.

Table 8-7: Phases of LRIP Implementation

Phase	Type of LRIP	Timing of Assistance
Phase 1	Immediate Livelihood Assistance	Prior to displacement of APs and civil works
Phase 2	Short to Mid-Term Livelihood Assistance	After displacement and prior to AP relocation to resettlement sites
Phase 3	Long-Term Livelihood Restoration and Improvement	Post-resettlement, upon transfer to permanent relocation site

Source: JICA Design Team

3. LRIP Activities

a. Overview

567. Various forms of LRIP assistance will be provided to participating APs according to their level of entitlements, assessed needs and preferences as well as requirement for long or short-term interventions. Generally, those whose livelihoods are displaced and are relocating as well as those who are vulnerable are considered to more likely need longer term assistance.
568. **Error! Reference source not found.** below summarizes APs targeted for assistance under the LRIP, key activities and anticipated phasing of the assistance (details of the activities are presented in following sections).

Table 8-8: Summary of LRIP Approach and Activities by Phase and Category of AP

Category of AP		Pre-Displacement	Post- Displacement
Affected Stand-Alone micro and small businesses and Renting Out Business	Number	70 ⁷⁷ APs	70 APs
	Approach Summary	<ul style="list-style-type: none"> The 70 affected stand-alone businesses will need assistance in finding alternative commercial area to permanently re-establish their business operations. 	
	Activities	Financial Management Training	Assistance to secure soft loans
		Assistance to find replacement sites to conduct business	
Affected Home-based Enterprises	Number	472 ⁷⁸ APs	472 APs
	Approach Summary	<ul style="list-style-type: none"> The 472 affected home-based enterprises will need assistance in finding alternative commercial and residential area to permanently re-establish their business operations. Assistance will also be extended to family members to develop vocational skills and be referred for employment to diversify household income sources. 	
	Activities	Financial Management Training	Starter kits
		Assistance to find replacement sites to conduct business	Job referral
		Vocational/ enterprise	Assistance to secure soft

⁷⁷ Sum of APs with stand- alone and renting out businesses .

⁷⁸ Total 472 APs with home-based enterprise and land-based income source.

Category of AP		Pre-Displacement	Post- Displacement
		training for household members	loans
		Priority placement in project work for household members	Priority placement in project work
		Cooperative formation	Cooperative formation
Employees losing employment from affected businesses	Number	270 APs	270 APs
	Approach Summary	<ul style="list-style-type: none"> Assist workers losing jobs to find alternative employment near relocation site Facilitate training for new skills needed immediately after displacement. 	
	Activities	Vocational skills training	Starter kits
		Assistance to find alternative jobs through LGU PESO	Job referral Priority placement in project work
Wage-based income earners who will need commuting allowance	Number	4,140 APs/2,610 AHs	4,140 APs/2,610 AHs
	Approach Summary	Provide Php5,000 commuting allowance per AH per month for 3 months.	
Wage-based income earners who opt to discontinue employment and look for job near relocation site	Number (estimate)	1,739 APs	1,739 APs
	Approach Summary	<ul style="list-style-type: none"> Assist workers discontinuing employment to find alternative job near relocation site Facilitate training for new skills needed immediately after displacement 	
	Activities	Vocational skills training	Starter kits
		Assistance to find alternative jobs near relocation site thru LGU PESO	Job referral
Vulnerable APs	Number	1,380 AHs	1,380 AHs
	Approach Summary	The LRIP will assist vulnerable APs to improve their income earning capacity through vocational/enterprise development training. There are some specialist programs geared towards some vulnerable categories. This will be combined with starter kits for some types of vocation and job referral. Depending on their circumstances, APs may avail of training during pre- or post-resettlement.	

Category of AP		Pre-Displacement	Post- Displacement
		Financial management training	Starter kits
	Activities	Vocational/ enterprise training / specialist programs geared toward vulnerable APs	Job referral
			Priority placement in project work

E. Description of Types of Livelihood Restoration and Improvement Activities

569. The different types of livelihood assistance are explained in this section.

1. LRIP Introduction Workshop

570. The LRIP will commence with a workshop to introduce the program to eligible APs in each municipality prior to displacement. The workshop will be conducted by DOTr with participation of the LGU PESO and service providers. It will provide information about the various programs, how the project will engage with APs on livelihood restoration and improvement, introduce contact person for livelihood in the LGU and service providers, and give an initial opportunity for APs to register their interest in various activities and means of support.

2. Financial Management Training

571. Prior to displacement, APs will receive compensation for lost assets, lost income, and allowances as per the entitlement matrix to replace what has been lost. For most, this will represent the monetization of assets they have accumulated over many years. The training is aimed at raising their awareness of the importance of preserving their capital and reinvesting prudently to restore their livelihoods and living standards. Financial advice will help improve their capabilities on money management matters, including financial planning; investment options; training, employment, and business development.

572. The training will be provided prior to disbursement of compensation and allowances for all affected households. This is a one-day training to be attended by the household head and their spouse to encourage equal participation of the couple in the decision making, particularly with regards to finances. One batch of training will be conducted in each LGU within the communities or in the nearest area. The training will be delivered by PESO. The Table VI-9 below provides an overview of the topics to be covered in the training.

Table 8-9: Financial Management Training

Topics	Description	Target Participants	Training Duration	Target Schedule
Financial planning	Setting financial goals Organizing finances	AH Head AH spouse	1 day	Weekend or Holiday (At least 3 weeks prior to compensation payments / displacement)
Money/cash management	Spending plans Saving money Establishing credit Debt repayment		1 day	
Investment options	Short-term investments Long-term investments		1 day	

3. Assistance to Find Alternative Site to Continue Business

573. The process to re-establish businesses will commence prior to displacement with assistance to identify and secure replacement business operating sites. The aim is for displaced stand-alone micro-businesses and small businesses to re-commence their operations with minimal disruption to the APs' income flow. The processes will be different for home-based enterprises, micro-businesses, small business, due to different scale of operation.
574. The 472 APs who own home-based enterprise will need assistance to find a replacement residential unit where they can continue their livelihood.
575. There will be a consultation meeting with affected land-based income earners and displaced businesses soon after the introductory workshop to discuss possible and recommended replacement land or rental space within their respective cities and adjacent cities before displacement. An ocular visit with APs will be organized to inspect the recommended areas whether suited for business or not. APs will be given the opportunity to select and identify suitable land for their businesses. Afterwards, the government agencies will guide the APs on how to secure identified areas for business purposes. The process flow and implementation step for securing replacement land or rental space to reestablish the businesses are shown in Table 8-10 below.

Table 8-10: Implementation Step for Replacement Land or Rental Space to Re-establish Business

No.	Step / Action	Description	Responsible Agency
1	1st consultation meeting	Discuss with affected business owners the possible and recommended replacement land or rental space within the city / municipality	DOTr, LGU
2	Ocular visit	Inspect the recommended areas whether suited for business or not	DOTr, LGU
3	2nd consultation meeting	Select and identify suitable land for their businesses	DOTr, LGU
4	Secure land/replacement rental space for business purposes	Assist APs in negotiating and securing the identified land/rental space for reestablishing their businesses and public facilities/amenities	DOTr, LGU

Source: JICA Design Team

4. Assistance to Secure Government Soft Loans

576. There are four types of soft loans for which APs can apply for livelihood purposes provided by DTI, DSWD. Soft loans ranging from PhP 5,000 to PhP 200,000, depending on the loan type.
577. The soft loan under Pondo sa Pagbabago at Pag-asenso (P3) Program is up to PhP 200,000 and the Livelihood Seeding Program (LSP) amounts to PhP 5,000 worth of goods, while DSWD provides PhP 5,000 per beneficiary.
578. DOTr and the LGU will counsel APs on available loans and assist them to prepare applications with a supporting letter from the LGU. The application process can commence prior to displacement so APs can take advantage of using the funds when they transfer their affected enterprises/farms. Other APs may wish to apply for such loans upon completion of vocational/entrepreneurial training or when they have a viable business plan. The loan programs available are summarized in Table 8-11.

Table 8-11: Loan Assistance

Programs	Description	Agencies
Pondo sa Pagbabago at Pag-asenso (P3) Program	<p>A microenterprise borrower may avail PhP 5,000 up to PhP 200,000 depending on the size of the business and the enterprise's ability to pay.</p> <p>For enterprises with at least one employee, beneficiary can borrow up to PhP 200,000.</p> <p>The fund should be used for the enterprise's expansion and/or additional supplies of the business or for self-rehabilitation.</p> <p>Provides affordable and cost-efficient micro loans with 2.5% monthly interest.</p>	DTI
Livelihood Seeding Program	PhP 5,000 worth of goods sari-sari store, bigasan (rice store), rug making, etc.	DTI
Loan Assistance Program for Small and Medium businesses	PhP 5,000 per beneficiary	DSWD

F. Vocational/ Enterprise Training

1. Vocational Training

579. There will be a wide variety of vocational training courses as well as several entrepreneurial training short courses available to APs. The bulk of these are provided through TESDA with some programs also being delivered through other agencies such as DTI. These training programs will provide opportunities for APs to enhance their existing skills and develop new skills to be highly competent in attaining required qualifications for a range of jobs. PESO of respected LGUs will be responsible for the information dissemination through LRIP workshop to introduce the offered courses for the APs.

580. Table below shows the training courses offered by their respective PESO office as of 2021.

Table 8-12: Training Courses Offered by Manila LGU PESO as of 2021

City	Training Courses offered by PESO	
Manila	Android Development	Programming (Java & Python)
	Bookkeeping	Web Development

City	Training Courses offered by PESO	
	Bread and Pastry	Wood Technology
	Catering, Food and Beverage Service	Coffee Making Apprenticeship
	Graphic Design	2D and 3D Animation
	Photography	

581. TESDA is under the DOLE and serves as the Philippines' technical vocational education and training authority and operates through a network of training centers and partnerships with service providers. TESDA short courses typically involve a commitment of 25-40 days (196-316 hours) of face-to-face training spread over two to six months. A pre-training assessment will be offered that involves career profiling and an evaluation of the applicant's ability to undertake the nominated course. The courses are delivered through TESDA training centers, accredited partners, and in partnership with LGU PESO. Various courses are also provided through mobile programs. Depending on the demand, TESDA provides training programs within the City of Manila.

582. Table 8-13 below are some of the available TESDA courses related to construction. Construction related skills are in demand in the labor market and are relevant to those interested in project-related work opportunities.

Table 8-13: List of Sample TESDA Courses

Construction Sector Courses	Training Hours
Blasting/Painting	136 hours
Building Wiring Installation NC II	402 hours
Carpentry NC II/III	162/364 hours
Electrical Installation & Maintenance NC II	402 hours
Lathe Machine Operation NC III	234 hours
Machining Milling Operation NC II	337 hours
Construction Painting NC II	136 hours
Welding	
Flux Cored Arc Welding NC I/II	156/268 hours
Gas Metal Arc Welding NC I/II/III	248/268/148 hours
Gas Tungsten Arc Welding NC II	268 hours
Gas Welding NC I/II	156/312 hours
Welding and Fabrication Technology (Bundled Qualifications in Shielded Metal Arc Welding (SMAW) NC I (268 hours), Shielded Metal Arc	268 hours

Construction Sector Courses	Training Hours
Welding (SMAW) NC II (268 hours), Gas Metal Arc Welding (GTAW) NC II (268 hours)	
Shielded Metal Arc Welding (SMAW) NC I/II/III	268/268/120 hours
Masonry NC I/II/III	104/258/364 hours
Pipe Insulation	160 hours
Pipefitting NC II	42 hours
Plumbing NC I/II/III	128/202/248 hours
Wood Working Machine Operation	162 hours
Heavy Equipment Operation (dump truck, backhoe, crane, excavator, rigging, road roller) NCII	122/156/200 hours
Scaffold Erection NC II	162 hours
Sample General Courses	
Cookery NC II	316 hours
Bread & Pastry NC II	141 hours
Food Processing NC II	568 hours
Consumer Electronics Servicing NC II	438 hours
Maintain and Repair Electronically Controlled Domestic Appliances	438 hours
Maintain and Repair Cellular Phones	176 hours
Assembly/disassemble Electronic Products & System	264 hours
Maintain and Repair Audio/Video Products & System	438 hours

2. Entrepreneurial Training

583. Entrepreneurial development programs are provided by DOLE, DTI, and DSWD to assist people to start micro-enterprises and small businesses or improve their skills in those areas. These programs are especially geared towards vulnerable people (below the poverty line, solo parent households and PWDs), but will also be extended to APs eligible for LRIP assistance. These are short courses typically run over several days. An overview of these programs is set out in Table 8-14 below.

Table 8-14: Entrepreneurial Training

Agency	Type of Program	Training and Development
DOLE	DOLE Integrated Livelihood Program (DILP) or Kabuhayan Program	Training on how to plan, set-up, start and operate their livelihood undertaking, i.e., trainings on production skills, entrepreneurship, business management, productivity and business planning.

Agency	Type of Program	Training and Development
		Continuing technical and business advisory services to ensure efficiency, productivity, and sustainability of the business/enterprise.
DTI	The Negosyo Center Program (Republic Act No. 10644 otherwise known as the “Go Negosyo Act”)	Training on entrepreneurial development Training on basic grant writing
DSWD CSWD	Sustainable Livelihood Program	
	Microenterprise /Development Track	Training on micro-enterprise development, skills enhancement, and networking and partnership building
	Employment Facilitation Track	Technical skills training, occupational guidance and counseling, and job referrals or placement

3. Provision of Starter Kits

584. Some vocational training includes the provision of starter kits, but not all. For training with this added provision, starter kits will be in kind and in the form of supplies and material inputs necessary to undertake the vocational training and start with livelihood activities. DTI and DOLE have programs providing starter kits as part of the livelihood training that will be extended to APs who are eligible for LRIP assistance.

4. Job Matching and Project Related Employment Opportunities

585. Based on the outcomes of the SES and FGDs, there are different categories of APs that may wish to avail of job matching and project related employment. For instance, wage-based earning APs expressed that they would like to be given the opportunity to be employed near resettlement sites, while micro-business/enterprise-based earning APs prefer regular paying jobs as an alternative to their lost enterprises. Additionally, there are APs who are in their working age but are currently unemployed due to a lack of opportunities. Other APs stressed that being directly impacted by the project, they should be given preferential treatment in availing of job and investment opportunities during construction and operations.
586. The PESO is an existing ongoing service provided by LGUs. The PESO maintains a database of current employment opportunities and match local job seekers based on their skill set. For the LRIP, the PESO of respective LGUs will maintain a registry of APs

seeking employment and will provide counselling, guidance on further training as well as job referral against their database of job vacancies. The PESO database of AP clients will enable project tracking of APs seeking employment.

G. The Project

587. The project is set to generate job opportunities during civil works up to operations and maintenance. Under national law, public works projects are to ensure that at least 30% of skilled jobs and 50% of unskilled jobs are filled by local hire.⁷⁹ A list of the anticipated jobs to be created by the project are listed below.

Table 8-15: Anticipated Project Related Employment Opportunities

Skilled		Semi-skilled	Unskilled
Electricians	Scaffolders	Cook	Laborer
Plumber	Welder	Traffic controller/traffic aid	Janitor/ utility
Mason	Painter	Guard	Messenger
Carpenters	Steelman		Warehouseman
Equipment Operator	Tinsmith		
- Backhoe	Admin Staff		
- Bulldozer			
-Transit mixer			

588. Jobs that are in the skilled category require extensive training and likely outside the ability of APs to aspire to if they are not already working in that field. Jobs in the semi-skilled category require training that could be provided over several months through TESDA's programs and equip APs to be able to apply for such work generated by the project. Jobs in the unskilled category would generally require suitable aptitude with training to be provided on the job. The LGU will provide supporting referral and endorsements of suitably qualified APs for project-related work.

⁷⁹ Required under RA 6685. Department of Labor and Employment is responsible for monitoring compliance.

H. Private Companies

589. Table below shows employment opportunities in private sector.

Table 8-16: Employment Opportunities in Private Sector

Services Sector	
Animators Video	Encoder
Bookkeeper	Graphic Artists (including Video Graphic Artist)
Computer-Aided Design and Manufacturing (CAD/CAM) Operator	Marketing Telemarketer
Call Center Agents (Both voice and non-voice)	Medical Transcriptionist
Computer Systems Service Personnel/Technician	Programmer
Customer Service Representative	Software Developers
	Technical Draftsman
Manufacturing Subsector (Food and Electronic)	
Automotive Mechanic	Machine Operators & Assembler
Automotive Painter	Metal Casters
Automotive Servicing for Hybrid Vehicles (Hybrid Specialist)	Molders (for metal products) / CNC Machinist
	Molders (for plastics)
CAD/CAM Operator	Motorcycle Operator
Carpenter	Motorcycle Technician
Computer Numerical Control (CNC) Operator	Plant/Machine Operator and Assembler
Deburring Technician (for deburring operations)	Smart Press Machine Operator
Dressmaker	Repairman
Driver	Tailor
Electrician	Technician
Electronics Equipment Assembler	Service Technician
Food Processor	Supervisory Control and Data Acquisition (SCADA) Operator
Instrumentation and Calibration Technician	Upholsterer

Machine Mechanic	Weaver
	Welder

1. Construction and Manpower Development Foundation

590. The Construction and Manpower Development Foundation (CMDf) supports the construction industry by providing capacity building and training programs for its workforce. DOTr will tap the assistance of CMDf in linking APs for employment to the Jobs! Jobs! Jobs! Program in connection with the Build! Build! Build Program of the current administration.

2. Philippine Overseas Employment Administration (POEA)

591. The Philippine Overseas Employment Administration (POEA) aid overseas workers and promotes overseas employment for Filipinos. For the project, they will conduct the following:
- Conduct job fairs for overseas employment opportunities.
 - Provide lists of employment opportunities abroad that can cater to the type of available skills and skills training completed by APs; and
 - Provide data and documents as may be needed by the external monitoring agent during project monitoring and evaluation.

3. Implementation Arrangements

592. The implementation of LRIP requires coordinated inputs of technical specialists from national and local government agencies supervised by the DOTr as program implementer. Central to DOTr's role is ensuring that all the national and local government agencies work together harmoniously in implementing the LRIP, which is underpinned by their existing programs, services, and resources.
593. A special body which will focus on the environmental and social concerns will be created within the PMO to implement (in coordination with the Livelihood Committee) this LRIP. The Livelihood Committee of the RIMC (See Chapter 10) will be composed of representatives from DOTr, local representatives from other concerned government agencies and concerned LGU offices that have technical expertise, network, resources and programs on enterprise development, local and international employment, provision of soft loan, and skills training.

594. The responsibility in making available the required additional resources and support to enhance other agencies and LGU capacities to carry out the LRIP in their respective cities/municipalities will be shouldered by DOTr. Monitoring and evaluation of the program implementation will also be among DOTr's core responsibilities to ensure that all partners adhere to their agreed commitments.
595. DOTr will be responsible for making available the required additional resources and support to enhance other agencies and LGU capacities to carry out the LRIP in their respective cities. Monitoring and evaluation of the program implementation will also be among DOTr's core responsibilities to ensure that all partners adhere to their agreed commitments. The roles and responsibilities of the various agencies involved in the LRIP implementation are summarized in the Table 8-17 below.

Table 8-17: Summary of Roles and Responsibilities of Concerned Agencies

Agency	Responsibilities
DOTr	<p>Establish master list of eligible APs for LRIP.</p> <p>Ensure sufficient and timely budget for LRIP implementation.</p> <p>Organize and conduct LRIP introductory workshop and subsequent consultation meetings.</p> <p>Arrange participation of service providers and resource persons in consultation and training meetings.</p> <p>Carry-out more detailed consultations with APs to present specific livelihood restoration and improvement programs and explain the procedures for availing support.</p> <p>Monitor program implementation and AP participation.</p> <p>Coordinate participation of government agencies in provision of training services, including through formal agreements as required.</p> <p>Procure service providers for specialized courses.</p> <p>Coordinate with the Contractor and the LGU.</p> <p>Issue certification to APs that they are eligible project affected LRIP beneficiaries.</p> <p>Share list of project-affected persons to LGU, TESDA and DOLE for verification of training participants entitled to (1) training allowance and (2) income loss compensation (at the duration of training).</p>

Agency	Responsibilities
	<p>Endorse list of qualified and skilled APs to Contractors to be prioritized for hiring.</p> <p>Monitor LRIP implementation and track AP participation.</p> <p>Review effectiveness of the LRIP program and modify the program as needed to meet its stated objectives.</p> <p>Coordinate with the private companies and the LGU.</p> <p>All other necessary activities to implement the LRIP.</p>
LGU	<p>Respective LGUs will play a critical role in LRIP implementation. Many of the tasks are closely related to their existing work for the residents within their jurisdiction. Specific responsibilities of the LGUs with respect to LRIP implementation include:</p> <p>Assistance to identify replacement land and operating space for businesses.</p> <p>Maintain list of eligible APs interested in job referral and vocational/entrepreneurial training.</p> <p>Provide focal point to coordinate livelihood assistance.</p> <p>Together with DOTr, engage service provider agencies to locally deliver training courses based on APs' needs and demand.</p> <p>Inform the APs about training and job opportunities.</p> <p>Carry-out skills-job matching.</p>
Contractor	<p>Provide the list of jobs and required skills to DOTr and LGU.</p> <p>Hire residents as required by law.</p>
TESDA	<p>Provide trainers and training facilities and include APs in training courses.</p> <p>Verify eligible AP participants against list provided by DOTr. Report to DOTr on AP participation in training.</p>
DOLE	<p>Organize job fairs at each LGU.</p> <p>Provide Kabuhayan Starter Kits⁸⁰ which include skills training and necessary tools to enable APs to quickly start livelihood activities and become self-employed in areas such as massage, plumbing, cosmetology, electrical servicing, welding, native snack preparation,</p>

⁸⁰ Source: [http://ro6.dole.gov.ph/fndr/mis/files/Kabuhayan%20Starter%20Kits%20\(Livelihood%20Formation\).pdf](http://ro6.dole.gov.ph/fndr/mis/files/Kabuhayan%20Starter%20Kits%20(Livelihood%20Formation).pdf)

Agency	Responsibilities
	car wash, motorcycle repair, cellphone repair, appliance repair and upholstery. Monitor the minimum local hire quota for public works project based on RA 6685
DTI	Provide start-up kits (i.e., sari-sari store, baking) Provide information and services in training, financing, and marketing. Provide soft loans for enterprise-based APs.
DSWD/CSWD	Provide support on micro-enterprise development, skills enhancement, networking, and partnership building. Assist to provide technical skills training, occupational guidance and counseling, and job referrals or placement.
Cooperative Development Authority (CDA)	Support in the formation of cooperatives. Conduct management and training programs upon request of cooperatives that will provide members of cooperatives with the entrepreneurial capabilities, managerial expertise, and technical skills.

I. LRIP Budget Estimate

596. The estimated LRIP budget is **PhP170,045,980.50**. This comprises funds for vocational training (or similar). If the budget for training will not be sufficient to accommodate all eligible APs, DOTr will allocate additional funds for such.

Table 8-18: Estimated LRIP Budget

Activity	No. of Estimated Participants	Unit Cost (PHP)	Frequency	Total (PhP)
For Stand-alone Business Owners Within the Project ROW				
Enterprise/livelihood training with starter kits	29	15,000.00	1 training	435,000.00
Transportation allowance during	29	100.00	35 days	101,500.00

Activity	No. of Estimated Participants	Unit Cost (PHP)	Frequency	Total (PhP)
enterprise/livelihood training				
Physical transfer to business space	29	2,100.00	1 day	60,900.00
Rental subsidy for livelihood space prior to transfer to the relocation site	29	7,000.00	3 months	609,000.00
Transactional cost for re-establishing a business or setting up an alternative business of entrepreneurs within the ROW	29	6,000.00	1 time	174,000.00
Sub-total (a)				1,380,400.00
For Home-based Entrepreneurs				
Enterprise/livelihood training with starter kits	472	15,000.00	1 training	7,080,000.00
Transportation allowance during enterprise/livelihood training	472	100.00	35 days	1,652,000.00
Physical transfer to business space	472	2,100.00	1 day	991,200.00
Rental subsidy for livelihood space prior to transfer to the relocation site	472	7,000.00	3 months	9,912,000.00
Transactional cost for re-establishing a business or setting up an alternative business for home-	472	6,000.00	1 time	2,832,000.00

Activity	No. of Estimated Participants	Unit Cost (PHP)	Frequency	Total (PhP)
based entrepreneurs				
Sub-total (b)				22,467,200.00
For Entrepreneurs Who Rent Out Housing, and Commercial Spaces				
Alternative enterprise/livelihood training with starter kits	41	15,000.00	1 training	615,000.00
Transportation allowance during enterprise/livelihood training	41	100.00	35 days	143,500.00
Physical transfer to business space	41	2,100.00	1 day	86,100.00
Rental subsidy for an alternative livelihood space prior to transfer to the relocation site	41	7,000.00	3 months	861,000.00
Transactional cost for setting up an alternative business for entrepreneurs who rent out houses	41	6,000.00	1 time	246,000.00
Sub-total (c)				1,951,600.00
For Employees to Lose Employment				
NC II vocational training with starter kits	270	15,000.00	1 training	4,050,000.00
Transportation allowance during vocational skills training	270	100.00	35 days	945,000.00

Activity	No. of Estimated Participants	Unit Cost (PHP)	Frequency	Total (PhP)
Cost of pre-employment required documentation	270	2,000.00	1 day	540,000.00
Sub-total (d)				5,535,000.00
For wage-based income earners who relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood				
Livelihood skills training with starter kits	1,739	15,000.00	1 training	26,085,000.00
Transportation allowance during enterprise/livelihood training	1,739	100.00	35 days	6,086,500.00
Cost of pre-employment required documentation	1,739	2,000.00	1 time	3,478,000.00
Sub-total (e)				35,649,500.00
For wage-based income earners who relocate to a place that makes require commuting allowance				
Commuting allowance	2,610 AHs	5,000.00	3 months	39,150,000.00
Sub-total (f)				39,150,000.00
For Vulnerable APs				
Job/Livelihood skills training with starter kits	1,380	15,000.00	1 training	20,700,000.00
Transportation allowance during	1,380	100.00	35 days	4,830,000.00

Activity	No. of Estimated Participants	Unit Cost (PHP)	Frequency	Total (PhP)
enterprise/livelihood training				
Cost of pre-employment required documentation	1,380	2,000.00	1 time	2,760,000.00
Sub-total (g)				28,290,000.00
Sum (h=a+b+c+d+e+f+g)				134,423,700.00
Contingency (i=hx15%)				20,163,555.00
Total Direct Costs (j=h+i)				154,587,255.00
LGU Management Fee (k=jx10%)				15,458,725
Grand Total Estimated LRIP Budget (i+j)				170,045,980.50

* Estimated number of wage-based income earners who may opt to discontinue employment and find work near relocation area computed at 30% from sum (2,304) of figures of contractual/seasonal workers, plus those without response on type of employment.

CHAPTER 9 GRIEVANCE REDRESS MECHANISM

597. The grievance redress mechanism (GRM) is a platform for the Department of Transportation (DOTr) to engage constructively and productively with affected persons, communities, and stakeholder groups. The GRM will address concerns pertaining to the project and its impacts on affected people, and the environment.

A. Scope and Objective

598. For this RAP, grievances refer to any concerns, issues, or conflicts resulting from involuntary resettlement or the RAP implementation. They may include issues on the compensation for various types of APs, application of eligibility criteria for compensation and entitlements, relocation of non-landowner APs, reduced income, or quality of services at a relocation site.

599. The GRM has the following objectives:

- To receive concerns and grievances of APs regarding physical and economic displacement and other project impacts and facilitate their resolution with particular attention to impacts on vulnerable groups;
- To resolve their concerns and grievances which cannot be settled through collective platforms such as stakeholder consultations due to the complexity of the concerns or grievances and/or the absence of a platform at the time when the cause for grievances occurs; and
- To address their concerns and complaints promptly, using an understandable and transparent process that is gender-responsive, culturally appropriate, and readily accessible to the country's judicial or administrative remedies commensurate to risks and adverse impacts of the project.

B. Principles Guiding the Grievance Redress Mechanism

600. The implementation of the GRM is anchored on the following principles:

- To keep the complainants' details confidential;
- To explain about the relevant procedure and present cases in understandable language for APs;
- To provide a transparent, gender-responsive, and culturally appropriate grievance procedure;
- To enable the GRM to be readily accessible to APs at no cost and without retribution; and
- To resolve grievances expeditiously at all times at the lowest level possible.

601. APs were informed about the GRM during stakeholder consultation meetings (SCMs). In order to address concerns of APs, the DOTr has set up and operationalized its central hotline while preparing to establish the local help desk. The design, scope, and function of the GRM will be reviewed periodically to ensure that it is suitable/appropriate for the purpose as the project transitions from one phase to the next.

C. Grievance Redress Mechanism Team of the Department of Transportation

602. The DOTr has appointed dedicated grievance redress (GR) officers for the project whose tasks and responsibilities are focused entirely on the GRM implementation. GR officers are assigned to the Central GRM Team at the Project Management Office (PMO) of the NSCR-Ex in the DOTr's Office of the Undersecretary for Railways. The following section describes the composition and roles and responsibilities of the Local and Central GRM Teams.

1. Local Grievance Redress Mechanism Team

603. The Local GRM Team in Manila City will be composed of two (2) trained GR officers from the LGU. The GR officers serve as the first contact point for APs and help address grievances raised from their assigned LGU. The DOTr Central GR Officers trained the local GR Officers on the Grievance Redress Mechanism of the Project.

a. Roles and Responsibilities

1. To receive, monitor, and track grievance cases across all levels raised from their assigned LGU, so that the grievances are addressed in a timely manner;
2. If some cases are beyond the Local GRM Team's capacity to deal with, endorse them to a technical person or committee authorized to decide a necessary action for the cases;
3. To log all the grievances raised from the LGU concerned thru the eGRM Portal and monitor the cases throughout the process until they are closed.
4. To provide updates using communication tools preferred by APs on the status and resolution of grievances in a timely manner; and
5. To provide information and support to APs on project-related resettlement and land acquisition activities including assistance for APs in completing required documents and provision of other required support.

b. Staff Composition

1. The Local GRM Team consists of two (2) trained LGU representatives.
2. There will be a DOTr Central GR Officer assigned as counterpart of the Local GR officers who will support in the answering of inquiries, explaining project-related

issues, and tracking and keeping records of submitted and required documents, if the Local GRM Team will need assistance.

3. LGU Local GR Officers are responsible for answering inquiries and explaining about general project-related issues which are usually contained in the Project FAQs Brochure. They will assist APs in securing LGU-related documents and accessing data from LGU offices when needed. And also, take immediate action on urgent issues and concerns that may arise or forward these issues to the DOTr's Central GR officer counterpart for appropriate actions.

2. Central Grievance Redress Mechanism Team

604. The Central GRM Team previously records grievances channeled through the DOTr's central office by means of the central hotline, i.e., phone call, email, short message service (SMS), and letter and is responsible for the receipt, acknowledgement, and registry of such grievances as well as the assessment of eligibility as APs. The central hotline was established in November 2018 and has been fully operational since then. As an update, an electronic GRM (eGRM) Portal was launched by the DOTr last 14 September 2022, to replace the central hotline mechanism and retained the GRM email address and the project's website. The portal streamlines all the grievances received from the different channels wherein a unique ticket number is assigned for each grievance which will aid in the following-up and monitoring of the status of the grievance or concern. The previous GRM database contents have also been migrated to this eGRM Portal for consolidation. The following are the updated eGRM channels:



a. Roles and Responsibilities

- To conduct overall monitoring and tracking of grievance cases across all levels dealt with by the Local and Central GRM Teams, so that the grievances are addressed properly and promptly;
- To respond to all grievances received via central hotline;
- To log in, manage, and maintain the eGRM Portal for all grievances and the corresponding actions and decisions;
- To act as a eGRM Portal and database manager;

- To provide updates via communication tools preferred by APs on the status and resolution of grievances in a timely manner (for cases which do not fall within the responsibility of the Local GRM Team);
- To provide information and support to APs on project-related grievances, particularly issues on land acquisition, resettlement, and the livelihood restoration improvement and program (LRIP);
- To prepare input for quarterly monitoring reports submitted to the Asian Development Bank (ADB) and the Japan International Cooperation Agency (JICA) regarding the status of grievances;
- To conduct capacity-building training for local GR officers to improve relevant skills and knowledge and familiarize themselves with tools, equipment, and other resources needed to implement the GRM;
- To provide inputs as requested for internal and external monitoring activities; and
- To maintain and update the GRM manual regularly to improve GRM operation.

b. **Staff Composition**

- The team consists of the NSCR-Ex PMO's GRM Team Leader and four (4) N2-SC central GR officers assigned to the Central GRM Team. As of December 2022, the Central GRM Team consists of one GRM Team Leader, two (2) SC central GR officers, two (2) N2 central GR officers and three backup officers from other divisions of the NSCR-Ex PMO.
- DOTr's GRM Team Leader is responsible for managing the DOTr's GRM Team and ensuring that the team functions efficiently.
- DOTr's central GR officers are responsible for the following:
 - To promote all GRM operation, track and keep records of submitted and required/outstanding documents, and conduct monitoring and evaluation (M&E) for the GRM;
 - To answer and explain about RAP-related issues, including entitlements and legal procedure, e.g., extra judicial settlement (EJS) cases, mortgaged properties, and land registration;
 - To answer and explain about issues pertaining to the engineering design, the project right-of-way (PROW), alignment, affected properties, severity of impacts on properties, and all engineering-related concerns; and
 - To answer and explain issues pertaining to health, safety, and environment.

3. Levels of the Grievance Redress Mechanism

605. There are three levels of the GRM for handling grievances of APs. The Local and Central GRM Teams serve as the first contact point for APs in case grievances are submitted through the local help desk or the central hotline. Apart from the three levels of the GRM, APs may seek redress through the court system at any stage of the GRM. Table 9-1 summarizes the three levels of the GRM. Courts are, however, not part of the project GRM arrangement. Decisions of the court are deemed final and executory.

Table 9-1: Levels of the Grievance Redress Mechanism

• Level	• Institution
1st Level	Local help desk (Local GRM Team)/central hotline (Central GRM Team)
2nd Level	RAP Implementation and Management Committee (RIMC)/Local Inter-agency Committee (LIAC) or Local Housing Board (LHB)
3rd Level	Project Inter-agency Committee (PIAC)
APs may seek redress through the court system at any time.	

Source: JDT and DOTr

a. Level 1–Local Help Desk or Central Help Desk

606. APs can raise their grievances via the local help desk of Manila LGU or the central hotline.
607. The local help desk, the physical office, will be the first contact point and a venue that enable APs to raise their issues, concerns, and questions pertaining to the project. Once it is established at Manila LGU office, three central GR officers will be assigned to the local help desk to work with two local GR officers, and it will be operated twice a month. Depending on demands, however, the local help desk will be operated more frequently, especially during the issuance of the notice of taking (NoT) and relocation. On days when the local help desk is not operated, APs may raise their grievances via the central hotline of the NSCR-Ex PMO. As an update, an eGRM is now also available.
608. In addition to the local help desk, APs can also reach the DOTr through its eGRM Portal channels: SMS, email or website. The Central GR officers answer grievances and inquiries via SMS, email or letter. A unique ticket number will be assigned after the lodging of the complaint/concern through the eGRM. This will have to be recorded by the filing person in order to follow-up the status, if he or she was not contacted by the Central GRM officers.
609. When receiving grievances, local or central GR officers will determine (i) if the complaints are project-related or not, (ii) if the complainants are APs, and (iii) if the nature of the issues is environmental or social. As a basic GRM policy, grievances will be resolved expeditiously at the lowest level possible. However, the issues or concerns will be elevated to the next level (i) if they are not settled at the lowest level, (ii) if the complainants are not satisfied with the action taken, or (iii) if the cases are not acted upon within 15 days upon receipt of the grievances.
610. The workflow of the Local and Central GRM Teams respectively through the local help desk and central hotline is described as below:
- To receive written or verbal complaints through the eGRM via SMS, email, letter, or through the website from APs;
 - To record grievances on the grievance action form (GAF) and provide APs with a ticket number. The ticket number enables local or central GR officers to track complaints from

the eGRM Portal and explain in the relevant information or process to APs including the persons in charge for complaints;

- To clarify whether the nature of the complaints is project-related or not. If the complaints are not project-related, the Local/Central GRM Teams will forward the complaints to an appropriate agency or LGU which can act on the complaints. If the concerns are beyond the local help desk's capacity for resolution, it will forward the cases to the second level of the GRM;
- To research project-related issues and promptly provide APs with answers, clarifications, or solutions (if the concerns need further actions or solutions);
- To monitor and follow up on the actions taken including site visits if applicable and/or needed;
- To forward unresolved grievances from APs to the higher levels of the GRM;
- To receive the resolution made by the higher levels of the GRM;
- To inform APs on the resolution made by the higher levels of the GRM; and then
- To close the cases when the actions or resolutions to address the complaints are taken.

b. Level 2–Resettlement Action Plan Implementation and Management Committee, Local Inter-Agency Committee or Local Housing Board

611. The Local GRM Team forwards grievances of legal APs which are unresolved at the first level to the RAP Implementation and Management Committee (RIMC), while the team elevates pending grievances of informal settler families (ISFs) or non-landowner households to the Local Inter-agency Committee (LIAC) or the Local Housing Board (LHB) or to the appropriate LGU Office.
612. Accordingly, the team informs APs that the cases were referred to the RIMC and provides details on the designated focal point including a name, contact number, and office address and advises APs that they have an option to engage the RIMC for the decide-together option. Under the option, the RIMC and aggrieved stakeholders share a decision-making authority and jointly undertake problem solving.

i. RAP Implementation and Management Committee

613. The RIMC accepts concerns from legal APs. As of August 2020, the memorandum of agreement (MOA) for the RIMC creation has been prepared, and the relevant endorsement letters were transmitted to Manila City LGU in September 2020. RIMC MOA is expected to be finalized and signed in August 2021.
614. As the second level of the GRM, the RIMC assumes the following roles and responsibilities:
- To address the unresolved grievances of legal APs forwarded by the Local GRM Team;

- To decide on a course of action for each complaint within 15 working days once complaints are filed by the Local GRM Team; or
- If APs opt for the decide-together option, the RIMC together with APs will decide on a course of action for each complaint within 20 working days once complaints are received. The option entails conducting a dialogue, joint brainstorming, joint investigation, or other appropriate approaches to enable the engagement of the responsible committee and APs, which is followed by joint development of resolutions and actions together with APs; and
- To forward recommended actions or solutions to the Local GRM Team

ii. Local Inter-Agency Committee

615. If unresolved grievances are related to relocation of ISFs or non-landowner households, the cases will be endorsed to LIAC for resolution. If there is no LHO in place, LIAC is reconvened at all local levels where relocation will take place. LIAC of the City of Manila is headed by the city mayor and consists of representatives of Manila LGU units, relevant national government agencies, affected barangays and APs.

616. As the second level of the GRM, LIAC assumes the following roles and responsibilities:

- To address the unresolved grievances of ISFs or non-landowner households forwarded by the Local GRM Team;
- To decide on a course of action for each complaint within 15 working days once complaints are filed by the Local GRM Team; and
- To forward recommended actions or solutions to the Local GRM Team

c. Level 3–Project Inter-Agency Committee

617. If APs or complainants are not satisfied with the decision by the RIMC, LIAC or the LHO, they may appeal to the Project Inter-agency Committee (PIAC), the third level of the GRM for APs. As of August 2020, a joint memorandum circular series of 2019 for the PIAC creation has been prepared for signatures of involved agencies for this project, and the Department of Human Settlements and Urban Development (DHSUD) has been coordinating with other national government agencies (NGAs) to finalize the circular, as presented in the appendices of this RAP. Even though the circular has yet to be signed, PIAC was de facto established on 12 December 2018, and PIAC meetings have since been held three times. Please see Appendix 11 Vol. 3. Draft MOA for the Creation of PIAC.

618. In terms of grievance redress, PIAC will undertake the following:

1. Receive the endorsement from the Local GRM Team and register cases as “undergoing final review and response” on the eGRM Portal;
2. Decide on a course of action for each complaint within 15 working days upon filing to PIAC by the second level of the GRM and then communicate and endorse the

- resolution to the Local GRM Team, which then delivers the decision to complainants;
and
3. The PIAC decision will be officially communicated in writing to APs by the Local GRM Team in one day from the issuance date of the decision

4. Court of Law

619. APs may also seek redress through the court system at any stage as the law permits. If PIAC decisions are not satisfactory, the cases can be taken to an appropriate court of the Republic of the Philippines for adjudication. The court is not a part of the project's GRM and its decision will be final.

D. Other Grievance Procedures

1. ADB's Accountability Mechanism

620. Once all kinds of available measures given by the project's GRM are exhausted, ADB's accountability mechanism is also applied to the project. While the implementation of the project's GRM is the responsibility of the implementing agency (IA), the accountability mechanism is the responsibility of ADB. The mechanism provides opportunities for two or more complainants who are adversely affected by ADB-financed projects to express their grievances, seek solutions, and report alleged violations against ADB's operational policies and procedures including its safeguard policies. In detail, it consists of (i) consultations led by ADB's special project facilitator to assist people adversely affected by ADB-assisted projects in finding solutions for their concerns and (ii) the process through which those affected by projects can file a request for compliance review of ADB's Compliance Review Panel. The details of the mechanism can be found via the following link: <https://www.adb.org/documents/accountability-mechanism-policy-2012>.

2. JICA's Objection Procedures

621. Alternatively, two or more people who suffer or are likely to suffer from substantial damages as a result of JICA's non-compliance with its Guidelines for Environmental and Social Considerations regarding the project may submit an objection directly to JICA, requesting investigation. The details of JICA's objection procedures based on the Guidelines can be found via the following link: https://www.jica.go.jp/english/our_work/social_environmental/objection/index.html.

E. Grievance Redress Mechanism Procedure

622. Grievances of APs pertaining to the RAP implementation or other project-related issues will be handled free of monetary charge through a process of negotiations aimed at reaching a consensus. The GRM procedure is described in Table 9-2.

Table 9-2: Grievance Redress Mechanism Procedure

No.	Actor	Action Taken		
1	Aggrieved stakeholder	Any aggrieved stakeholders lodge their grievances in person to the local help desk or in writing, verbally, or electronically to the Central GRM Team in the NSCR-Ex PMO for immediate actions.		
2	1st Level eGRM	<p>[electronic GRM] Previously, in the hotline mechanism, APs file their grievances through contacting or texting the hotline, the cases are written down on the Grievance Action Form (GAF) by central or local GR officers on behalf of the APs who sign the written complaints for official submission. As the eGRM was already launched last September 2022, the concern or issue is lodged through the eGRM portal via SMS, email or through the project website. Other complaints/concerns received from other means will also be encoded into the eGRM system by the GR Officer. A unique ticket number for each AP/complainant is assigned. This is used as reference number by the AP to follow-up status if they are not contacted back on their concern. Complaints are reviewed to determine whether they are project-related or not. If any, documents presented by each AP are digitized, and control numbers for the submitted documents are assigned. The eGRM has a built-in database system.</p>		
		2-a) If complaints are project-related, local or central GR officers resolve them on the spot by answering inquiries.	2-b) If complaints are not project-related, local or central GR officers refer them to an appropriate agency or an LGU which may be able to address the complaints. Local or central GR officers issue an acknowledgement slip and mark the cases on the eGRM Portal as "Closed/Referred to the third party."	2-c) If complaints are project-related and beyond local or central GR officers' capacity for resolution, local or central GR officers bring them to the next level of the GRM.
3	Aggrieved stakeholder	Aggrieved stakeholders are informed of actions taken by the first level of the GRM through local/central GR officers.		
		3-a) If aggrieved stakeholders are satisfied with the actions taken, their complaints are resolved and recorded accordingly.	3-b) If aggrieved stakeholders are not satisfied with the actions taken, they may elevate their complaints to the second level of the GRM.	3-c) If complaints are beyond the ability of local or central GR officers for resolution, then they refer the complaints to the second level of the GRM.
4	eGRM	In case of 3-a), Local or central GR officers update the status as "case	In case of 3-b) and 3-c), Requests of aggrieved stakeholders for elevating their complaints are delivered to the RIMC, LIAC, or the LHB.	

No.	Actor	Action Taken	
		closed” via email, SMS, or letter and record cases as “closed”, when applicable.	The status of complaints is recorded. Complaints are forwarded to the second level within one day from receipt of complaints or by the business close time.
5	2nd Level RIMC, LIAC or LHB	Local GR officers endorse relocation-related grievances to LIAC or the LHB and more complex legal concerns to the RIMC. Local GR officers offer aggrieved stakeholders the following options: (i) to refer their cases to the RIMC, LIAC or the LHB or (ii) to choose the “decide-together” option under the RIMC. A course of action on each complaint within 15 working days is decided once complaints are filed by local GR officers. If aggrieved stakeholders opt for the “decide together” option, a course of action on complaints within 20 working days is decided once complaints are filed by local GR officers. Local GR officers are informed of the action and/or decision for complaints.	
6	Local GRM Team	Local GR officers receive and record the decision by the second-level decision-makers. Aggrieved stakeholders are informed of the decision for their complaints.	
7	Aggrieved stakeholder	Aggrieved stakeholders are informed of the decision by the second level of the GRM through local GR officers.	
		7-a) If aggrieved stakeholders are satisfied with the decision, complaints are resolved and recorded accordingly.	7-b) If aggrieved stakeholders are not satisfied with the decision of the second level of the GRM or if complaints are not handled within a period of one working day and aggrieved stakeholders do not receive any responses from second-level decision-makers, they can forward their complaints or file an appeal to PIAC.
8	Local GRM Team	In case of 7-a), Local GR officers write down the status “case closed” on an acknowledgement slip, issue it via email, SMS, letter or by hand to aggrieved stakeholders and record the case as “closed” in GAF and eGRM Portal.	In case of 7-b), Requests from aggrieved stakeholders for elevating their complaint are delivered to PIAC. The status of complaints is recorded. Complaints are forwarded to the third level via the Local GRM Team within one working day from receipt of complaints.
9	3rd Level PIAC	Complaints are filed by local GR officers/Central GR Officers. Complaints are registered on the eGRM Portal and reviewed within seven working days. A course of action on complaints is decided within 15 working days. Local/Central GR officers are informed of the action and/or decision on complaints.	


No.	Actor	Action Taken	
10	Local GRM Team	Local/Central GR officers receive and record the decision by PIAC. Aggrieved stakeholders are informed of the decision for their complaints.	
11	Aggrieved stakeholder	Aggrieved stakeholders are informed of the decision by the third level of the GRM through local or central GR officers.	
		11-a) If aggrieved stakeholders are satisfied with the decision, complaints are resolved and recorded accordingly.	11-b) If aggrieved stakeholders are not satisfied with the decision of the third level of the GRM or if complaints are not handled within a period of one working day and aggrieved stakeholders do not receive any responses from third-level decision-makers, they can forward their complaints or file an appeal to the court.
12	Local GRM Team	In case of 11-a), Local GR officers will update the status “case closed” on an acknowledgement slip, issue it via email, SMS, letter, or other means to aggrieved stakeholders and record the case as “closed” in GAF and eGRM Portal.	In case of 11-b), Requests from aggrieved stakeholders for elevating their complaint are delivered to the court. The status of complaints is recorded.
Court		Aggrieved stakeholders may also seek redress through the court system at any stage of the project’s GRM. The judicial procedure will dictate the process and progress of complaints once aggrieved stakeholders file their complaints before the court.	

Source: JDT and DOTr

F. Status of the Establishment of Grievance Redress Mechanism Set-Up

623. In November 2018, the DOTr established and has operated a full-functioning Central Hotline for the project with mobile numbers and e-mail address, which is managed by the DOTr's Grievance Redress (GR) officers. Information about the Central Hotline has been announced during IEC meetings and SCMs and has been disseminated to all LGUs and barangays concerned. All queries, issues and concerns of APs were filed and documented in the central database of the DOTr's Central GRM Team. In September 2022, the eGRM was launched. This reduced the steps of encoding as the lodging of concerns and complaints are directed to an eGRM Portal via SMS, email or website.
624. The DOTr resumed its establishment of a physical helpdesk for the whole South Commuter (SC) section through a monthly online training and coaching which started in August 2021. The following month, September 2021, the DOTr Central GRM Team conducted an iteration workshop to equip the SC Local GR Officers in handling and facilitating grievances and queries related to the project. By July 2022, SC helpdesks were already established in each LGU. These helpdesks are stationed at the office/department where the Local GR Officer is assigned to. Capacity-building activities for Local GR Officers will be conducted in 2023 for skills enhancement in handling grievances and queries. A Training Needs Assessment (TNA) will be developed to identify for skills development and improvement.
625. With the electronic GRM helpdesk (eGRM) already established, the IA has conducted trainings and coaching of eGRM throughout all the relevant departments. The local GR Officers were provided with GRM portal accounts, allowing them to encode all grievances that they will receive from PAPs in their respective LGUs. Since there are new features on the eGRM and Website, orientation trainings has been conducted to update the local GR officers on these changes.
626. GRM Information Education and Communication (IEC) Materials such as posters, brochures, and pamphlets, developed by the DOTr Central GRM Team with the assistance of ADB, were distributed across affected LGUs and which were made available at the municipal/city halls and/or affected barangays. In addition, eGRM videos (investment videos and instructional videos) were reposted by the affected LGUs on their social media pages.
627. In addressing grievances of APs, the different modalities are used such as the mobile help desk, GRM hotlines, email, and now the pre-launch GRM Portal, summarized in the table below:

Table 9-3: GRM Modalities

GRM Modality	Start of Establishment	Start of Operation
GRM Mobile Help Desk	July 2020	Meeting with LGUs regarding the roll-out of the mobile help desk on July 28, 2020;
Old GRM Hotlines	October 2018	October 2018 a. Phone Number Globe: 0927 450 6720 Smart: 0939 223 7993
New eGRM SMS number	September 2022	
GRM Email	January 25, 2020	The nscr.grm@dotr.gov.ph is being used in receiving grievances from APs since the first quarter of 2020.
Pre-launching of the eGRM Portal	Pre-launching was held last February 26, 2021	Pre-test of the communication materials, website, and SMS integration.
Launching of the eGRM Portal	Launching of the eGRM was held last September 2022	Already operational and for monitoring of operation. Distribution of the communication materials are currently being scheduled.

G. Grievance Communication Between Grievance Redress Officer and Affected Persons

628. Local and Central GRM Teams will keep informing APs on the status of their complaints and their resolution. The communication methods for this purpose are proposed in Table 9-4. The Grievance Action Form (GAF) is provided when the eGRM Portal is unavailable. APs can indicate their preferred contact channels on GAF. Responses to any anonymous

grievances when possible and the process for addressing anonymous grievances will be posted on a bulletin board located at the local help desk or the lobby of the LGU office.

Table 9-4: Methods for Communications with Affected Persons

Person in Charge	Grievance Received Through	Immediate Action Taken by GRM Team	Acknowledgment of Receipt	Delivery of Decisions Made at the GRM	Agreement on Case Closure	Method for Communication with APs
Local help desk (Local GR officers)	In person	GR officers assist APs in filling out GAF.	An acknowledgment slip is provided with a control number.	APs are informed through their preferred channels indicated on GAF.	GR officers ask APs whether to close grievance cases.	In person (at local help desk) Email Phone call Text/SMS Response letter Public information board (in case of anonymous grievances)
	Drop box	GR officers fill out GAF and provide responses as much as possible.	—	GR officers publish answers on a bulletin board located at the local help desk or the lobby of the LGU office.	When answers are published on a bulletin board, grievance cases are closed.	
eGRM (Central GR officer)	SMS/email/website	GR officers monitor eGRM Portal for incoming complaints/concerns	A ticket number is provided.	APs are informed through their preferred channels	GR officers ask APs whether to close grievance cases.	Email Text/SMS Response letter
	Letter	GR officers encode the concern to the eGRM. If information is not sufficient, APs are contacted for further information.	GR officers send a letter with an acknowledgment slip, control number, and specified deadline for response. In the letter, the email address and text number of central GR officers are provided. Or If APs mention about their contact numbers or email addresses in the letter, GR officers will inform them of a ticket number via the specified channels	APs fill out the acknowledgment slip attached to the letter or reply via email or text mentioned in the response letter to confirm whether to close grievance cases.		

H. Information Dissemination

629. The GRM is publicized and promoted especially at the local level, i.e., communities and barangays, to ensure that APs are aware of the platform and can use it as a trustworthy and effective means for feedback and grievance redress. As part of the overall project communications strategy, the NSCR-Ex PMO has prepared communication materials pertaining to the GRM both in text and visual forms, project details and maps, frequently asked questions, and the procedure of land acquisition and resettlement. The communication materials for the GRM are listed in Table 9-5.
630. Project stakeholders were informed about the GRM during SCMs. The information on the central hotline, including phone numbers and email address, was disclosed during the meetings.
631. In addition, a GRM brochure was also prepared. All authorities concerned, including barangay and LGU offices and the NSCR-Ex PMO refer to the brochure when explaining about the GRM procedure to aggrieved stakeholders who come to raise their issues or concerns. Also, the brochure will be disseminated at the local help desk and barangay halls.

Table 9-5: Methodology for GRM-Related Information Dissemination

Communication Tool	Content	Methodology for Information Dissemination	Responsibility	Timeline for Preparation
DOTr's eGRM	New SMS no.0922-110-1060 Email: nscr.grm@dotr.gov.ph Website: https://nscr.com.ph	SCM Posting on each barangay office's bulletin board Posting on the LGU's Facebook page	DOTr	Under operation since December 2018
Map	Map showing the project ROW within LGUs	Local help desk	DOTr	September 2020
GRM brochure	Summary of the project Objective of the GRM GRM process Information on the local help desk including its opening time and day, location, and the way to file a complaint/issue Information on entitlements, land acquisition process and schedule, resettlement sites, and the LRIP Information on the central hotline including phone	Local help desk Central GR officer Community organizing by the Social Housing Finance Corporation (SHFC)	DOTr	September 2020

Communication Tool	Content	Methodology for Information Dissemination	Responsibility	Timeline for Preparation
	numbers and email address			
Public information brochure	Project description Expected benefits from the project Information on the local help desk and central hotline	SCM Local help desk Central GR officer Community organizing by SHFC	DOTr	September 2020

Source: DOTr

I. Capacity Building of Grievance Redress Officers

632. **Objective.** Capacity building activities aim at ensuring that GR officers who are assigned for the Local or Central GRM Team are equipped with proper skills and knowledge on all aspects of the project including the RAP, construction timeline, environmental impact statement (EIS), health and safety measures, and legal and documentation process. Such activities will also be a means to obtain comments and suggestions from GR officers with regards to validating, improving, and streamlining the GRM.
633. **Training Program.** So far central and local GR officers have attended four training sessions pertaining to the GRM as below.
- **GRM Training.** The GRM training was undertaken by ADB for GR officers during the detailed design (DD) phase. It covered the GRM's scope, objective, structure, process, and implementation and monitoring system. During the training, the results of the assessment conducted by ADB of the existing GRM for the RAP were also presented. One local GR officer from Manila LGU attended the GRM training conducted on 14 and 15 March 2019. Training orientations are also done every time there's a newly assigned Local or Central GR Officer .
 - **Help Desk Training.** The two-day help desk training for local GR officers was conducted by Ecosys, the RAP sub-consultant of the JICA Design Team (JDT) on 4 and 5 April 2019. The topics covered: (i) the introduction and levelling of expectations; (ii) understanding on the RAP, RAP survey process, purpose and clients of the local help desk; (iii) legal framework; (iv) JICA and ADB guidelines, ROWSA, the Department of Public Works and Highways Right-of-Way Acquisition Manual (DRAM), and relevant Philippine Laws; (v) the entitlement matrix of the RAP; (vi) EJS process; (vii) types of EJS cases and corresponding solutions for each case; (viii) how to handle complaint and grievance cases; and (ix) roles for handling cases. A total of two local GR officers from Manila LGU attended the training for two days.

- **GRM Workshop.** The workshop covered the GRM's scope, objective, structure, process, and implementation and monitoring system. The two local GR officers from Manila, 1 from Makati City, 2 from Paranaque City, and 2 from Muntinlupa City LGUs attended the GRM workshop.
- **GR Iteration Workshop.** On 5 March 2020, the GR iteration workshop was held at the DOTr's MRT-3 depot. Along with local GR officers in charge of the Solis-Calamba Section, the NSCR-Ex PMO staff participated in an intensive session to review the GRM process and specific roles of the GRM units or focal points at each level. The two local GR officers from Manila, 2 from Makati City, 2 from Taguig City, 2 from Paranaque City and 2 from Muntinlupa City LGUs attended the workshop
- **Continuous Capacity Building.** The NSCR-Ex PMO will organize regular training and iteration sessions to ensure that the DOTr's staff and local GR officers have sufficient understanding of the GRM including updates or changes in the GRM procedure and system and project details. Constant and iterative aspect training for the PMO-GRM and LGU staff will be periodically given to ensure that knowledge and skills gained from previous trainings in managing risk communication and grievance redress monitoring are sustained. Gained knowledge and skills will be applied by the GRM staff in managing land-related concerns such as Extra Judicial Settlement (EJS) cases requested from the help desk.

J. Monitoring Reports on Grievance Redress

634. The NSCR-Ex PMO monitors the grievance redress status monthly and incorporates the status of received grievances into quarterly and semi-annual monitoring reports submitted to JICA and ADB. The details on RAP monitoring and reporting requirements are presented in Chapter 13.

K. Local Monitoring

635. The Central GRM Team will undertake periodic rapid appraisal that measures the GRM's effectiveness and efficiency. The Central GRM Team will monitor the type and status of grievances and grievance cases forwarded to the third parties or next levels of the GRM. The newly designed eGRM Portal will enable the processing and generation of such information.

1. Monitoring Approach

636. In order to evaluate the GRM's relevance, effectiveness, and efficiency, the progress of grievance cases can be tracked via the eGRM Portal. Also, the tracking system for site

visits and interviews with local key players such as LGU officials can be utilized to this end.

637. The results of local monitoring are documented by GR officers and uploaded on the eGRM Portal tracking system.

2. Reporting

638. The results of monitoring activities documented by local GR officers will be submitted to GRM managers and the Central GRM Team once a month. This can be automatically generated in the eGRM system.
639. A local monitoring report prepared by local GR officers includes the following: (i) the progress of grievances, (ii) raised issues and concerns during SCMs and focus group discussions (FGDs), (iii) comments for improving the GRM, and (iv) monitoring sheets which contain the number of grievances received and resolved and the type of grievances received at the local help desk.

L. Central Monitoring

640. Central monitoring is the integration of all local-level monitoring using the information obtained from the eGRM Portal and local monitoring reports containing the progress of and gaps in grievance resolution. The DOTr's GRM manager prepares a formatted narrative report on a monthly basis.

1. Monitoring Approach

641. The central monitoring is conducted for all levels of the GRM based on the eGRM Portal database, which enables the GRM Team to get a glimpse of the progress of all grievances. In addition, the central monitoring will make it possible to verify if there are an abnormal number of complaints of the same nature and identify any relevant problems. For example, if the receiving rate of grievances at the central hotline is irregular, then the GRM Team can examine any possible systematic errors. The GRM Team can also verify if there is a consistent delay in reaching a resolution and accordingly investigate the cause of the delay.

2. Reporting

642. Central GR officers monitor the type and status of grievance cases mainly through the eGRM Portal. Accordingly, the DOTr's GRM manager will prepare a central monitoring

report on a monthly basis which includes the status of grievances received through the central hotline and grievances elevated to the next levels of the GRM.

643. The central monitoring report includes the following: (i) the progress of grievances, (ii) summary of GRM activities such as meetings or capacity-building training, (iii) comments for improving the GRM, (iv) monitoring sheets which contain the numbers of grievances received and resolved and the type of grievances filed at each level of the GRM, (v) analysis of grievances under common themes and areas, and (vi) recommendations for further actions to reduce similar grievances in the future.

M. Continuous Update of the GRM

644. The GRM policy and procedure will be updated every six months to streamline the process where needed. Discussions and revisions will be made by the Central GRM Team based on recommendations. If necessary, interviews will be conducted with local GR officers on the spot. The updated GRM will be promptly distributed to each local help desk and central GR officers.

N. Checklist of Components of a GRM Office

Table 9-6 shows the checklist of components of a GRM office, the responsible offices, and provider of funds:

Table 9-6: Checklist of Components of a GRM Office

Components		Local GRM	Central GRM	Responsibility	Funds Provider
Staff	GR Team	✓	✓	DOTr/LGU	DOTr
Office	Space, desk, and chair	✓	✓	DOTr/LGU	DOTr/LGU
	Telephone	✓	✓	DOTr/LGU	DOTr/LGU
	PC	✓	✓	DOTr/LGU	DOTr/LGU
	Internet access	✓	✓	DOTr/LGU	DOTr/LGU
	Letter/drop box	✓	✓	DOTr/LGU	DOTr
	Bulletin board	✓	✓	DOTr/LGU	DOTr
	All-in-one printer (scanner, printer, photocopier) with supplies	✓	✓	DOTr/LGU	DOTr

Operation Tool	GAF	✓	✓	DOTr	DOTr
	Acknowledgement slip (receipt and resolution)	✓	✓	DOTr	DOTr
	Response letter format	✓	✓	DOTr	DOTr
	Database	✓	✓	DOTr	DOTr
Supporting Tool	GRM/Help Desk Manual	✓	✓	DOTr	DOTr
	Directory for the other agencies and all GRM-level contact persons	✓	✓	DOTr	DOTr
Communication Tool	Map showing ROW within each LGU	✓	✓	DOTr	DOTr
	Project information booklet	✓	✓	DOTr	DOTr
	Leaflet on (i) project information, (ii) land acquisition/resettlement, and (iii) GRM	✓	✓	DOTr	DOTr
Monitoring Tool	Monitoring Form		✓	DOTr	DOTr

Source: JICA Design Team

O. Grievance Action Form (GAF)

645. The GAF is a registry form of grievances and complaints received manually and eventually encoded to the eGRM Portal. The GAF is completed by complainants or GR officers and is registered into the eGRM Portal. The GAF contains the following fields sufficient to understand the issue to resolve and contact details to communicate with complainants. Table 9-7 shows the fields of the GAF:

Table 9-7: Fields of the GAF

No.	Item	Details
1	GAF control number	Registration number to be provided in accordance with the pre-decided numbering system
2	Date and time	Date and time when a complaint was first received
3	Basic information of APs	Name, gender, address, date of birth, contact details, occupation, name of spouse, and date of birth of spouse
4	Category of grievances filed	<ul style="list-style-type: none"> • Related to the environment • Related to the RAP • Related to health and safety • Others (Unrelated to the environment/RAP)

No.	Item	Details			
5	Action taken	<ul style="list-style-type: none"> Date of action resolved 			
		RAP <ul style="list-style-type: none"> Resolved at the GR officer level Resolved at RIMC/ROWSA Committee /DOTr's Legal Department Resolved at the PIAC Referred to the court 	Environment⁸¹ <ul style="list-style-type: none"> Resolved at HSE officer level Resolved at HSE Committee (HSEC) level Resolved at MMT level Referred to DENR- EMB 	Health and Safety <ul style="list-style-type: none"> Resolved at HSE officer level Resolved at HSEC level Resolved at PMO Board 	Others
6	Referral details	<ul style="list-style-type: none"> Name of authority Office Position Date of meeting Venue 			
7	Detail of grievances	Description of received complaints			
8	Detail of resolutions	Description of provided resolutions			
9	Preferred means of contact	<ul style="list-style-type: none"> Over the counter (Helpdesk) Letter Telephone E-mail SMS/text Social media Public information board 			
10	Remarks				

Source: JICA Design Team

646. If required in paper and online formats, GAF is prepared in Filipino with English translation and is accessible to users. A sample form in Filipino with English translation is shown in Figure 9-1:

Figure 9-1: Grievance Action Form

GRIEVANCE ACTION FORM		Control No.
IMPORMASYON NG PROYEKTO PROJECT INFORMATION		Petsa kung kalian natanggap: <i>Date Received:</i>

⁸¹ The Environment and Health and Safety GRM are modelled on the same principles and processes of the Resettlement GRM. However, the agencies involved in resolving issues are different. Please refer to the project's Environment Impact Assessment report for details of the Environment and Health and Safety GRM.

Pangalan ng Proyekto: <i>Name of Project:</i>		
Implementing Officer: <i>Implementing Officer:</i>	Tinanggap ni: <i>Received by:</i> Posisyon: <i>Designation:</i> <div style="text-align: center;"> Pangalan at Lagda <i>Signature over printed name</i> </div>	
PERSONAL NA IMPORMASYON NG PAP PERSONAL INFORMATION OF PROJECT-AFFECTED PERSON		
Pangalan <i>Name</i>	Kasarian Lalaki/Babae <i>Sex Male/Female</i>	Kapanganakan (MM-DD-YYYY) <i>Date of Birth (MM-DD-YYYY)</i>
Pangalan ng Asawa <i>Name of Spouse</i>	Kasarian Lalaki/Babae <i>Sex Male/Female</i>	Kapanganakan (MM-DD-YYYY) <i>Date of Birth (MM-DD-YYYY)</i>
Tirahan <i>Address</i>		
Contact Number <i>Contact Number</i>		
DETALYE NG ISINAMPANG GRIEVANCE DETAILS ON GRIEVANCE FILED		
KATEGORIYA (Bilugan ang nararapat na letra) CATEGORY (Encircle appropriate letter)	URI NG AKSYON (Bilugan ang nararapat na letra) TYPE OF ACTION (Encircle appropriate letter)	
A May kinalaman sa pangkapaligiran A Environmental Related	Pangkapaligiran Environmental	RAP
B May kinalaman sa kalusugan at seguridad B Health and Safety Related	A Naresolba sa HSE Officer Level A Resolved at HSE Officer Level	A Naresolba sa Grievance Officer Level A Resolved at Grievance Officer Level
C May kinalaman sa RAP C RAP Related	B Naresolba sa HSEC Level	B Naresolba sa LIAC/ROW PMO

D Iba pa D Not Environment/RAP Related	B Resolved at HSEC Level	B Resolved at LIAC/ROW PMO
	C Naresolba sa MMT Level	C Naresolba sa PIAC
	C Resolved at MMT Level	C Resolved at PIAC
	D Naresolba sa DENR-EMB	D Naresolba sa Korte
	D Referred to DENR-EMB	D Referred to Court
DETALYE NG GRIEVANCE DETAILS OF GRIEVANCE	DETALYE NG REFERRAL REFERRAL DETAILS	
Petsa: Date:	Pangalan ng Awtoridad <i>Name of Authority</i>	
Detalye: Details:	Opisina <i>Office</i> Posisyon <i>Position</i> Petsa ng Pagpupulong <i>Date of Meeting</i> Lugar ng Pagpupulong <i>Venue</i>	

Source: JICA Design Team

1. Control Numbers of GAFs

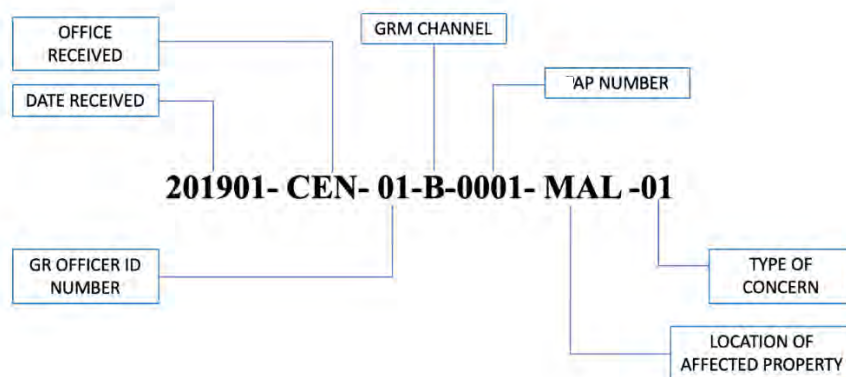
647. All complaints and grievances reaching the eGRM are given ticket numbers, when eGRM is not available, the manual filling up of GAFs will be used. The control numbers of GAFs consist of components shown in Table 9-8, allowing the easy identification of the registered date of grievances, the LGU where the grievances are raised, and the office managing the grievances. The GAF control number will be composed of the following elements: date when complaint was filed, GRM/Help Desk office where it was logged, GR officer ID number, code of GRM channel where the grievance was filed, AP number, location of affected property, and code for type of concern/grievance. Table 9-8 below illustrates how the GAF control number is generated.

Table 9-8: GAF Control Numbers

Date	Office Logged	GR Officer Number	GRM Channel	AP Number	Location of Affected Property	Concern Number
Possible values: Year 2018-2025 Possible values: Month 01 - 12	Possible values: MNL – Manila MKT – Makati TAG – Taguig PRN – Paranaque MTN – Muntinlupa SPD – San Pedro BIN – Binan STR – Sta. Rosa CBY – Cabuyao CMB - Calamba CEN – Central GRM	Possible values: 01 to 99 Note: Each GR officer has unique ID number	Possible values: A – In Person B – Telephone C – E-mail D – Letter E – Text/SMS F – Social Media	Possible values: 0001 to 9999 Note: Each PAP has a unique PAP number.	Possible values: MNL – Manila MKT – Makati TAG – Taguig PRN – Paranaque MTN – Muntinlupa SPD – San Pedro BIN – Binan STR – Sta. Rosa CBY – Cabuyao CMB - Calamba	Possible values: 01 to 99
SAMPLE CONTROL NUMBER: 201901- CEN- 01-B-0001- MAL -01						

Source: JICA Design Team

Figure 9-2: GAF Control Number



2. Acknowledgement Slip for Receipt and Resolution

648. Once the GR officer receives a grievance from an AP, an acknowledgement slip in Tagalog is issued to the AP within 24 hours of receiving the grievance (The example below is a copy in English). When the AP contacts the DOTr personally or through a drop box and letter, the GR officer provides a paper acknowledgement slip. The slip serves as the acknowledgement of receipt and resolution, if applicable. When a satisfactory resolution for both parties has been reached, the AP will sign on the right side of the slip to acknowledge the resolution of the grievance. The GR officer will keep a copy of the slip. The acknowledgement slip format is shown in **Error! Reference source not found.** REF_Ref60777961 \h * MERGEFORMAT **Error! Reference source not found.** Figure 9-3. All transactions received through this method will eventually be uploaded to the eGRM system.

Figure 9-3: Copy of Acknowledgment Slip for APs in English

ACKNOWLEDGEMENT Slip		Copy of Aggrieved Stakeholder	
Control Number: _____		Control Number: _____	
Date: _____	Date: _____	Date: _____	Date: _____
Name of GR officer: _____		Name of GR officer: _____	
Be it known, that the undersigned from <u>Name of LGU Help Desk/Central Hot line</u> , acknowledges the grievance from <u>Name of Aggrieved Stakeholder</u> and certifies that his/her case is deemed received .	Be it known, that the undersigned from <u>Address of Aggrieved Stakeholder</u> , acknowledges the resolution(s) to his/her concerns and certifies that his/her case is deemed resolved .	Be it known, that the undersigned from <u>Address of Aggrieved Stakeholder</u> , acknowledges the resolution(s) to his/her concerns and certifies that his/her case is deemed resolved .	Be it known, that the undersigned from <u>Address of Aggrieved Stakeholder</u> , acknowledges the resolution(s) to his/her concerns and certifies that his/her case is deemed resolved .
Signature of GR Officer _____		Signature of Aggrieved Stakeholder _____	

649. For grievances received through e-mail and SMS, the acknowledgement will be provided to APs through each corresponding channel. If the grievance is lodged through the eGRM Portal, a ticket number will be provided to the AP for reference.

P. Centralized Database transition to eGRM Portal

650. The DOTr has set-up initially the centralized database system and migrated the data to the new eGRM Portal for the efficient and sustainable operation of the GRM. Upon the launch of the eGRM Portal last September 2022, APs may file their grievances through the eGRM Portal via SMS, email and website. The Local GR Officers in the LGU are also trained to use the eGRM Portal on the grievances that will be lodged through their offices. The APs are being oriented continuously on the use of the eGRM Portal every time there is consultation meeting or community assembly being done on site.

1. Temporary Online Centralized Database migration to eGRM

651. The temporary online centralized database was operated until the software of the central database was developed. In case of no internet access, each Help Desk will have an Excel database (offline) to input information. The Excel file with input information is unified into the eGRM by a Local GR officer at the end of each day. If the Help Desk has internet access, the Local GR officer can use the eGRM directly.

652. All the Central GR officers have access to the eGRM Portal. When a grievance is received through eGRM via e-mail, SMS and website. The eGRM will automatically assign a ticket number. For grievances given through a letter or local helpdesk, the central and local GR officer encode the grievance into the eGRM system.

Table 9-9 shows the procedure of operation for Online eGRM Portal at the 1st level of complaint.

Table 9-9: Procedure of Operation for Online eGRM Portal at the 1st Level

No.	Items	Description	Required Equipment	Responsible		Timeline
				Local GR Officer	Central GR Officer	
1	Input	Without Internet Access at the Help Desk: Information is input on the Excel database along with the GAF written by APs.	<ul style="list-style-type: none"> GAF Excel database 	✓		As soon as a complaint is received
2	Distribution	<ul style="list-style-type: none"> With Internet Access at the Help Desk: The information heard from APs is input on the eGRM Portal. The input information is automatically registered. 	<ul style="list-style-type: none"> Internet eGRM Portal 	✓		As soon as complaint is received

No.	Items	Description	Required Equipment	Responsible		Timeline
				Local GR Officer	Central GR Officer	
3	Input Integration	eGRM Portal: The information heard from APs who contact the Hotline (via phone call, e-mail, SMS, and letter) is entered in the eGRM Portal. The input information is automatically registered in the portal.	<ul style="list-style-type: none"> Internet eGRM Portal 		✓	As soon as a complaint is received
		Without Internet Access at the Help Desk: The Excel database at each Help Desk is collected and compiled into the centralized database. The Excel database is collected through e-mail or by hand.	<ul style="list-style-type: none"> Excel database Internet 		✓	
4	Tracking Update	The status of resolutions for grievance s at each level is followed up and clarified, using the eGRM	<ul style="list-style-type: none"> eGRM 	✓	✓	Everyday
5	Backup	The copy of the centralized database is backed up daily by hard disks or online.	<ul style="list-style-type: none"> Centralize d database Hard disk Online server 		✓	Once a month

Source: JICA Design Team

653. The roles and responsibilities of the GRM Team for the eGRM Portal and database is summarized in Table 9-100.

Table 9-10: Roles and Responsibilities of the GRM Team for the eGRM Portal

Responsibility	Local GR Officer	Central GR Officer	Database Manager
Generate user IDs and passwords of eGRM system			✓
Input the GAF information written by APs on the eGRM	✓	✓	
Input the information heard from APs on the online GAF and register it on the eGRM	✓	✓	
Browse data for the follow-up on the status of grievances in the eGRM	✓	✓	

Responsibility	Local GR Officer	Central GR Officer	Database Manager
Provide access (when immediately available) and a copy of the centralized database to each Local Help Desk for browsing		✓	
Update the status of grievances once information is updated	✓	✓	
Record the relevant data in the database when the grievance is resolved	✓	✓	
Update the centralized database as necessary to respond to threats such as computer virus and attacks			✓
Maintain database performance by troubleshooting problems			✓
Back up the data on the system or recovery files			✓

Source: JICA Design Team

CHAPTER 10 RAP IMPLEMENTATION ARRANGEMENTS

654. This chapter discusses implementation arrangements for the resettlement action plan (RAP) for the project. Specific functions of implementing bodies and their relevance to the roles of the Department of Transportation (DOTr) as the implementing agency (IA) are explained in detail. Table 10-1 **Error! Reference source not found.** summarizes implementing units and coordinating bodies for this project, while the RAP implementation structure is shown in Source: JICA Design Team
655. For sections of the NSCR-Ex project alignment that overlapped with the NLEX-SLEX Connector Road Project of DPWH, RAP implementation will be by DPWH as their project is already in the implementation stage, however, additional compensation will be issued to the APs within the overlap section based on this RAP as stated in the proposed reconciled entitlement matrix attached in Appendix 14 of Vol. 3 Appendices. As an update, the PPP Service Office under the DPWH, which handles the connector road project, manifested that they are not in the position to give a formal agreement on the matter when DOTr asked for a formal reply to the document sent for their concurrence on the agreed additional compensation based on the discussion made on 18 January 2021 between the DOTr and DPWH-PPP Office representatives, please see Appendix 16 and Appendix 17 of Vol. 3 Appendices for the copies of these letters. Nevertheless, the APs were already presented information on the additional compensation and will be eligible for additional compensation under this RAP for items not provided by the DPWH for the NLEX-SLEX Connector Project. As of this writing, there are 251 households affected in the shared PROW of both projects whose structures are located in PNR and private lots, majority of which were already relocated or relocation is ongoing by the DPWH.
656. Table 10-2 shows the comparison of entitlement of the project-affected persons from the DPWH NLEX-SLEX Connector and DOTr NSCR-Ex projects.

Table 10-2. Comparison of Entitlements of PAPs from the DPWH NLEX-SLEX Connector and DOTr NSCR-Ex

Type of Loss	DPWH NLEX-SLEX Connector	DOTr NSCR-Ex
Land	<ul style="list-style-type: none"> • Cash compensation for loss of entire land at fair market value • If feasible, land for and will be provided in terms of a new parcel of land of equivalent value or productivity, at a location acceptable to PAP's 	<ul style="list-style-type: none"> • Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT arrears. • If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to APs.

Structure	<ul style="list-style-type: none"> • Cash compensation for loss of entire structure at the fair market value 	<ul style="list-style-type: none"> • Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials. • In cases where the affected structures are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as indicated in the next row:
Informal Settler Families (ISF)	<ul style="list-style-type: none"> • Provision of resettlement site with housing units and basic services • Provision of transportation assistance during transfer 	<p>Self-relocation assistance</p> <ul style="list-style-type: none"> • Rental subsidy equivalent to five months of rental payment for an alternative dwelling; • Cash compensation to cover the cost of connecting utilities such as water and power; • Transportation to new dwelling inclusive of transportation of belongings; and • Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). <p>Assisted-resettlement</p> <ul style="list-style-type: none"> • Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: <ul style="list-style-type: none"> - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m2; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home Improvement; and/or - Refinancing of an existing housing loan
Income	<ul style="list-style-type: none"> • Provision of interim sustainable livelihood starter fund in the form of livelihood programs 	<ul style="list-style-type: none"> • Participation in the Livelihood Restoration and Improvement Program (LRIP). • Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.

		<ul style="list-style-type: none"> • Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For APs who are leasing space from property owners and for those who will continue with their micro-small business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. • For APs who are owners of small, medium or large commercial establishments built inside own affected property: acquire the property but allow the owner of the structure and business use of the land for a defined period to give the owner time to transfer, subject to agreement on a case-to-case basis. • For APs who are owners of commercial/business entities and are leasing affected space/property and for those who will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. <p>Vendors with no stalls:</p> <ul style="list-style-type: none"> • Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g. assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs.
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		<p>Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Participation in the LRIP. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>Wage-based earners and employees of displaced commercial, agricultural and industrial establishment:</p> <ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Participation in the LRIP. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance. • Priority in employment during construction and operation stage of the project. •
Vulnerable APs	None	<p>In addition to applicable compensation:</p> <ul style="list-style-type: none"> • Inconvenience allowance in the amount equivalent to Php 10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to Php 15,000 will be provided in coordination with other government agencies. • Support and/or maintain access to government welfare programs. • Inclusion in the LRIP.

657. Table10-3 shows the entitlements that will be provided by the DOTr to the affected households of the project which are not provided by the DPWH's NLEX-SLEX Connector project.

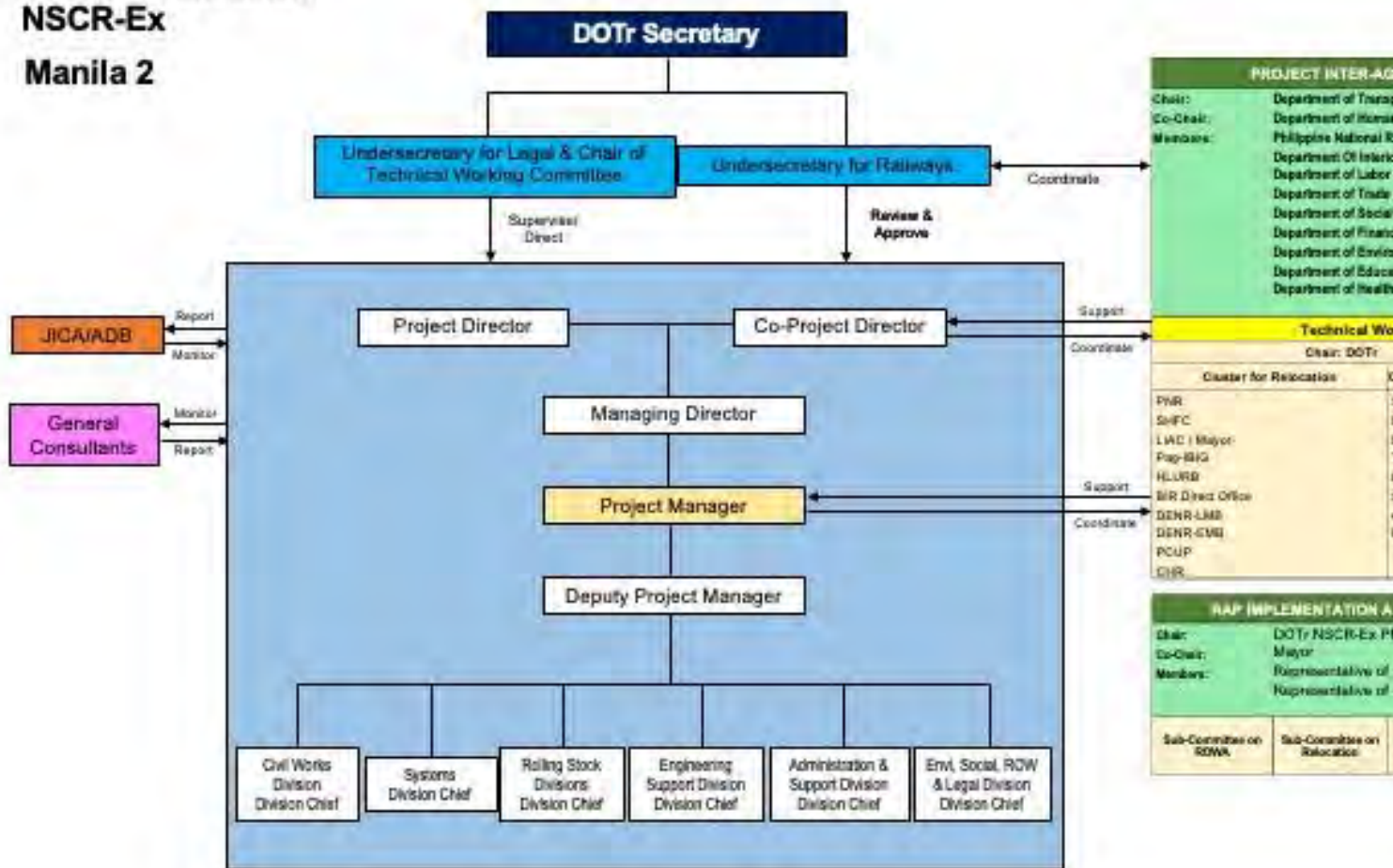
Table 10-3. Entitlements to be provided by the Department of Transportation to Affected Households in the Overlap of DPWH NLEX-SLEX Connector and DOTr's NSCR-Ex

Type of Loss	Entitlements
Structure	<ul style="list-style-type: none"> • None. DPWH will pay according to their RAP.
ISF	<p>Assistance in:</p> <ul style="list-style-type: none"> (ii) Rental subsidy for five months of rental payment for an alternative dwelling; (iii) Cash compensation to cover the cost of connecting utilities such as water and power, if applicable; (iv) Transportation to new dwelling inclusive of transportation of belongings; if applicable, and (v) Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr), if applicable. <p>Or</p> <ul style="list-style-type: none"> - Home Improvement; and/or - Refinancing of an existing housing loan
Income	<p>If applicable:</p> <ul style="list-style-type: none"> • Cash compensation for income losses during transition period. • Cash compensation to cover transactional cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For micro-small businesses, rental subsidy for three months. • For commercial/business entities and are leasing affected space/property and will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental. • For vendors with no stalls, assistance in identification of, and transportation to, an alternative site to continue economic activity <p>For Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>For Wage-based earners and employees:</p>

	<ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance. • Priority in employment during construction and operation stage of the project. <p>For APs who are agricultural tenants and sharecroppers:</p> <ul style="list-style-type: none"> • Financial assistance equivalent to the average gross harvest for the last three years and not less than PhP15,000 per hectare. • Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. <p>For APs who are landowners or lessee who are directly engaged in farming:</p> <ul style="list-style-type: none"> • A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA. 6389).
Vulnerable Households	<ul style="list-style-type: none"> • Inconvenience allowance equivalent to PhP10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP15,000. • Support and/or maintain access to government welfare programs.

*All compensation assessments are subject to deliberation by the RIMC to ensure no double compensation is incurred.

RAP Implementation Structure
NSCR-Ex
Manila 2



658. Figure 10-1.

Table 10-1: Implementing Units and Coordinating Bodies

Body/Unit		Purpose/Key Responsibility	Unit Type	Frequency of Meeting	Number of Member/Staff
Primary Implementing Unit	Project Management Office (PMO)	Primarily responsible for the implementation of the project including the RAP implementation	Project-based office	Weekly and as needed	More than 400 (82 dedicated to RAP Implementation)

Approving Committee	Technical Working Committee (TWC)	Responsible for right-of-way (ROW) acquisition for all DOTr projects. This unit serves as the final approving body for all ROW acquisition requiring the DOTr's decision.	Committee	As needed	11
Coordinating Body	Project Inter-agency Committee (PIAC)	Primarily responsible for establishing institutional linkages among concerned government offices and creating inter-agency policies for the efficient implementation of RAP components.	Project-wide committee	Quarterly	11
	Technical Working Group (TWG) under PIAC	Responsible for actual inter-agency coordination at the project-wide level. Representatives are responsible for cascading to field offices or concerned sub-units the function/role of their respective agencies regarding the RAP implementation and the agreements/policies/plans agreed at the PIAC/TWG level.	PIAC sub-committee	As needed	21
	RAP Implementation and Management Committee (RIMC)	Recommendatory and coordinating committee for the RAP implementation at the local level.	City/municipality-level committee	Every other week	16

Source: JICA Design Team

659. For sections of the NSCR-Ex project alignment that overlapped with the NLEX-SLEX Connector Road Project of DPWH, RAP implementation will be by DPWH as their project is already in the implementation stage, however, additional compensation will be issued to the APs within the overlap section based on this RAP as stated in the proposed reconciled entitlement matrix attached in Appendix 14 of Vol. 3 Appendices. As an update, the PPP Service Office under the DPWH, which handles the connector road project, manifested that they are not in the position to give a formal agreement on the matter when DOTr asked for a formal reply to the document sent for their concurrence on the agreed additional compensation based on the discussion made on 18 January 2021 between the DOTr and DPWH-PPP Office representatives, please see Appendix 16 and Appendix 17

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Structure	<ul style="list-style-type: none"> • Cash compensation for loss of entire structure at the fair market value 	<ul style="list-style-type: none"> • Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials. • In cases where the affected structures are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as indicated in the next row:
Informal Settler Families (ISF)	<ul style="list-style-type: none"> • Provision of resettlement site with housing units and basic services • Provision of transportation assistance during transfer 	<p>Self-relocation assistance</p> <ul style="list-style-type: none"> • Rental subsidy equivalent to five months of rental payment for an alternative dwelling; • Cash compensation to cover the cost of connecting utilities such as water and power; • Transportation to new dwelling inclusive of transportation of belongings; and • Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). <p>Assisted-resettlement</p>

		<ul style="list-style-type: none"> • Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: <ul style="list-style-type: none"> - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home Improvement; and/or - Refinancing of an existing housing loan
Income	<ul style="list-style-type: none"> • Provision of interim sustainable livelihood starter fund in the form of livelihood programs 	<ul style="list-style-type: none"> • Participation in the Livelihood Restoration and Improvement Program (LRIP). • Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months. • Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For APs who are leasing space from property owners and for those who will continue with their micro-small business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. • For APs who are owners of small, medium or large commercial establishments built inside own affected property: acquire the property but allow the owner of the structure and business use of the land for a defined period to give the owner time to

		<p>transfer, subject to agreement on a case-to-case basis.</p> <ul style="list-style-type: none"> • For APs who are owners of commercial/business entities and are leasing affected space/property and for those who will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. <p>Vendors with no stalls:</p> <ul style="list-style-type: none"> • Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g. assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs. <p>Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Participation in the LRIP. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>Wage-based earners and employees of displaced commercial, agricultural and industrial establishment:</p> <ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Participation in the LRIP. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance.
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		<ul style="list-style-type: none"> • Priority in employment during construction and operation stage of the project. •
Vulnerable APs	None	<p>In addition to applicable compensation:</p> <ul style="list-style-type: none"> • Inconvenience allowance in the amount equivalent to Php 10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to Php 15,000 will be provided in coordination with other government agencies. • Support and/or maintain access to government welfare programs. • Inclusion in the LRIP.

661. Table10-3 shows the entitlements that will be provided by the DOTr to the affected households of the project which are not provided by the DPWH's NLEX-SLEX Connector project.

Table 10-3. Entitlements to be provided by the Department of Transportation to Affected Households in the Overlap of DPWH NLEX-SLEX Connector and DOTr's NSCR-Ex

Type of Loss	Entitlements
Structure	<ul style="list-style-type: none"> • None. DPWH will pay according to their RAP.
ISF	<p>Assistance in:</p> <ul style="list-style-type: none"> (vi) Rental subsidy for five months of rental payment for an alternative dwelling; (vii) Cash compensation to cover the cost of connecting utilities such as water and power, if applicable; (viii) Transportation to new dwelling inclusive of transportation of belongings; if applicable, and (ix) Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr), if applicable. <p>Or</p> <ul style="list-style-type: none"> - Home Improvement; and/or - Refinancing of an existing housing loan

<p>Income</p>	<p>If applicable:</p> <ul style="list-style-type: none"> • Cash compensation for income losses during transition period. • Cash compensation to cover transactional cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For micro-small businesses, rental subsidy for three months. • For commercial/business entities and are leasing affected space/property and will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental. • For vendors with no stalls, assistance in identification of, and transportation to, an alternative site to continue economic activity <p>For Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>For Wage-based earners and employees:</p> <ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance. • Priority in employment during construction and operation stage of the project. <p>For APs who are agricultural tenants and sharecroppers:</p> <ul style="list-style-type: none"> • Financial assistance equivalent to the average gross harvest for the last three years and not less than PhP15,000 per hectare. • Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. <p>For APs who are landowners or lessee who are directly engaged in farming:</p> <ul style="list-style-type: none"> • A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA. 6389).
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Vulnerable Households	<ul style="list-style-type: none"> • Inconvenience allowance equivalent to PhP10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP15,000. • Support and/or maintain access to government welfare programs.
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*All compensation assessments are subject to deliberation by the RIMC to ensure no double compensation is incurred.

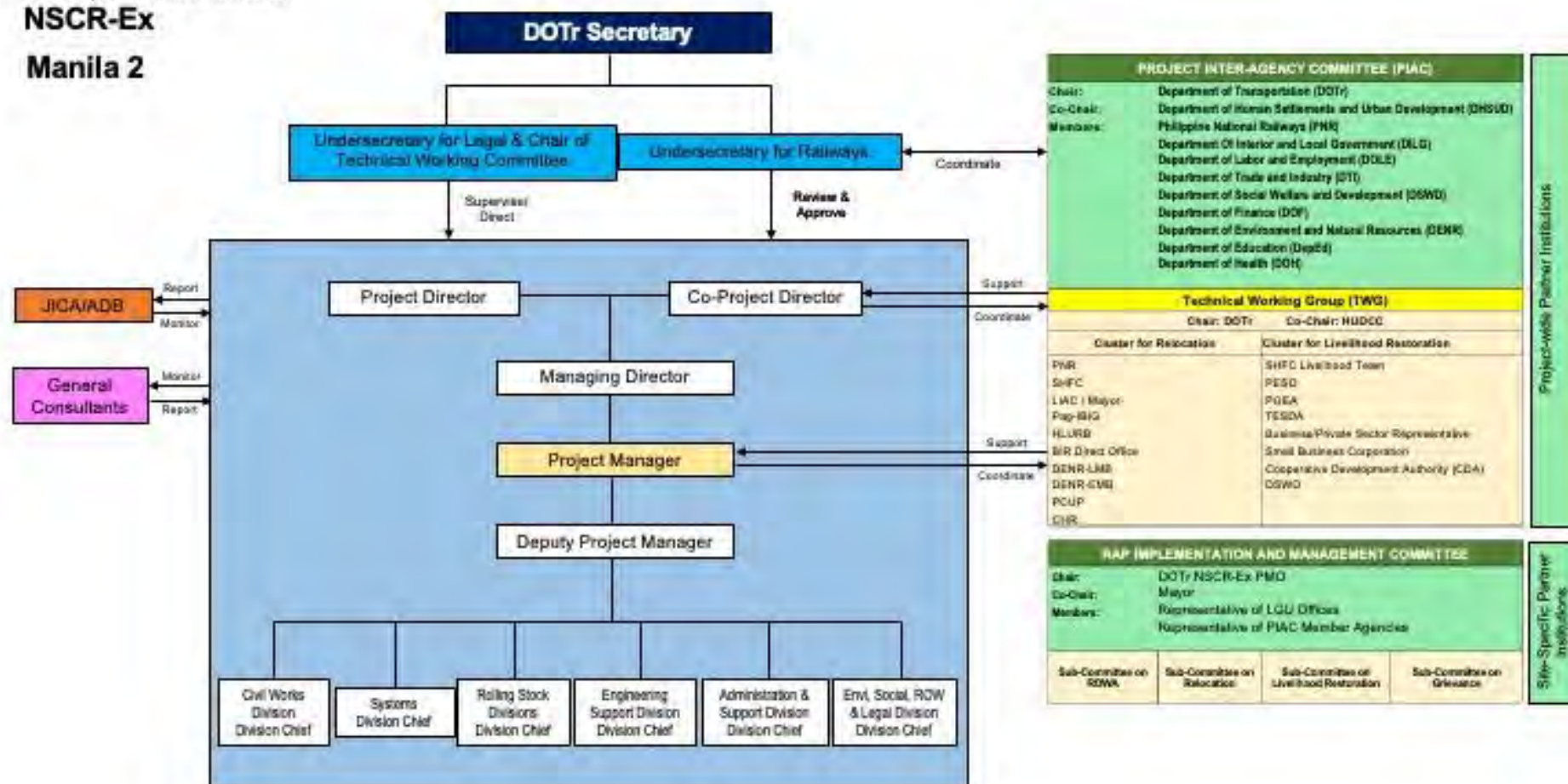


Figure 10-1: RAP Implementation Structure (as of February 2020)

A. Department of Transportation

662. As the IA for the project, the DOTr supervises and coordinates the implementation of all activities, monitor compliance with this RAP, secure sufficient funds for the implementation of all resettlement-related activities, allocate resources in a timely manner, set target outputs with the corresponding timeline, monitor progress, consolidate reports from all sources, document gaps, and find appropriate solutions. Such general roles of the DOTr as the IA will be largely carried out by a special office created for this purpose, the Project Management Office (PMO) of the North-South Commuter Railway Extension Project (NSCR-Ex).
663. The DOTr is headed by its secretary who reports directly to the President of the Philippines. The department secretary is assisted by several undersecretaries that head their respective divisions. For the project, the undersecretary for railways will directly supervise the NSCR PMO and make critical decisions related to the RAP implementation.
664. Works contracts will not be awarded until the final approval on the updated RAP. Construction in any affected areas will not be allowed to commence until full compensation is paid and relocation, when necessary, is completed in accordance with this RAP. Before giving possession of a relevant site to the contractor, the DOTr will give its confirmation to the Asian Development Bank (ADB) that the provision required by the RAP is satisfactorily completed and that compensation, entitlements, and resettlement assistance are provided. After obtaining the acknowledgement of ADB, the DOTr will issue the notice to proceed (NTP) to the contractor.
665. Prior commencement of works, RAP is approved and the DOTr will ensure that the contractor will provide safe access to the community that live beside the project premises.

B. Technical Working Committee⁸²

666. Department Order (D.O.) No. 2013-05 created the Technical Working Committee (TWC) for the right-of-way (ROW) acquisition for infrastructure projects under the DOTr management. The undersecretary for legal and procurement and the undersecretary for planning are TWC members. The TWC provides legal and technical support to all PMOs under the DOTr, including the NSCR PMO.

1. Roles and Responsibilities of the Committee

667. The roles and responsibilities of the TWC are summarized below.

82 The committee will be replaced by the DOTr's Right-of-Way and Site Acquisition (ROWSA) Committee once the ROWSA Committee is created.

1. Evaluate, examine, and approve documents pertaining to all properties to be acquired that have already undergone due diligence by the NSCR PMO⁸³; and
2. Endorse documents for compensation as per the entitlement matrix of this RAP.

2. Composition of the Technical Working Committee

668. The DOTr's TWC is established under the Office of the Undersecretary for Legal and Procurement. D.O. No. 2013-05 specifies the composition of the TWC as shown in **Table 10-4: Composition of the Technical Working Committee** Table 10-4.

Table 10-4: Composition of the Technical Working Committee

	Position	Member
1	Leader	Chairman: Director, Legal Service Vice-chairman: Director, Planning Service
2	Member	Executive Director concerned Chief, Legal Affairs and Research Division Project manager/engineer concerned Representative of Legal Service Representative of Planning Service Representative of Finance and Comptrollership Service Representative of Procurement Supply and Property Management Service
3	Observer	Representative of the Commission on Audit (COA) Resident Auditor

Source: DOTr.

C. North South Commuter Railway Project Management Office

The NSCR PMO will be the primary project implementing unit of the DOTr for the project including the RAP implementation in accordance with the Guidelines for Environmental and Social Considerations (2010) of the Japan International Cooperation Agency (JICA) and ADB's Safeguard Policy Statement (SPS, 2009) on involuntary resettlement. The NSCR PMO carries out the responsibilities laid out in this RAP.

1. Roles and Responsibilities of the Project Management Office

The role and responsibilities of the NSCR PMO pertaining to the RAP are summarized below.

83 The assistant secretary for procurement and project implementation will sign the offer to buy (OTB) to be issued by the DOTr's PMO to property owners.

a. General Functions

- Lead and manage the overall implementation of this RAP;
- Synchronize resettlement activities and land acquisition with the project construction schedule and similarly closely coordinate with contractors to ensure that civil works are aligned with the RAP implementation;
- Coordinate with other partner institutions in the RAP implementation such the Social Housing Finance Corporation (SHFC), the Department of Human Settlements and Urban Development (DHSUD), formerly the Housing and Urban Development Coordinating Council (HUDCC), local government units (LGUs), government financial institutions (GFIs), and the Department of Finance (DOF);
- Coordinate with DPWH to ensure that the APs in the commonly affected properties of both projects will receive supplemental entitlements prior to displacement;
- Ensure the timely implementation of the RAP, specifically, the acquisition of the ROW, the resettlement of affected persons (APs), and the implementation of the livelihood restoration and improvement program (LRIP);
- Supervise the general consultant in matters pertaining to the RAP;
- Create a database of APs accessible to all involved agencies nationwide and set guidelines in accessing this database to maintain confidentiality of information to protect the privacy of APs;
- Lead responses to unanticipated impacts due to the project, preparing safeguards documents/reports as required by JICA and ADB;
- Lead all project-related committees and organize a secretariat;
- Prepare detailed action plans, schedules, targets, and resource allocation plans to effectively implement the RAP;
- Ensure that sufficient human resources are available to implement the RAP;
- Operate and maintain the grievance redress mechanism (GRM), ensuring availability of all required resources such as budgets, staff, office space, transport, and supplies;
- Ensure that adequate budgets and required funds are available to implement the RAP and all related safeguards plans and activities and make all required payment to APs including monthly rental allowances in a timely manner;
- Disclose information about the RAP implementation in a timely and meaningful manner, and involve APs in the RAP implementation;
- Monitor and report all RAP-related activities, identifying issues and implement corrective actions, as outlined in the RAP;
- Update the RAP including any other safeguard documents as required by JICA and ADB;
- Ensure that unanticipated impacts are addressed according to the RAP;
- Prepare monthly and quarterly monitoring reports on the RAP implementation, post-completion and evaluation reports and semi-annual internal monitoring and evaluation reports for submission to JICA and ADB;
- Ensure the engagement of the external monitor agent (EMA) during the RAP implementation; and
- Act under the overall direction of the undersecretary for railways.

b. Right-of-Way and Land Acquisition

1. Conduct all required surveys to determine affected persons and assets as needed;
2. Ensure that all eligible APs provided with their respective entitlements are identified according to the RAP and are relocated and/or compensated as per the RAP;
3. Update and maintain the database on APs and their assets needed for the effective implementation and monitoring of RAP activities;
4. Conduct the validation of APs (both landowners and informal settlers) and assets and the verification of eligibility jointly with or independently from other agencies;
5. Provide assistance to APs to complete the preparation of necessary documents when needed;
6. Carry out due diligence on land when property owners cannot be identified;
7. Ensure the timely procurement of GFI services and monitor appraisal of affected properties, thereafter;
8. Issue the notice of taking (NoT) and offer to buy (OTB) duly approved and signed by proper authorities;⁸⁴
9. Assist APs in securing required documents, particularly in extra judicial settlement (EJS) cases;
10. Pay full compensation to APs prior to incurrence of loss and land clearing;
11. Provide supplemental entitlements to those APs who are commonly affected by both projects (NSCR-Ex and NLEX-SLEX Connector Project of the DPWH) prior to displacement;
12. Lead and manage the timely clearing of the ROW and relocation of APs; and
13. Any additional land acquisition is required to be assessed for resettlement impacts, and safeguard documentation will be prepared and approved by JICA and ADB prior to acquisition and clearing.

c. Relocation and Resettlement

1. Set guidelines and policies in issuing the official master list of affected households (AHs) and APs ensuring that the only legitimate AHs and APs will be provided with compensation and relocation assistance;
2. In coordination with LGUs and the Presidential Commission for the Urban Poor (PCUP), observes the process of issuance of demolition/dismantling notices;
3. Initiate the application and completion of requirements for the issuance of the certificate of compliance (COC) prior to displacement of APs and dismantlement of their structures;
4. Ensure that a resettlement site is complete with all necessary utilities, community facilities, and social services;
5. Implement and monitor rental subsidies for temporary accommodation during the interim stage including the timely payment of allowances to APs;
6. Provide transportation for APs and their belongings including salvageable materials;
7. Provide food assistance for APs;

84 The NoT will be signed by the head of the ROWSA Team, while the OTB will be signed by the TWC Chairman.

8. Develop, establish, and implement public rental facilities;
9. Implement self-relocation options;
10. Provide resettlement assistance to affected landowner claimant households.

d. Implementation of the Livelihood Restoration and Improvement Program

1. In coordination with concerned member agencies of the Project Inter-agency Committee (PIAC), the RAP Implementation and Management Committee (RIMC), the Local Inter-agency Committee (LIAC), and the Local Housing Board (LHB), implement the LRIP;
2. Create a division within the NSCR PMO or assign dedicated persons to supervise and implement the LRIP that is not covered by partner agencies;
3. Monitor the use of the compensation capital provided to APs;
4. Maximize the use of other livelihood programs where they are available for APs; and
5. Arrange employment for APs in construction works for the project.

e. Preparation and Submission of Reports

1. Submit all necessary reports to the undersecretary for railways periodically (on a monthly basis) pertaining to the RAP implementation;
2. Conduct internal monitoring of the RAP implementation and prepare monthly, quarterly and semi-annual monitoring reports/updates; and
3. Prepare and consolidate reports for the future reference.

2. Composition of the Project Management Office

669. As of September 2022, the NSCR PMO has filled up a total of 104 positions, including 46 positions specifically for the RAP implementation and has planned to keep recruiting new staff. The current 46 staff dedicated for the RAP implementation are given tasks with land acquisition, resettlement, livelihood and the GRM.

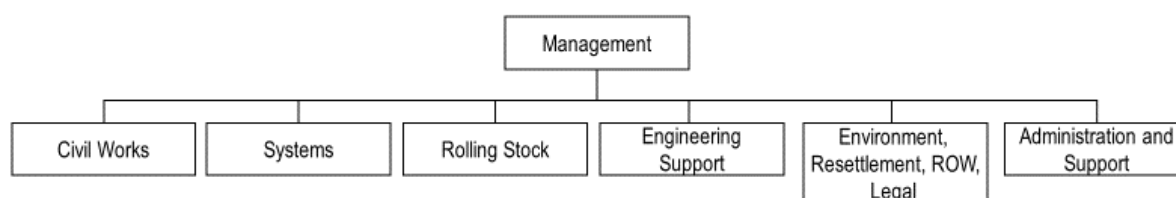


Figure 10-2: Planned Structure of the NSCR PMO (as of 15 September 2022)

Source: DOTr

Table 10-5: Planned Composition of the NSCR PMO (as of September 2022)

No.	Division	Positions	No. of Positions
1	Management	Engineer	17

		Project Officer Project Development Officer	
2	Civil Works	Engineer Architect Project Development Officer	180
3	Systems	Engineer	23
4	Rolling Stock	Engineer	11
5	Engineering Support	Attorney Project Development Officer Engineer	56
6	Environment, Resettlement and ROW, and Legal	Attorney Project Development Officer Community Development Officer Engineer Architect	128
7	Administration and Support	Project Development Officer Administrative Officer Budget Officer Accountant	35
Total			450

Source: DOTr

D. Partner Institutions

670. The DOTr as the IA cooperates with other government agencies to implement this RAP. The partner institutions are categorized as (i) project-wide partners at the national level and (ii) site-specific partners at the local level.

1. Project-Wide Partner Institutions

a. Project Inter-Agency Committee

1. PIAC is responsible for creating inter-agency policies or agreements regarding resources, information exchanges, and program linkages for effective implementation of the RAP in accordance with relevant laws of the Philippines, JICA Guidelines (2010), and ADB SPS (2009), and the policies outlined in this RAP. It is a project-wide coordination committee to make required resources, programs, and information available and accessible to local-level units of national departments and LGUs. PIAC was de facto established on 12 December 2018, and PIAC meetings have since been held three times.

671. The functions of PIAC are as follows:

- Make a final approval of project-specific policies that will support the RAP implementation within the policies outlined in the RAP;

- Establish and support PIAC's Technical Working Group (TWG) and assist the NSCR PMO in the RAP implementation and the provision of social welfare benefits; and
- Review, deliberate, and provide resolutions and actions on grievances and complaints elevated to PIAC.

672. The composition of PIAC is shown in Table 10-6.

Table 10-6: Composition and Member Agencies of the Project Inter-Agency Committee

Position	Member
Chair	DOTr
Co-Chair	DHSUD (formerly HUDCC)
Members	<ul style="list-style-type: none"> • Philippine National Railways (PNR) • Department of the Interior and Local Government (DILG) • Department of Trade and Industry (DTI) • Department of Labor and Employment (DOLE) • Department of Social Welfare and Development (DSWD) • Department of Environment and Natural Resources (DENR) • Department of Agrarian Reform (DAR) • Department of Finance (DOF) • Department of Agriculture (DA) • Department of Education (DepEd) • Department of Health (DOH) • Social Housing Finance Corporation

Source: JICA Design Team and DOTr

673. The roles and responsibilities of PIAC members are summarized in Table 10-7.

Table 10-7: Roles and Responsibilities of PIAC Members

Agency/Organization	Roles and Responsibilities
1 DOTr (Undersecretary for Railways)	<p>Serve as the PIAC Chair and preside on all meetings of the committee;</p> <p>Present desired and specific policies needed to ensure the compliance to ADB and JICA guidelines and effective implementation of the RAP;</p> <p>Act on the matters elevated to PIAC by the GRM's local help desk in coordination with other partner agencies and based on the recommendations of the TWG; and</p> <p>Assign a dedicated secretariat to document meetings of the</p>

Agency/Organization		Roles and Responsibilities
		committee, prepare letters, set a meeting schedule and venue, consolidate reports, provide updates to member agencies, TWG, and its committees, and follow up on actions/reports of participating agencies, TWG, and its committees.
2	DHSUD	Serve as the PIAC Co-chair; If necessary, craft policies that will provide flexibility to the DOTr's partner key shelter agencies (KSAs) with regards to the provision of relocation sites to APs such as, but not limited to, the involvement of Pag-IBIG Fund and other socialized housing projects administered by non-government organizations (NGOs) or civil society organizations (CSOs); and Inform the committee on issues that can only be resolved at the PIAC level and recommend solutions.
3	Other members	Attend meetings; Approve and implement policies presented by the DOTr, the Chair; Sign all PIAC instruments on behalf of their agency; and Provide inputs and recommendations to address implementation issues.

Source: JICA Design Team

b. Technical Working Group

674. Under PIAC is the TWG composed of representatives from the concerned PIAC members. The TWG is responsible for drafting policies and resolutions on RAP issues to be approved by PIAC. During the third PIAC meeting on 26 September 2019, the creation and composition of the TWG was agreed by representatives from agencies. The TWG may decide on matters pertaining to the RAP without a PIAC approval as long as the decision is clearly within the agreed actions and policies stated in the RAP.

675. The functions of the TWG are as follows.

- Determine how to mobilize resources of PIAC member agencies to support the RAP implementation;
- Define other roles and responsibilities and corresponding deliverables of each member agencies/units in the RAP implementation including the LRIP;
- Identify gaps in policies and resources and inform department heads (when necessary) to allocate resources or create a policy at the PIAC level to ensure efficient implementation of this RAP; and
- Act upon RAP issues within its capacity and allocate resources when needed.

676. There are two clusters to be formed under the TWG: (i) Cluster for Relocation and Resettlement and (ii) Cluster for Livelihood and Income Restoration. These clusters may conduct meetings independently, but the DOTr may call for a joint meeting whenever necessary.

677. The composition of the TWG is summarized in Table 10-8.

Table 10-8: Composition of the Technical Working Group

Position	Agency/Organization
Chair	DOTr's Undersecretary for Railways/NSCR-Ex PMO Project Director
Co-chair	DHSUD
Member	<ul style="list-style-type: none"> • LGU's representative for livelihood Restoration (i.e., Public Employment Service Office (PESO)) • DSWD (Operations and Programs Group – Promotive Programs) • Technical Education and Skills Development Authority (TESDA) • PNR • LGU's representative for relocation (Local Housing Office (LHO)/Local Housing Board (LHB) Head) • Social Housing and Finance Corporation (SHFC) • Home Development Mutual Fund (HDMF or Pag-IBIG Fund) • Bureau of Internal Revenue (BIR) District Office • Department of Environment and Natural Resources – Land Management Bureau (DENR-LMB) • Philippine Overseas Employment Administration (POEA) • Construction Manpower Development Foundation (CMDf) under the Construction Industry Association of the Philippines (CIAP) • Small Business Corporation (SBC) under the DTI • Cooperative Development Authority (CDA) • PCUP • DA • DAR District Office • Commission on Human Rights (CHR) • DOH • DepEd

Source: JICA Design Team and DOTr

678. The roles and responsibilities of TWG members are summarized in **Table 10-9**.

Table 10-9: Roles and Responsibilities of Members of the Technical Working Group

Position	Roles and Responsibilities
DOTr PMO Project Director	<ul style="list-style-type: none"> • Serve as the Chair of the TWG and preside on all meetings; • Draft the necessary policies being requested by PIAC members; • Recommend measures/resolutions on GRM cases that are elevated to the PIAC; • Supply all necessary data or information to National Government Agencies (NGAs) as needed;

Position	Roles and Responsibilities
	<ul style="list-style-type: none"> • Consolidate all reports presented by WG members and identify gaps in policies or areas where groups of APs are not yet served by any of the agencies and recommend solutions; and • Assign a dedicated secretariat.
DHSUD	<ul style="list-style-type: none"> • Serve as the Co-chair of the TWG; • Consolidate reports of member agencies regarding relocation and resettlement and present them to the committee; and • Identify gaps in the implementation of relocation of Informal Settler Families (ISFs) and recommend gap-filling measures.
TWG member	<ul style="list-style-type: none"> • Attend meetings; and • Review, update, and revise as necessary and recommend the respective Chief of Office on policies requested by the Chair of the PIAC; • Submit reports or provide information as may be required by the committee; • Inform the committee on implementation issues, if any, and recommend solutions; • Act as a signatory to all TWG instruments on behalf of their agencies; and • Responsible for cascading agreements, policies, and plans to the central and field offices or concerned sub-units including the function/role of their respective agencies as members of the PIAC.

Source: JICA Design Team

2. Key National-Level Partners

679. Below are details of national-level government partners which have key responsibilities for the RAP implementation. Some of the agencies are key partners where the DOTr has the existing memorandum of agreement (MOA) that relates specifically to the project, and the others are valuable PIAC members (or both).

680. Department of Human Settlements and Urban Development. DHSUD, formerly HUDCC, is an executive department responsible for the management of housing and related development in the Philippines. It is mandated to coordinate and monitor activities of all government agencies undertaking housing projects including those of LGUs to ensure the accomplishment of goals of the government's housing programs. Thus, the DOTr has partnered with DHSUD for this project and a Memorandum of Agreement (MOA) was signed with the following DHSUD responsibilities (in addition to its responsibilities as the Co-chair of the PIAC):

- Coordinate with other NGAs for the implementation of the RAP and the LRIP;
- Monitor activities of partner agencies in terms of the RAP implementation;

- Initiate the formulation of relocation programs for the project and draft policies to support and enable them;
- Adopt or sponsor policies to allow innovative relocation strategies;
- Assist in the creation of the RIMC and the LIAC at each LGU;
- In coordination with the Housing and Land Use Regulatory Board (HLURB), consolidate inventory of vacant/idle land that may be used as relocation sites;
- Facilitate fast accreditation/registration of homeowners' associations;
- Coordinate with the Department of Education (DepEd) to facilitate the seamless transfer of students;
- Coordinate with the DOH to facilitate the seamless transfer of health records of APs to continue their access of health services in their new locations;
- Ensure that all activities related to clearing and demolition of structures or eviction are in accordance with provisions of relevant laws;
- When necessary, contract a non-government organization (NGO) or create a dedicated group of staff within DHSUD to implement the LRIP envisioned in this RAP that is not covered by key shelter agencies (KSAs);
- Submit quarterly reports to the NSCR PMO on the progress and the results of its coordination and monitoring activities including, but not limited to, relocation site preparation, the number and names of APs relocated (from where to where), the schedule of relocation, the number and names of APs not yet relocated, target completion of all relocation activities, and other reports as may be required by the NSCR PMO; and
- Provide data and documents as may be needed by EMA during project monitoring and evaluation.

681. **Social Housing Finance Corporation.** The DOTr has partnered with SHFC to implement its socialized housing program for the project through the MOA signed and duly notarized on December 20, 2018. In addition to its role as a PIAC member, SHFC's roles and responsibilities are as follows.

- Assist in the validation of non-landowner AHs by initially cross-checking the validated master list against the Alphabetical Lists of Government Housing Beneficiaries;
- Implement the Community Mortgage Program (CMP) processes and procedures to ensure that the selection of resettlement sites involves the participation of APs;
- Identify and develop resettlement sites with all utilities, community facilities, and other related infrastructure;
- Assist LGUs and the DOTr in securing temporary accommodations or rental facilities for AHs for immediate transfer while waiting for the completion of housing units in resettlement sites;
- Organize the transfer of non-landowner (NLO) families and provide transportation to temporary accommodations and resettlement sites⁸⁵;
- Submit quarterly reports of obligations and disbursement including a report of checks issued, as required by the NSCR PMO; and
- Perform other functions as necessary to effectively carry out the provisions of this RAP relating to NLOs or informer settler families (ISFs).

85 Funds to be provided by the DOTr from the RAP budget.

682. **Philippine National Railways.** The PNR is an attached agency of the DOTr and will provide the NSCR PMO with assistance as follows.
- Supply information, data, or documents as necessary about the PNR's ROW and other PNR properties around the project area;
 - Provide or allow access to PNR properties to participating agencies in the conduct of their activities related to the implementation of this RAP;
 - Issue Notice to Vacate for non-landowner APs pursuant to the Implementing Rules and Regulations (IRR) of Section 28 of R.A. 7279;
 - Provide lists of lessees/tenant within the PNR's ROW; and
 - Provide police force for the security of RAP implementers or for other purposes as needed.
683. **Department of the Interior and Local Government (DILG).** The DILG as a national agency focused on local governments is responsible for the following.
- Ensure cooperation of LGUs in the conduct of resettlement activities by exercising general supervision over local governments;
 - Coordinate/Liaise with LGUs refusing the relocation of NLOs or ISFs from other cities or municipalities and determine possible assistance to accommodate relocatees;
 - Provide capacity building to LGUs, particularly, the LHB, the Local Housing Office (LHO), and the Social Welfare, and Livelihood Office pertaining to the implementation of housing and resettlement programs as necessary; and
 - Facilitate coordination between sending and receiving LGUs.
684. **Department of Trade and Industry (DTI).** The DTI will provide support to the LRIP implementation as follows.
- Provide industry road mapping per receiving LGU;
 - Facilitate access to grants, government soft loan programs through accredited micro-finance institutions (MFIs) or the Small Business Corporation (SBC), other forms of financial assistance including shared service facilities and equipment, and other support for micro, small, and medium enterprises (MSMEs) through NGAs;
 - In coordination with the Department of Labor and Employment (DOLE), provide training and help create a network for establishing online businesses or other home-based enterprises for interested APs including homemakers, female household heads, persons with disability (PWDs), and the elderly; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
685. **Construction and Manpower Development Foundation under the Construction Industry Association of the Philippines.** The Construction and Manpower Development Foundation (CMDF) supports the construction industry by providing capacity building and training programs for its workforce. The CMDF will support the LRIP as follows:
- Provide information on the skills required for construction and hard-to-fill jobs; and

- Link APs for employment to the “Jobs Jobs Jobs” program in connection with the “Build Build Build” program of the current administration.
686. **Small Business Corporation under the DTI.** The SBC will support the LRIP through its priority support, as follows.
- Assist APs in accessing soft loans through government loan programs; and
 - Link qualified APs to the Microfinance Institutions (MFIs) and banks to access a higher loan amount to help them re-establish their businesses.
687. **Department of Labor and Employment (DOLE).** The DOLE will similarly assist the LRIP through its mandate to support employment.
- In coordination with the NSCR PMO, provide Kabuhayan Starter Kits or facilitate access to the DOLE's Integrated Livelihood and Emergency Employment Program (DILEEP), Kabuhayan Restoration Package (Php10,000), and Nego-Kart (Negosyo sa Kariton) Project to qualified/trained vulnerable and underprivileged APs;
 - Provide labor market information on key employment generators (KEGs) and hard-to-fill and in-demand occupations (domestic and overseas) to serve as a basis in identifying relevant training programs for APs through Technical Education and Skills Development Authority (TESDA);
 - Conduct job fairs in affected areas;
 - Conduct career guidance and employment coaching to APs; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
688. **Philippine Overseas Employment Administration (POEA).** The POEA provides assistance to overseas workers and promotes overseas employment for Filipinos. For the project, it will be responsible for the following.
- Conduct job fairs for overseas employment opportunities;
 - Provide a list of employment opportunities abroad that can cater to the type of available skills and skills training completed by APs; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
689. **Technical Education and Skills Development Authority (TESDA).** TESDA serves as the Philippines' technical vocational education and training authority and will support the project as follows.
- In coordination with the NSCR PMO, KSAs, DOLE, and the DTI, conduct series of skills training for APs;
 - Facilitate the provision of financial support to APs during training including food and transportation allowances and compensation for their daily income loss (for wage-based earners) incurred due to participation in training⁸⁶;
 - Partner with other institutions offering technical and skills development courses particularly where needed training is not included in its regular course list;

86 Funds will be transferred by the DOTr to TESDA.

- Offer scholarship or training vouchers to APs;
 - Assist APs in acquiring desired certifications (such as NCII); and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
690. **Department of Social Welfare and Development (DSWD).** The DSWD is responsible for the protection of social welfare rights of Filipinos and the promotion of social development. Following are its responsibilities:
- In coordination with the NSCR PMO and KSAs, validate and qualify vulnerable and underprivileged APs based on their National Household Targeting System for Poverty Reduction;
 - Ensure that APs who are members of 4Ps will continually enjoy the benefits of the program and include in the program qualified APs who are not yet members of 4Ps;
 - Validate senior APs for the Social Pension Program for Indigent Senior Citizens (SPISC) and facilitate their inclusion in the program;
 - Assist APs who are not qualified under DTI/DOLE programs in qualifying for employment and livelihood opportunities provided by the DSWD for the vulnerable and underprivileged, i.e., *Trabahong Lansangan Program* ("street jobs program"), capacity building, capital resource provision, and market linkage;
 - Assign social workers to assist and monitor vulnerable and underprivileged households during relocation and after relocation; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
691. **Cooperative Development Authority (CDA).** The CDA promotes sustained growth and development of cooperatives in the Philippines and will contribute to the LRIP. Other responsibilities are enumerated below:
- Assist APs in organizing cooperatives;
 - Conduct free seminars on cooperative development in areas accessible to APs;
 - Facilitate the fast registration of APs' cooperatives;
 - Provide links to funding agencies and grants to help APs' cooperatives start their operation;
 - Provide market links for their products and services; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
692. **Home Development Mutual Fund (HDMF).** The HDMF or Pag-IBIG Fund supports adequate housing through an effective savings scheme. For the project, it will conduct the following.
- Provide a list of Pag-IBIG foreclosed properties to the NSCR PMO to inform APs of available options they have for assisted-resettlement;
 - Conduct housing exhibits in each LGU twice before the ROW clearing; and
 - Facilitate a fast approval of housing loans by assigning a special lane for interested APs.

693. **Presidential Commission for the Urban Poor.** The PCUP serves as the direct link of the urban poor to the government in policy formulation and program implementation addressed to their needs. For the project, the PCUP will conduct the following.
- Observe and monitor the issuance of Notices to Vacate/Notice of Eviction in case APs refuse to sign an ADRI and prepare corresponding reports;
 - Participate in pre-relocation consultation meetings with APs;
 - Assist the NSCR PMO in linking with concerned agencies as regards the provision of basic services and facilities such as roads, schools, livelihood sites, material recovery facilities (MRFs), and clinics;
 - Monitor all demolition and eviction activities involving underprivileged and homeless citizens in accordance with its mandate and Executive Order (E.O.) No. 152 as amended by E.O. 708 and E.O. 69;
 - Prepare reports on the compliance or non-compliance of the activities;
 - Document the actual conduct of relocation and dismantlement of structures and orient the NSCR PMO on the guidelines in the implementation and supervision of actual demolition and eviction pursuant to Sections 27, 28, and 30 of R.A. 7279 and its Implementing Rules and Regulations (IRR);
 - Facilitate a pre-demolition conference whenever necessary; and
 - Assist in securing the Eviction and Demolition Compliance Certificate from the responsible department /office of the LGU prior to the implementation of relocation/dismantling operations.
694. **Commission on Human Rights (CHR).** The CHR is an independent constitutional office with the primary function of investigating all forms of human rights violations involving civil and political rights in the Philippines. For the project, the CHR will perform the following:
- Monitor and observe the conduct consultations and eviction and demolition operations; and
 - Monitor the provision of basic social services at the relocation sites.
695. **Department of Agrarian Reform.** The Department of Agrarian Reform (DAR) is responsible for the redistribution of agrarian land in the Philippines. The department will conduct the following:
1. Provide recommendations and inter-agency support to fast-track land conversion for the project and social housing purposes, where needed;
 2. Provide/validate data on land ownership obtained through comprehensive land reform programs such as, but not limited to, Emancipation Patents (EP) and Certificate of Land Ownership Award (CLOA);
 3. In coordination with LGUs, support the PMO in researching land for land opportunities for APs;
 4. In coordination with LGUs, facilitate land conversion for social housing purposes;
 5. Identify agricultural lands suitable for conversion to the residential use for socialized housing purposes; and

6. Provide data and documents as may be needed by the EMA during project monitoring and evaluation.
696. **Department of Environment and Natural Resources.** The DENR is responsible for governing and supervising the exploration, development, utilization, and conservation of the country's natural resources. Specifically, for the project, the DENR will conduct the following.
 - Facilitate the fast titling of untitled land that is suitable for relocation sites;
 - Provide inter-agency links to fast-track the process of securing the environmental compliance certificate (ECC) and other environmental permits related to social housings;
 - Recommend solutions to issues related to land titling; and
 - Facilitate the issuance of certifications for alienable and disposal lands as supporting documents to untitled lands that will be subject to ROW acquisition.
 697. **Department of Finance (DOF).** The DOF formulates revenue policies that will ensure funding of critical government programs that promote welfare among Filipinos and accelerate economic growth and stability. For the project-related resettlement and land acquisition activities within this RAP, the DOF will have specific duties as follows.
 - Direct, through an appropriate circular, the Bureau of Internal Revenue (BIR) to allow partial payment of an estate or inheritance tax for ROW-affected properties instead of paying for all properties owned by the deceased;
 - Facilitate the issuance of documentary requirements relating to EJS cases; and
 - Facilitate the on-time issuance of BIR ruling and electronic certificate authorizing registration (eCAR) for the lot titling for relocation sites.

3. Site-Specific (Local-Level) Partner Institutions

698. Site-specific partners refer to offices, units, or special bodies in the LGUs which will complement the functions and responsibilities of the key departments/agencies of government earlier mentioned. These local partners will serve as the implementing arms of the LGUs and will work directly with APs.
699. **RAP Implementation and Management Committee.** The RIMC will be the venue for the NSCR PMO to coordinate activities in the RAP implementation at the city or municipal level. It will be responsible for channeling information across LGU offices and the NSCR PMO to bridge gaps in policies and resources and promptly deliver assistance and responses to APs. The MOA for the RIMC creation has been prepared, and the relevant endorsement letter was transmitted to the City of Manila LGU in July 2020 and is waiting for concurrence with the MOA. It is expected to be signed in February 2021.
700. The RIMC will have the following functions.

- Draft and approve project-specific policies applicable at the local level that are not against and may not be covered by the provisions of the approved RAP;
- If necessary, request the municipal or city council to pass a resolution to reduce penalties for delinquent business operators, i.e., those operating without business permits and real property taxpayers;
- Provide oversight functions in the planning, implementation, and monitoring and evaluation of resettlement-related activities including, but not limited to:
 - Implementation and monitoring of rental allowances;
 - Development, establishment, and implementation of public rental facilities;
 - Implementation of self-relocation options; and
 - Provision of resettlement assistance to legal/private affected households.
- Implement the LRIP particularly for the following:
 - Affected businesses, e.g., commercial, agricultural, aquaculture, institutional, industrial, and manufacturing;
 - Affected micro-enterprises (home-based or non-home based); and
 - Displaced employees/workers of affected businesses.
 - Gender-responsive interventions such as women participation in skills training, access to credit facilities to enhance homelife and income of affected APs.
- Act as the implementing arm of the TWG and the NSCR PMO for the actual execution of plans and programs for resettlement, livelihood restoration, and the provision of social services at each LGU;
- Consolidate and mobilize resources at the local level to hasten efficient implementation of the RAP; and
- Review, deliberate, and provide resolutions and actions on grievances elevated to the RIMC.

701. Table 10-10 presents the composition of the RIMC.

Table 10-10: Composition of the RIMC

Committee	Members
1 Main Committee	<ul style="list-style-type: none"> • Chairman: DOTr's NSCR-Ex PMO Project Director • Co-Chairman: Chief Executive, city/municipality <p><u>Members</u></p> <ul style="list-style-type: none"> • DOTr's Legal Office Representatives • DOTr's Right-of-Way and Site Acquisition (ROWSA) Committee Representative • LGU's Administrator/Legal Office Representative • LGU's Housing and Resettlement Office (HRO)/LHO Head • LGU's Local Economic and Investment Promotions Office (LEIPO)/PESO/City Development Office (CDO) Head • LGU's Assessor's Office Representative • LGU's Engineering Office Representative • LGU's Business Permit and Licensing Office (BPLO) Representative • LGU's Social Welfare Department Representative

Committee		Members
		<ul style="list-style-type: none"> • DTI Representative • SHFC Representative • Barangay Chairperson • Representative of formal APs • Representative of ISFs
2	Sub-committee on ROW Acquisition	Head: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • DOTr's Legal Office Representative • LGU's Legal Office • LGU's Assessor's Office Representative • LGU's BPLO Representative • LGU's Engineering Office Representative
3	Sub-committee Relocation	onHead: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • LGU's LHO Head • SHFC Representative • CHR Representative • LGU Representative • Representative of legal APs • Representative of ISFs
4	Sub-committee Livelihood Restoration	onHead: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • LGU's LEIPO/PESO/CDO • DTI Representative • TESDA Representative • LGU's SWD • Representative of legal APs • Representative of ISFs
5	Sub-committee Grievance	onHead: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • DOTr's Legal Office Representative • LGU's Legal Office Representative • Barangay Chairperson • Representative of legal APs • Representative of ISFs

Source: JICA Design Team

702. Table 10-11 describes the roles and responsibilities of RIMC members.

Table 10-11: Roles and Responsibilities of RIMC Members

Agency/Organization		Roles and Responsibilities
1	PMO Project Manager	<ul style="list-style-type: none"> • Serve as the Chair of the RIMC and preside on all meetings; • Gather all other issues related to the project, ROW acquisition, relocation, livelihood restoration, and grievances and discuss with RIMC members for appropriate actions; and • Assign a dedicated secretariat.
2	LGU's Chief Executive	<ul style="list-style-type: none"> • Serve as the Co-chair of the RIMC; • Make available local resources, networks, and programs for the project to prevent duplication of works and tasks; • Identify lands for relocation sites and public rental facilities; • In coordination with local offices, make information and resources available and accessible to project implementers; and • Instruct LGU officers, staff, and barangay officials to give full cooperation to project implementers which includes the on-time provision of services and, if needed, coordination to other agencies.
3	DOTr's Legal Office Representative	<ul style="list-style-type: none"> • Provide a legal opinion on EJS cases and other land acquisition issues; • Coordinate with NGAs and LGU offices to determine how APs can be assisted by the DOTr in securing documents regarding their properties; • Draft and review project-related policies; and • Initiate the filing of expropriation cases if needed.
4	City Administrator/Legal Office Representative	<ul style="list-style-type: none"> • Provide a legal opinion on grievances and issues related to local policies and processes; and • Provide legal advice and assistance on how APs can secure documents regarding their properties.
5	Barangay Chairperson	<ul style="list-style-type: none"> • Disseminate accurate information to constituents; • Gather issues from barangay residents and businesses and present them to the committee for discussion; and • Disseminate accurate information to barangay residents and businesses as discussed in the committee meeting.
6	Representatives of formal APs	<ul style="list-style-type: none"> • Represent formal APs in the committee and represent the committee to the formal sector; • Gather issues and questions of APs and present them to the committee for discussion; • Make clarification on agreements and disseminate accurate information to other APs; and • Gather and present recommendations of formal APs on certain issues.
7	Representatives of ISFs	<ul style="list-style-type: none"> • Represent informal APs in the committee and represent the committee to informal APs; • Gather issues and questions of APs and present them to the committee for discussion; • Make clarification on agreements and disseminate accurate information to other APs; and

Agency/Organization		Roles and Responsibilities
		<ul style="list-style-type: none"> • Gather and present recommendations of ISFs on relocation issues.
8	Representatives of PIAC member agencies	<ul style="list-style-type: none"> • Attend meetings and provide updates on the progress of activities/programs assigned to their respective agencies; and • Report to their TWG and PIAC representatives on the status of RAP implementation at the LGU level and inform them of the implementation issues that can be addressed at the higher level of their respective agencies.
9	Other members	<ul style="list-style-type: none"> • Attend meetings and provide updates on the progress of tasks assigned to their office/unit; and • Inform the committee on implementing issues and recommend solutions.

Source: JICA Design Team

703. As far as the four RIMC's sub-committees are concerned, their roles and responsibilities are summarized in Table 10-12.

Table 10-12: Roles and Responsibilities of the RIMC's Sub-Committees

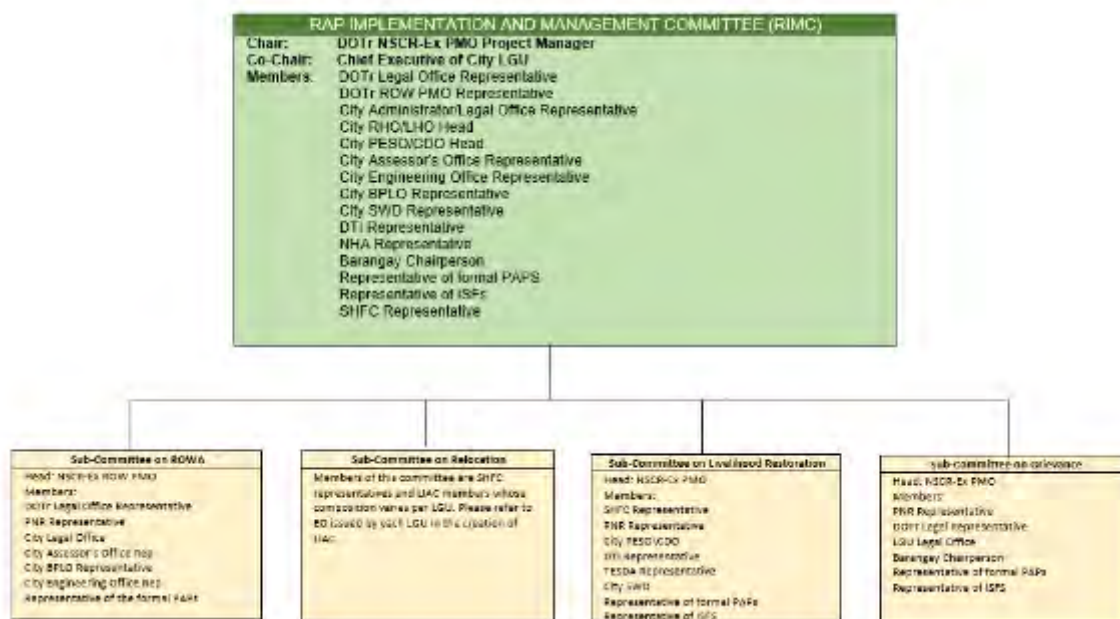
Sub-committee	Function	Roles and Responsibilities
Sub-committee on ROWA Acquisition	The Sub-committee on ROWA will work with the DOTr's TWC/ROWSA Committee in land and other real property acquisition. It will be composed of representatives from the ROWSA Committee, the DOTr's Legal Office, and the following LGU offices: (i) Legal Office, (ii) City Assessor's Office, (iii) BPLO Representatives, and (iv) Engineering Office. A representative from legal APs will also be elected as a member of this sub-committee.	<ul style="list-style-type: none"> • Monitor issuance of the NoT; • Review and verify the list of affected real properties; • Conduct due diligence on the documents presented by a property claimant; • Expedite, as appropriate, the issuance of certified true copies of Tax Declaration for land and improvements or improvements only as well as other documents that may be required. • Expedite, as appropriate, the issuance of tax clearances; • Facilitate the issuance of business permits/licenses to APs who operate their own businesses; • Make representations, as appropriate, to the city/municipal councils to request for necessary resolutions that would relax stringent local ordinances that may inflict financial burdens to APs; • Identify other means to assist APs in securing necessary documents to avoid expropriation as much as possible; and • Prepare a list of legal APs who refuse the OTB and endorse it to the DOTr's Legal Department for the filing of expropriation cases.
Sub-committee on Relocation	The Sub-committee on Relocation will consist of the LIAC and will be chaired by mayors. Please refer to the section below for further details on the composition and roles and responsibilities of the LIAC.	<ul style="list-style-type: none"> • Validate the list of affected ISFs; • Verify eligibility and pre-qualify the families; • Finalize the list of vulnerable households; • Facilitate the issuance of necessary permits and certificates for the ROW clearing; • Facilitate the issuance of building permits to developers of relocation sites; • Link APs to developers with existing Pag-IBIG properties within the same city/municipality which they are coming from; • Facilitate the construction of basic and support social service facilities such as day-care centers, health centers, schools, livelihood centers; • Coordinate with DepEd to facilitate the seamless transfer of students;

Sub-committee	Function	Roles and Responsibilities
		<ul style="list-style-type: none"> • Coordinate with the DOH to facilitate the seamless transfer of health records of APs to continue access of health services in their new locations; and • Ensure that all activities related to clearing of structures, demolition, or eviction are in accordance with provisions of the relevant laws and ADB and JICA guidelines.
Sub-committee on Livelihood Restoration	The Sub-committee on Livelihood Restoration will work with the DOTr's PMO in the implementation of LRIP. It will be composed of representatives from an LGU's LEIPO/PESO/CDO/SWD, the DTI, TESDA, and representatives from legal and informal APs.	<ul style="list-style-type: none"> • Prepare an action plan for the LRIP in coordination with the LGU concerned offices, the DTI, and TESDA; • Identify gaps and address them; • Execute the action plan along with the creation of special programs for affected APs and businesses; • In coordination with TESDA and other government agencies, conduct a series of skills training and financial management training; • Inform APs on skills required during construction and operation of the project; • Assist affected businesses and APs who want to engage in MSMEs in re-establishing/establishing their businesses; • Conduct due diligence on the number and identity of employees who will lose jobs due to the closure of businesses as a result of ROW acquisition; • Assist displaced wage-based APs in finding similar works with equal pay in a place near relocation sites; • Support city/municipal social welfare departments in the provision of rehabilitation assistance to vulnerable groups amounting to Php15,000 in the form of skills training and development; and • Lobby an LGU's PESO or livelihood office for the prioritization of livelihood implementation.
Sub-committee on Grievance	The Sub-committee on Grievance will work hand-in-hand with the DOTr's PMO in the implementation of the GRM. It will be composed of representatives from the DOTr's Legal Office, an LGU's City	<ul style="list-style-type: none"> • Maintain the Help Desk that is accessible to APs; • Provide responses or offer solutions to grievances in a timely manner; • Endorse unresolved grievances to appropriate levels of the GRM; and

Sub-committee	Function	Roles and Responsibilities
Legal Office, Barangay Chairperson, representatives of formal APs, and representatives of informal APs.	• Document grievance processes that APs go through and how they are resolved.	

Source: JICA Design Team

704.



705.

706. **Figure 10-3** shows the composition and structure of the RIMC as of February 2020.

- Inform the NSCR PMO on the dynamics within LGUs and how APs can be assisted in securing documents regarding their properties;
- In coordination with the NSCR PMO and the SHFC, provide assistance in the relocation of NLO families and ISFs;
- Whenever possible, forge a partnership with the DOTr in the development of public rental facilities;
- Assist the DOTr and the SHFC in verifying APs who are not in the original master list but are claiming to be *bona fide* residents prior to the declared cut-off date;
- Conduct a pre-relocation orientation to qualified APs jointly with the SHFC;
- Provide an inventory of public and private lands and identify possible areas for relocation sites within the LGU;
- Identify off-city or off-municipality sites (if in-city or in-municipality relocation is unavailable and recommend the local executive to forge an agreement with the proposed receiving LGUs regarding accommodations of relocatees from the LGU;
- Facilitate the fast issuance of business permits and licenses for affected businesses;
- Instruct LGU officers, staff, and barangay officials to give full cooperation to project implementers for the on-time provision of services and, if needed, coordination to other agencies; and
- Facilitate the issuance of the Certificate of Compliance by the LHO/LHB or substantially an equal body prior to the displacement of APs and the ROW clearing which shows that all legal requirements are satisfactorily complied.

709. Receiving LGU

- Issue a memorandum order to all LGUs' department heads to fast-track the issuance of permits and licenses related to resettlement and development of socialized housings;
- Forge a partnership with the DOTr and KSAs in the development of relocation sites or public rental facilities;
- Manage and maintain socialized housing sites or public rental facilities within the city or municipality which are equipped with public facilities (e.g., roads and drainage), utilities (e.g., power, water, and communications), community or social service facilities (e.g., schools, health centers, and livelihood centers), and other services (e.g., solid waste management and peace and order);
- Create a policy in line with the RAP on the occupancy and collection of rents from APs who will occupy the public rental facilities; Propose and create a policy on the use of (amortization) reflows; and

- Create local programs and policies geared towards making relocation sites sustainable and livable.

710. **Local Inter-agency Committee.** The LIAC forms a part of the RIMC as the Sub-committee on Relocation. The composition of the LIAC varies by LGUs, but typically the LIAC is composed of the members listed in Table 10-13**Table 10-13:**.

Table 10-13: Composition of the LIAC

Position		Member
1	Board members	<ul style="list-style-type: none"> • Chairperson: Local Chief Executive of the LGU affected or the City Administrator • Vice Chairperson: DOTr
2	Members	LGU representatives
		<ul style="list-style-type: none"> • City Legal Office • Urban Poor Affairs Office (UPAO)/Urban Settlements Office/HRO • City Social and Welfare Development Office • Committee on Housing and Land Utilizations – City Council • City Planning and Development Office • City Engineering Office • Concerned/Affected Barangays
		NGA representatives
		<ul style="list-style-type: none"> • SHFC • DHSUD • PNR • PCUP • Department of Education • Other government agencies for livelihood and skills training provision at the local level (e.g., DOLE, TESDA, and DTI)
3	Extended Members	Representatives from ISFs/Landowners
		NGO/CSO
		LGU representatives
		<ul style="list-style-type: none"> • City Assessor's Office • City Health Office • City Environment and Natural Resources Office
		NGA representatives
		<ul style="list-style-type: none"> • CHR • Philippine National Police
		Utility Service Providers

Source: JICA Design Team

711. LIAC can be composed of the sub-committees including all or any of the following.

- Social preparation with community organizing;

- Beneficiary selection, arbitration, and awards or the Beneficiary Selection, Arbitration and Awards Committee (BSAAC);
 - Legal and security; and/or
 - Relocation and livelihood restoration.
712. LIAC members will meet periodically, attend all open dialogues, and observe all demolition works to secure the rights of affected NLO families and ISFs as well as prevent conflicts. The roles and responsibilities of LIAC are summarized below.
- Facilitate orderly, peaceful, and humane relocation of NLO families and ISFs occupying affected areas;
 - Facilitate and expedite activities of the Social Preparation Committee during pre-relocation, actual relocation, and post-relocation;
 - Supervise and evaluate applicants and beneficiaries of NLO families and ISFs through the BSAAC;
 - Ensure that all qualified NLO families and ISFs are relocated to acceptable, secure, and affordable resettlement sites that are provided with basic utilities, facilities, and services;
 - Enable all NLO families and ISFs as APs to participate in planning and implementing livelihood and estate management programs through a coordinative and integrated multi-sectoral approach;
 - Resolve grievance concerns elevated at the LIAC level;
 - Monitor the RAP implementation as well as the operation of its sub-committees; and
 - Facilitate organization and capacity building of Homeowners' Association in resettlement sites including estate management.
713. In summary, the RIMC will be the coordination committee for the overall acquisition of the ROW in each LGU. Chaired by the DOTr, it will lead and initiate all ROW acquisition activities on ground including resettlement of all APs including (i) business owners, (ii) landowners, (iii) households (legal and informal), and (iv) all other persons impacted by the project. The LIAC, which is normally created for mainstream resettlement projects of LGUs for its ISFs, will serve as a sub-committee for the RIMC, dedicated for the relocation of the project affected ISFs, as based on the guidelines set forth in this RAP 88 .The RIMC will have an oversight power over the relocation of ISFs to ensure that the conditions set forth in this RAP are followed.
714. Aside from main roles of LGUs and LIAC, LGU offices will carry out specific tasks as members of the RIMC as described below.
- Local Housing Board, Local Housing Office, or City Urban Development and Housing Office
 - Serve as the local clearing house of all relocation and resettlement activities for NLO families and ISFs, and resolve issues and concerns that may arise during the validation of census and tagging, dismantling operations, and planning and development of resettlement sites;

88 Please refer to resettlement projects of LGUs as part of its mandate to clear danger areas from ISFs.

- Guide the DOTr's NSCR PMO to acquire the Certificate of Compliance prior to the displacement of APs and dismantlement of structures;
 - Assist in the identification of suitable sites for public rental facilities and development thereof; and
 - Maintain and manage relocation sites and public rental facilities (post-relocation).
- LGU's Public Employment Service Office or Livelihood Office
 - Identify local livelihood programs that can include APs;
 - Provide information on local employment that can be offered to APs; and
 - Prioritize matching and provision of jobs to APs
- LGU's Assessor's Office
 - Provide property-related information as may be needed by the NSCR PMO and the RIMC or LIAC;
 - Advise or assist APs to secure necessary documents related to their affected properties; and
 - Provide a list of private- and government-owned idle land that may be suitable for relocation sites or public rental facilities within each LGU.
- LGU's Engineering Office
 - Provide information or building plans of affected structures; and
 - Facilitate fast issuance of building permits for relocation sites.
- LGU's Business Permits and Licensing Office
 - Facilitate fast issuance of business permit and licenses for affected businesses; and
 - Create a special lane or window for affected businesses and fast-track applications for permits and licenses.
- LGU's Social Welfare Office
 - Implement the provision of rehabilitation assistance to vulnerable groups amounting to PhP15,000 per household in the form of vocational training and development;
 - Re-evaluate the profile of vulnerable APs who are not yet beneficiaries of DSWD programs, assess their eligibility, and facilitate membership to DSWD programs if they are found qualified;
 - Provide social workers or caregivers to vulnerable households during relocation; and
 - Provide social workers to monitor vulnerable families after relocation.

CHAPTER 11 RAP IMPLEMENTATION SCHEDULE

A. Implementation Schedule of Construction

715. Civil work contracts can be awarded after the DED based RAPs have been approved by ADB and JICA and endorsed by DOTr. Civil works will prioritize project areas that are free and clear. Works on land that have resettlement impacts can only commence after compensation and required assistance have been provided in full. The project completion is expected by the end of October 2025.

B. Schedule of RAP

716. The general implementation schedule for the RAP is shown in Table 11-4. This schedule will be updated periodically by the Project Management Office (PMO) and shared among the members of the Project Inter- Agency Committee (PIAC), Technical Working Group (TWG), and RAP Implementation Management Committee (RIMC) and Local Inter Agency Committee (LIAC)⁸⁹. For the institutional arrangements for RAP implementation, please refer to Chapter 10. The activities presented in Table 11-4 are explained below:

C. RAP Implementing Institutions

717. **Creation of PIAC, TWG, RIMC, GRM.** It refers to the creation of special units to assist DOTr in implementing the RAP. As discussed in Chapters 9 and 10 of this RAP, PIAC and TWG have been created and a RIMC and a Helpdesk were set-up in the LGU of Manila.
718. **Mobilization of LIAC.** DOTr through the DHSUD and SHFC calls for the convening or re-convening of LIAC per LGU through an executive order.
719. **Coordination with sending LGUs and LIAC members.** DOTr, through the PMO, coordinates with the sending/receiving LGUs and the RIMC and LIAC of respective LGUs and determines the assistance that must be provided to facilitate timely relocation and accommodation of APs. During this coordination, DOTr also determines the basic social services and livelihood assistance that may be provided by the LGUs and identifies the gaps that need to be addressed. Various coordination meetings were conducted with each LGU namely: (i) IEC meetings; (ii) consultation meetings along with other agencies; (iii) Local Inter-Agency Committee meetings; and (iv) other livelihood coordination meetings with each LGU. A thematic workshop will be conducted on February 2023 to discuss the requests of the receiving LGUs for additional resources which will be hosted by the DHSUD.

⁸⁹ LIAC assist activities such as relocation and resettlement of the non-landowner claimants

- 720. **Appointment of APs representatives to RIMC/LIAC.** It indicates when an AP is nominated and selected as representative of the APs in their respective LIAC/RIMC.
- 721. **Set-up Helpdesk and GRM.** The GRM was set-up during the DED phase and will continue to operate until the completion of the construction of the project. Details on the set-up and processes of GRM is discussed in Chapter 9.

D. Land Acquisition

- 722. **Joint Site Validation of RAP Surveys.** It refers to the process of verifying the responses of APs in the socio-economic survey, validating claims of ownership on affected properties including crops and trees and determining the applicable entitlement and compensation for every household, businesses, farm owners/operators and property owners.
- 723. **Issuance of Notice of Taking.** Once the list of affected properties and rightful owners are identified, validated, and finalized, the list will be forwarded to the Office of the Undersecretary for Railways for his approval. Once this is secured, the PMO will issue the Notice of Taking (NoT) signed by USec for Railways, through registered mail. The timely issuance of NoT provides ample time for APs to prepare the required documents for compensation, and to avoid expropriation due to non-submittal of such. The date when the PAP received the NoT marks the cut-off-date for legal APs and no more improvement of structures may be done thereafter. Any improvements introduced after issuance of NoT will no longer be compensated.
- 724. Prior to the issuance of NoT, DOTr will provide a notice of information with regards to the location of the final alignment to the respected LGU. This notice will serve as the basis of LGU to revoke the building permit for those structures that are under construction and to stop any issuance of building permit within the approved project alignment.
- 725. **Procurement of IPA/GFI Services and Appraisal of Affected Properties.** Indicates the date of procurement of appraiser and appraisal of affected properties by the GFIs, and the duration of work. The result of this appraisal becomes the basis of the amount indicated in the Letter Offer to each AP.
- 726. **2nd SCM.** The 2nd Stakeholders Consultation Meeting (SCM) aims to inform APs about the relocation options (self-relocation or assisted resettlement), livelihood restoration plan and other livelihood opportunities (i.e., construction and operation phase of the project); and requirements for and process of compensation.
- 727. **Issuance of Offer to Buy. Issuance of Offer to Buy.** Once the properties have been appraised and RAP has been approved by JICA and ADB, NSCR-Ex PMO will, upon submission of the GFI report, start the issuance of Offer to Buy (OTB) by segment. It does not need to wait for the GFI to finish the appraisal for the whole alignment. Upon the concurrence and certification of the TWC, the Undersecretary for Railways will

issue the Letter Offer through registered mail. The 30-day policy in accepting the offer starts from the day the AP receives the Letter Offer based on the records of the registered mailing service.

- 728. **Issuance of ADRI / Deed of Absolute Sale.** An Agreement to Demolish and Remove Improvements (ADRI) and Deed of Absolute Sale (DOAS) will be sent to APs to allow DOTr to enter to the property and demolish on an agreed date after the payment of compensation.
- 729. **Payment to APs.** DOTr, upon the concurrence of the TWC, will initiate payment of compensation to APs after 30 days upon the issuance of OTB. Initial payment of compensation cost to legal APs will be paid only after DED RAP approval by JICA and ADB.
- 730. **Expropriation Proceedings.** Filing for expropriation will ensue if (i) the AP refuses the offer of DOTr or (ii) the AP failed to present required documents to support his/her claim of ownership to the affected property within 30 days upon receipt of OTB. Expropriation proceedings are explained in detail in Chapter 4 and 6 of this RAP.
- 731. **Relocation of Utilities.** PMO will coordinate with utility owners for them to clear utilities from the ROW and ascertain if any involuntary resettlement impacts would result. DOTr will take responsibility for provision of compensation and assistance as per the requirements of the RAP in case impacts cannot be avoided.
- 732. **Clearing of ROW by APs (landowner claimants).** NSCR-Ex PMO will demolish the structures on the date agreed in the ADRI. Thus, once the payment has been received as described in Chapter 5 and Chapter 6, the APs will dismantle their structures as indicated in the timeline.

E. Provision of Livelihood Restoration and Improvement Program

- 733. **Coordination with Relevant Agencies on Provision of Livelihood.** Coordination with relevant agencies has started prior to the implementation of LRIP and will continue during its implementation. RIMC in each LGUs is responsible for monitoring who were provided livelihood assistance and in making sure that all APs' livelihoods and incomes have been restored to pre-project condition upon project completion.
- 734. **Prepare Masterlist of APs to take part in LRIP.** Once the Masterlist of AHs is finalized, RIMC will further verify the household members who will avail of LRIP. The beneficiaries under each provision of the LRIP for each household will be confirmed.
- 735. **Inform and Make Necessary Arrangement for APs to Enroll to Trainings** provided during Community Organizing. During the community organizing, DOTr informs the APs about the LRIP and its arrangements. Additional consultation meetings will be organized in each LGU to inform the APs.

736. Implementation of LRIP. Implementation of the LRIP will commence prior to relocation with LRIP Kick-off and Induction. The first LRIP activity will be the registration and financial management Implementation of LRIP will be carried out up to the end of the construction period. Details on the packages and livelihood assistance are indicated in Chapter 8.
737. Monitoring of the Implementation of LRIP. DOTr NSCR-Ex PMO conducts an internal monitoring of the implementation of LRIP to identify gaps and recommend solutions. On the other hand, the external monitoring agent (EMA) will also monitor the implementation of LRIP for the entire project duration.

F. Relocation of Utilities

738. A number of utilities will be required to be relocated from the project affected areas covered under this RAP. These utilities consist of water pipes, electrical posts, telecommunication lines, as well as high-voltage power lines. Utilities will be relocated within existing Government easements wherever possible.
739. In the event that public utilities relocation produces involuntary resettlement impacts, then such impacts will be considered as impacts under the scope of RAP and mitigated in line with the provisions of this RAP.
740. All relocation of utilities will be undertaken by the utility owners. DOTr will take responsibility for the provision of compensation and assistance to those affected in the event of utility relocation causing involuntary resettlement impacts in line with the provisions of this RAP. A Due Diligence Report will be prepared by DOTr by the 1st Qtr of 2023 for the utility relocation and if an involuntary resettlement is identified, an Addendum RAP will be prepared. The relocation will be undertaken in coordination with respective utility providers and/or government entities with the budget for relocation coming from the IA through a MOA. See Table 11-1 for the Workplan for Utilities Relocation.
741. The table below shows the workplan of activities in the conduct of due diligence report for utility relocation for CP S-02.

Table 11-1. Workplan of Activities in the Conduct of Utilities Relocation - DDR

CP S02 - Utilities Relocation ACTIVITIES		Date	Year	2023														
			Month	Jan				Feb				Mar						
			Week No.	1	2	3	4	1	2	3	4	1	2	3	4	5		
			% Completion															
1. Conduct of Due Diligence/ Gather Relevant Data	Plan	Jan 02 - 20, 2023																
	Actual																	
2. Conduct Regular Meetings and Prepare Reports	Plan	<i>continuous</i>																
	Actual																	
3. Draft Due Diligence Report (DDR)	Plan	Jan 23 - Feb 17, 2023																
	Actual																	
4. Endorse to DOTr for Review	Plan	Feb 20 - 24, 2023																
	Actual																	
5. Submit to ADB for Review and Approval	Plan	Feb 27 - Mar 03, 2023																
	Actual																	

742. During preparation of the DED-based RAP, detailed planning of utility relocation and assessment of potential impacts had not yet been undertaken. Accordingly, during RAP implementation, the following arrangements will be undertaken to assess, manage and mitigate potential impacts:

- i. Utility owners will prepare utility relocation plans that include locations of the relocation sites, implementation arrangements and timing of the relocation.
- ii. Copies of these plans will be submitted to LIAC and DOTr for review and screening. DOTr will conduct due diligence and site inspections of the utility relocation sites to assess the extent (if any) of involuntary resettlement impacts, such as loss of property, displacement of livelihood or residence.
- iii. DOTr will prepare a due diligence report and submit to LIAC, ADB and JICA for review and comment. The report will include details of the locations of the utility relocations, existing ownership and use of the land to be used, assessment of impacts and recommendations with respect to further required actions to mitigate any identified impacts.
- iv. In the event that involuntary resettlement impacts are identified, DOTr will prepare an Addendum RAP describing the impacts, mitigation measures, budget and implementation arrangements in line the principles set out in the project's Resettlement Framework. Any such Addendum RAP will require DOTr endorsement along with ADB and JICA review and concurrence. Should it be confirmed that no associated resettlement impacts will take place, only a due

diligence report is required and submitted prior to award of relevant civil works contract.

- v. Relocation of utilities along with implementation of any associated Addendum RAP will be covered under the RAP's internal and external monitoring arrangements.
- vi. The process of coordination between utility owners, LGUs, other relevant public entities and DOTr will be facilitated by the LIAC and RIMC.

G. Relocation of Community Facilities

743. There are 26 institutional and community structures as identified in Chapter 2. The remaining community will continue to have access to such facilities to be re-built by DOTr in nearby available land for acquisition in coordination with the Manila City LGU and other concerned agencies. Table 11.2 below shows the timeline for DDR preparation.

Table 11-2. Action Plan for Impact Assessment and Preparation of DDR for Affected Community Facilities.

No.	Activities	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23
1	Confirm status of each community facilities										
2	Consult with the owner affected facilities										
3	Prepare relocation plan										
4	Prepare Due Diligence Report										
5	Submit to ADB for review and approval										
6	SCMs (Explanation to AHs)										
7	Marking of Affected Community Facilities										
8	Conduct Census, Tagging and SES										
9	Conduct Parcelary, As-Built										
10	Conduct DMS (Basic Plan)										
11	Conduct LBP Appraisal Activity and Review of report										
1	Prepare Addendum RAP										

745. All additional costs brought about by additional IR as identified in the above-mentioned and other due diligence reports (DDR's) to be prepared will be shouldered by the IA.

I. Monitoring of RAP Implementation

746. **Set-up Monitoring Agents.** The Internal Monitoring is undertaken by the DOTr PMO. External monitoring is undertaken by an EMA engaged by the DOTr. Upon completion of disbursement of compensation and assistance in any given section, the EMA will prepare a completion report to provide verification of payment of compensation and other entitlements to APs were in accordance with the entitlement matrix and fully disbursed to APs in the area in question. The compliance report will be reviewed by ADB and JICA prior to clearance to the contractor for civil works commencement for each section. Please refer to Chapter 13 for details on the internal and external monitoring program.

J. Arrangements for Implementation of RAP

747. Implementation of the RAP is undertaken by the PMO with the assistance from the RIMC, and in coordination with the respective LGUs through LIAC. The roles and responsibilities are briefly described in Chapter 10. As reflected in the implementation schedule, the creation of the NSCR-Ex PMO, RIMC and coordination with LGUs started in December 2018. As part of the Grievance Redress Mechanism, a Central Hotline was set up in December 2018, and Help Desks will be set up for Manila in March 2021.
748. Implementation of the RAP will be undertaken by the NSCR-Ex PMO with the assistance from the RIMC, and in coordination with the respective Local housing Offices (LHOs) or LIAC, whichever is applicable. The roles and responsibilities of the concerned office are briefly described in Chapter 10.
749. As reflected in the implementation schedule, the creation of the NSCR-Ex PMO, RIMC and coordination with LHO/ convening of LIAC started in April 2019 and as part of the Grievance Redress Mechanism, a Central Hotline was set up in December 2018, and Help Desks will be set up for Manila from March 2020.

K. Information Dissemination and Consultation

750. All information on resettlement activities – from pre-relocation to post-relocation – were made available to APs and concerned parties throughout the project in accordance with the communication plan developed for the Project. This includes information on the legal framework, eligibility criteria, processes and documents for relocation and receiving just compensation, options for resettlement sites, as well as compensation

and other forms of assistance. Mechanisms for information disclosure at each stage of project implementation is presented in Chapter 7 of this RAP.

Table 11-4: Implementation Schedule

[illegible]

CHAPTER 12 COST AND BUDGET FOR RESETTLEMENT AND ACQUISITION OF LAND ASSETS

A. Estimated Cost

751. The cost for implementing the RAP for the NSCR-Ex Manila 2 (Blumentritt-Paco) section is **PhP10,651,946,852.76** presented in **Error! Reference source not found.** while details of the cost are discussed further in the succeeding sections.
752. The budget in this version of the RAP is based on values obtained from the Government Financing Institution (GFI)'s – Land Bank of the Philippines, the official appraiser of DOTr for this section. .
753. Final appraisal of the IPA/GFI of affected properties is the basis to assess payment rates for land, structures, trees and crops. The result of this appraisal will be the compensation amount indicated in the Offer to Buy or Offer to Compensate to each AP. (Chapter 4, Section J describes the principles and methodology for determining compensation at replacement cost.)
754. The RAP budget has been updated based on the appraisal cost provided by the GFI with 203 private lots with RCS Cost (IPA appraised) but still pending GFI appraisal which will be available by February 2023. The DOTr will update the cost once the GFI appraisal cost is available. The DOTr as the implementing agency shall provide fund allocation for the budget requirements in this chapter for the implementation of this RAP.

Table 12-1: Estimated RAP Implementation Cost

Activity	Cost Item	Qty/Unit	Amount (Php)	Remarks
A.Land and Structures Acquisition	Private Land	503 parcels	3,840,421,632.15	Estimated based on the GFI appraisal except for the 203 parcels which was estimated based on RCS cost and 2 remaining lots which has still pending cost estimate, the complete GFI appraisal cost will be available by February 2023
	Government Land	86 parcels	-	Government to Government arrangement
	Structures	940 structures	611,619,100.00	Estimated based on GFI appraisal except for an additional 27 structures which is still pending appraisal, this will be available by February 2023
	Associated Cost	Assortment	270,672,960.44	Cost for transfer, land title registration and issuances

	Subtotal for (A)		4,722,713,692.59	
B. Relocation Site Development	House and lot/housing unit package	3,238 AHs	2,428,500,000.00	Using the ceiling price of the Social Housing Finance Corporation (SHFC) for Vertical housing / Multi-storey building with 44 sqm per unit which is PhP 750,000 per house and lot package
	Subtotal for (B)		2,428,500,000.00	
C. Resettlement Assistance	Rental Subsidy for Self-Relocation of LO AHs	756 AHs	37,800,000.00	For LO AHs who will self-relocate, rental subsidy of PhP10,000 will be provided equivalent to 5 months of rental payment for an alternative dwelling
	Rental Subsidy for NLO AHs Opting for Assisted Resettlement	3,238 AHs	777,120,000.00	For NLO AHs who will opt for assisted relocation, rental subsidy of PhP 10,000 will be provided equivalent to 24 months of rental payment for an alternative dwelling
	Transportation Assistance	3,994 AHs	79,880,000.00	Transportation to new dwelling inclusive of transportation of household furniture and salvageable materials
	Reconnection fee for utility	3,994 HHs	66,264,454.00	Connection of utilities such as water, electricity and others
	Food Allowance	12,153 APs + estimated 771 APs Total: 15,237	13,713,300.00	PhP 150 for relocating APs during relocation schedule (3 days) Additional estimated APs from the AHs not surveyed
	Allowance on hardship due to vulnerability	1,380 surveyed vulnerable AHs + estimated 332 vulnerable non-surveyed AHs Total: 1,712	17,120,000.00	Allowance for vulnerable AHs at PhP10,000 per AH
	Payment for MAT for HHs Requiring Special Assistance	1,257 AHs	2,700,036.00	Cost of 2 assistants per AH who has members requiring special assistance during relocation for 2 days at PhP537/day/assistant
	Subtotal for (C)		994,597,790.00	

D.Livelihood Assistance	Income Loss of Micro Stand-Alone Business	25 APs	65,882,100.00	Compensation for income loss for micro standalone businesses declared incomes, including cash compensation for income losses for 6 months and transitional cost.
	Income Loss of Small Stand-Alone Business	4 APs	4,200,000.00	Compensation for income loss for small standalone businesses declared incomes, including cash compensation for income losses for 6 months and transitional cost.
	Income Loss of Home-Based Enterprises	471 APs	47,183,556.00	Compensation for income loss of home-based enterprises declared incomes, including cash compensation for income losses for 6 months and transitional cost.
	Income Loss of Renting-Out Businesses	41 APs	4,357,200.00	Compensation for income loss of renting-out businesses declared incomes, including cash compensation for income losses for 6 months and transitional cost.
	Income Loss of AH with members whose primary source of income is land-based within residence/house	1 AP	60,000.00	A disturbance compensation equivalent to 6 months of the average gross monthly harvest
	Income Loss of Employees to Lose Jobs	2,009 APs	105,640,560.00	Compensation for income loss of employees/workers of businesses which will be severely affected by the project
	Rental Subsidy (for Stand- Alone and Renting Out Businesses)	70 APs	2,100,000.00	Rental subsidy equivalent to 3 months prevailing rate in the vicinity of equal size.
	Transportation Assistance (Stand-Alone, and Home-Based Enterprises)	70 Stand-Alone/Renting-out Businesses + 472 Home-Based Businesses Total: 542	10,840,000.00	Transportation to new business site as well as to new dwelling & small business location inclusive of transportation of household/business furniture, appliances, equipment/supplies and salvageable materials

	LRIP Cost	Assortment	170,045,980.50	Cost to be transferred to NGAs and LGUs for organizing trainings
	Subtotal for (D)		410,309,396.50	
E. Non-land asset and improvement	Compensation for fruit-bearing, and timber trees	4,137 trees and crops	18,351,360.86	Market value of potentially affected fruit and timber trees within privately owned lands.
	Subtotal for (E)		18,351,360.86	
F. RAP Implementation and Monitoring	Cost for RAP Implementing Institution		1,500,000.00	Budget for operating RAP implementation Management Committee (RIMC) and Local Inter Agency Committee (LIAC)
	Cost to operate GRM		592,120.00	Office supplies and recurring expenses to operate the Help Desk
	Cost for continuing information disclosure		258,750.00	Printing of information materials
	Internal monitoring cost		4,800,000.00	During RAP Implementation
	External monitoring cost		9,000,000.00	Mobilization of External Monitoring Agency (EMA)
	Subtotal for (F)		16,150,870.00	
Total (A+B+C+D+E+F)			8,590,623,109.95	
G. Contingencies and other costs	Provision of Public Access[1]		944,542,738.52	20% of Total (A)
	Administrative Cost		257,718,693.30	3% of Total (A+B+C+D+E+F)
	Contingency		859,062,311.00	10% of Total (A+B+C+D+E+F)
Grand Total (A+B+C+D+E+F+G)			10,651,946,852.76	

Note: Price escalation is not considered

Source: JICA Design Team

B. Land and Structures Acquisition⁹⁰

755. Land and structures acquisition cost was prepared based on the Replacement Cost Survey. Refer to Appendix 2 Vol. 2 (Summary of the Replacement Cost Study) for further details.

1. Cost of Affected Land

756. Based on the IPA, there are a total **317** affected private lands for acquisition. The cost per IPA is **PhP2,638,920,580.00**. The summary of the estimated project land take and acquisition costs is shown in **Error! Reference source not found..**

Table 12-2: Summary of Affected Lands and Costs

Barangay	Private Lands	
	Estimated Project Land Take	Total Cost (Php)
	No. of Parcels	
Brgy 351	34	247,961,700.00
Brgy 368	19	47,936,400.00
Brgy 426	43	277,257,110.00
Brgy 428	52	376,984,200.00
Brgy 450	1	1,396,800.00
Brgy 472	25	120,052,600.00
Brgy 473	27	218,790,300.00
Brgy 474	19	18,414,200.00
Brgy 483	1	4,858,000.00
Brgy 484	8	53,095,000.00
Brgy 487	16	11,435,900.00
Brgy. 497	2	4,389,440.00
Brgy. 500	17	39,037,306.00
Brgy 628	9	41,865,000.00
Brgy 629	35	326,189,057.00
Brgy 630	1	38,543,400.00
Brgy 764	1	94,582,560.00

⁹⁰ The cost is based on the results of the Replacement Cost Survey data.

Brgy 769	1	55,204,650.00
Brgy 800	19	69,263,813.15
Brgy 803	1	26,800,000.00
Brgy 808	16	11,037,600.00
Brgy 810	5	10,300,050.00
Brgy 811	11	66,402,510.00
Brgy. 815	58	246,797,235.00
Brgy. 816	1	13,110,885.00
Brgy. 825	4	133,875,000.00
Brgy 865	2	19,438,000.00
Brgy. 866	1	69,106,856.00
Brgy 868	48	161,337,120.00
Brgy 871	14	11,817,120.00
Brgy 872	7	5,488,800.00
Brgy 349, Brgy 350	1	12,174,300.00
Brgy 473, Brgy 450	1	68,280,000.00
Brgy 484, Brgy 483	1	246,668,800.00
Brgy 868, Brgy 871	1	1,014,720.00
Brgy 450, Brgy 442, Brgy 443, Brgy 444, Brgy 446	1	689,515,200.00
Total	503	3,840,421,632.15

2. Associated Cost for Land Acquisition

757. Computation for associated cost is shown in **Error! Reference source not found.** Computation for associated cost is shown in Table XII 3. This includes the issuance of necessary documents such as Notice of Taking and Offer to Buy among others. This was computed based on prevailing cost per registered mail. Cost for land title registration includes registration of deeds at Php 344.93 for each affected parcel to be acquired; transfer tax computed at 0.50% of market value, documentary stamp tax computed at 1.50% of market value, and capital gains tax to be shouldered by DOTr computed at 6% of the market value of land.

Table 12-3: Associated Costs for Land Acquisition (Unit: Php)

Particular	Cost Item	Unit Cost	QTY/Amount	Total Cost
		(Php)		(Php)
Issuance of Notice of Taking	Registered mail	50	522	26,100.00
Issuance of Offer to Buy	Registered mail	50	522	26,100
Land Title Registration	Registration of Deeds	344.93	522	180,053.46
	Transfer Tax (0.50% of selling price or market value whichever is higher)	0.50%	3,380,508,837.15	16,902,544.19
	Documentary Stamp Tax (1.50% of selling price or market value whichever is higher)	1.50%	3,380,508,837.15	50,707,632.56
	Capital Gains Tax (6% of selling price or market value whichever is higher)	6%	3,380,508,837.15	202,830,530.23
Total				270,672,960.44

3. Replacement Cost of Structures

758. The replacement costs of the structures were computed using the prepared Bill of Quantities, in accordance with the Implementing Rules and Regulations of R.A.10752. This includes direct costs (i.e., cost of materials and labor) and indirect costs (i.e., professional fees, overheads, taxes, finance costs profit margin or entrepreneurial profit to the creator of the asset). The replacement cost for the structures is summarized in **Error! Reference source not found..**

Table 12-4: Replacement Costs for Structures

Type of Structure	No. of Affected Structure	Replacement Cost (Php)
Main	825	606,374,800
Associated	115	5,244,300

Total	940	611,619,100
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C. Resettlement Assistance

1. Rental Subsidy

759. Rental subsidy for landowner AHs will be provided for five months if they will prefer self-relocation. For budgetary purposes, rental subsidy for landowner AHs is based on the prevailing average rental rates of Php10,000 per month in the City of Manila.

Table 12-5: Cost of Rental Subsidy for Self-Relocation of LO AHs

No. of Beneficiary	Monthly Rental Fee as certified by the Manila LGU (PhP)	Duration(Month)	Total Amount(Php)
756	10,000	5	37,800,000.00

* This includes the 351 surveyed LO AHs and 353 non-surveyed LO AHs

760. A rental subsidy is computed based on the prevailing average rental rates in the City of Manila for a period of twenty-four (24) months. Based on the result of the PIB relocation survey, only 1% prefers self-relocation, 95% prefers assisted relocation, and 4% are undecided. Hence, out of the 3,238 NLO AHs, an estimated 3,205 or 99% will be opting for assisted relocation and to be provided with rental subsidy.

Table 12-6: Cost of Rental Subsidy for Assisted Relocation

No. of Beneficiaries (NLO AHs)	Monthly Rental Fee as certified by the Manila LGU (PhP)	Duration (Month)	Total Amount (PhP)
3,238	10,000	24	777,120,000.00

2. Reconnection Cost for Utilities

761. The basic utilities being considered for APs include water, electricity and other utilities such as but not limited to telecommunications. The cost for the reconnection of utilities is based on estimate installation cost for water, bill deposit equivalent to 5.00KW consumption for electricity, and landline and internet bundle cost for communication as summarized in **Error! Reference source not found.** Rates are based on prevailing cost in NCR.

Table 12-7: Cost of Reconnection/Connection of Utilities

No. of Beneficiary (surveyed AHs)	Items	Unit Cost (Php)	Total (Php)
3,994	Water	9,712	38,789,728.00
	Electricity	4,580	18,292,520.00
	Other ⁹¹	2,299	9,182,206.00
	Total		66,264,454.00

3. Transportation Assistance

762. Transportation assistance will be provided in terms of hiring cars and trucks to transport the affected households and their belongings during relocation. For budgetary purposes, the amount needed is calculated based on estimate Php20,000 per household.

Table 12-8: Cost of Transportation Assistance

No. of Beneficiary(AHs)	Unit Cost (PhP)	Total Amount(Php)
3,994	20,000 ⁹²	79,880,000.00

4. Food Assistance

763. Food allowance will be provided to relocating APs. Based on studies related to food expenses, Php150 for food allowance will be provided per member per day.

Table 12-9: Cost of Food Assistance

No. of Beneficiaries (APs)	Food Allowance (PhP)	No. of Days	Total Amount (PhP)
15,237	150	6	13,713,300.00

5. Allowance for Hardship Due to Vulnerability

764. Vulnerable households are entitled to 1-time hardship allowance of Php10,000.

⁹¹ Reconnection cost for internet, landline telephone or other utilities will be provided for those who have an existing connection.

⁹² Estimate transportation and hauling cost for Metro Manila area

Table 12-10: Allowance for Hardship Due to Vulnerability

No. of Beneficiaries (Vulnerable AHs)	Unit Cost (PhP)	Total Amount (PhP)
1,712	10,000	17,120,000.00

6. Cost of Manpower Assistance Team for Households Needing Special Assistance

765. The total number of persons requiring special assistance during relocation is 1,257 including those who were surveyed during sweeping. A Manpower Assistance Team (MAT) composed of two persons, will be provided by DOTr for two days for each household to assist in packing, moving, lifting and unpacking of their belongings and other items.

Table 12-11: Cost for MAT for Households Needing Special Assistance

Category	No. of Beneficiaries (AHs)	No. of MAT Staff (person)	Remuneration for MAT per person (PhP)*	Duration (Days)	Total Amount(Php)
Baby/Toddler	684	2	537	2	1,469,232.00
Pregnant	44	2	537	2	95,512.00
Elderly	442	2	537	2	949,416.00
HH with member who is physically disabled	61	2	537	2	131,028.00
HH with member who is mentally challenged	26	2	537	2	55,848.00
Total	1,257	12	-	-	2,700,036.00

*Minimum daily wage in the city

D. Livelihood Assistance

1. Income Loss (Enterprise)

766. APs who own stand-alone businesses, renting-out businesses, home-based enterprises with or without permits from the LGU concerned, and land-based livelihood sources are entitled to cash compensation for income losses during transition period corresponding to the stoppage of business, not to exceed six months. The compensation for income losses for stand-alone, renting-out, and home-based enterprises, including disturbance compensation for land-based livelihood sources, are summarized Table 12-12 to Table 12-15.

Table 12-12: Income Loss Compensation for Stand-Alone Microbusinesses

No. of Enterprises	Total Declared Monthly Income	Duration (Month)	Total Amount (in PhP)
25	10,980,350.00	6	65,882,100.00

Table 12-13: Income Loss Compensation for Stand-Alone Small Businesses

No. of Enterprises	Total Declared Income	Duration (Month)	Total Amount (in PhP)
4	700,000.00	6	4,200,000.00

Table 12-14: Income Loss Compensation for Renting Out Businesses

No. of Enterprises	Total Declared Income	Duration (Month)	Total Amount (in PhP)
41	726,200.00	6	4,357,200.00

Table 12-15: Income Loss Compensation for Home-Based Enterprises

No. of Enterprises	Total Declared Monthly Income	Duration (Month)	Total Amount (in PhP)
471	7,863,926.00	6	47,183,556.00

767. Land-based livelihood affected are likewise to be assisted with disturbance compensation equivalent to six months monthly income declared in the SES. The lone AH with members whose primary source of income is land-based declared a monthly income of PhP10,000.00. Thus, total disturbance compensation is PhP60,000.00.

2. Income Loss (Employee)

768. APs who are employed in a displaced commercial, agricultural or industrial establishment and lose their job due to closure of business or laying off as a result of minimized operation are entitled to cash compensation for a net salary of two months for those receiving above minimum wage and four months for those receiving minimum wage and below.

769. Meanwhile, 85 minimum wage-based earners and 1,739 contractual/seasonal wage-based workers, including those without response on type of employment, are estimated to opt to discontinue employment and find work near relocation area. The said number of wage-based workers are entitled to a 4-month (92 days) compensation at PhP537 per day.

770. The compensation of income losses for displaced employees is summarized in Table 12-16.

Table 12-16: Income Loss Compensation for Displaced Employees

Employee Position Level	Income Loss Compensation (Php)	No. of Employees*	Duration (Month)	Total Amount (Php)
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Employees receiving above minimum wage*	27,000 ⁹³	185	2	9,990,000.00
Employees receiving minimum wage and below	13,110 ⁹⁴	85	4	4,457,400.00
Wage-based earners who may opt to discontinue employment and find work near relocation area	13,110	1,739	4	91,193,160.00
Total	-	2,009	-	105,640,560.00

Note: *Based on the average employee incomes disclosed by businesses

3. Rental Subsidy (Business Enterprise)

771. For APs who are leasing space from property owners and will continue with their micro or small, medium and large business activities elsewhere, a rental subsidy for three months will be provided based on prevailing average monthly rental rates for a similar structure of equal type and dimension to the property being leased. The computation for rental subsidy is shown in Table 12-17 below.

Table 12-17: Subsidy for Stand-Alone and Renting Out Businesses

Average Monthly Rent (Php)	No. of Establishments	Duration (Month)	Total Amount(Php)
10,000.00	70 ⁹⁵	3	2,100,000.00

4. Transportation Assistance for Businesses

772. Similarly, transportation assistance may also be provided to micro, home-based and may be for small businesses. Total compensation for medium to large businesses may include transfer costs for their displacement and relocation and will no longer be eligible for this assistance. For budgetary purposes, the amount needed is calculated based on the estimate similar to that for the affected households.

Table 12-18: Cost of Transportation Assistance Business Enterprise (Stand-Alone, Renting Out, and Home-Based)

No. of Beneficiaries	Transport Assistance (PhP)	Total Amount (PhP)
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⁹³ Average of actual salary as reported in SES

⁹⁴ NCR minimum wage at Php570/day multiplied by 23 days

⁹⁵ Renting stand-alone mi businesses included

542	20,000	10,840,000.00
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5. LRIP Cost

773. The estimate number of Livelihood Restoration and Improvement Program (LRIP) participants in Manila 2 is based on the number of APs in employable age who are eligible for LRIP training as described in detail in Chapter 8 of this RAP. All these APs will be eligible to vocational training and corresponding training allowances. Additionally, APs who will be economically displaced, will be eligible to skills/vocational training, training allowances and income loss compensation at the duration of the training. Household heads and their spouses (if any) or other members of the household will be eligible to attend Financial Management Training to help them manage, invest and use prudently the compensation that their family will receive from the project. The total LRIP cost for the project is 170,045,980.50.

E. Non-Land Assets and Improvements

1. Crops and Trees⁹⁶

774. The table below shows the valuation of trees and other crops in the affected lands in the Manila 2 section.

Table 12-19: Valuation of Fruit-Bearing, Timber Trees and other Plants

No. of Fruit-Bearing, Timber, and Other Plants	Total Value* (PhP)
4,137	18,351,360.86

*As declared in the RCS

F. RAP Implementation and Monitoring

1. Cost to Operate RAP Implementing Institutions

775. The budget for the operation of RAP Implementing Institutions is summarized in Table 12-20. The estimated cost is calculated based on a lump sum for each LGU. For the RIMC, cost items may include the following: (i) honorarium for LGU personnel to be assigned to RIMC, (ii) budget for processing of Certified True Copies (CTC) of documents and other requirements needed by the APs, particularly those who are

⁹⁶ Based on Replacement Cost Study as of 20 May 2019

indigent; (iii) budget for meetings to be held between DOTr and the LGU; and (iv) other incidental costs, which are not yet identified as of the preparation of the RAP.

776. For the LIAC, this may consist of additional budget for the following: (i) honorarium to non-regular members (if any); (ii) meals and transportation during site visits as part of RAP implementation; (iii) reproduction of forms to be filled up by APs, as part of SHFC requirements, (iv) other unanticipated incidental expenses.

Table 12-20: Budget for RAP Implementing Institutions

City	RIMC	LIAC	Total
Manila 2	1,000,000	500,000	1,500,000.00

2. Cost to Operate Grievance Redress Mechanism

777. The budget for the implementation of the Grievance Redress Mechanism (GRM) is summarized in Table 12-21.

Table 12-21: Budget for GRM Implementation

Particular	Frequency/Qty	LGUs	Unit Cost (PhP)	Total (PhP)
Laptop/Desktop	1 unit	1	40,000	40,000.00
Ink for Printer	1 units*60 months	1	600	36,000.00
Printer	1 unit	1	10,000	10,000.00
Cellphone	3 unit	-	20,000	60,000.00
Internet Connection/Prepaid Load	3 pieces (Load Card) *60 months	-	1,000	180,000.00
Paper	25 reams	1	300	7,500.00
Paper Clips	1 box	1	50	500.00
Expandable Envelope	500 units	1	25	12,500.00
Fastener	5 boxes	1	50	250.00
Stapler	1 unit	1	150	150.00
Staple wires	2 units	1	50	100.00

Particular	Frequency/Qty	LGUs	Unit Cost (Php)	Total (Php)
Tape	2 units	1	50	100.00
Magfile Closed	1 unit	1	150	150.00
Puncher	1 unit	1	190	190.00
Correction Tape	5 units	1	20	100.00
Ball pen	25 pcs	1	20	500.00
Storage Box	5 units	1	800	4,000.00
Logbook	1 unit	1	80	80.00
Transportation Cost	60 months	-	4,000	240,000.00
Total	-	-	-	592,120.00

3. Cost for Continuing Information Disclosure

778. The budget for Information Disclosure and Stakeholder Consultation is summarized in Table 12-22.

Table 12-22: Cost for Information Disclosure

Particular	Posting/ Distribution	Total Number to be Printed	Freque ncy	Unit Price* (Php)	Total Amount (Php)
NSCR-Ex Poster	Help Desk /Barangay Halls	37	1	300.00	11,100.00
Map Alignment	GRM Help Desk at the LGU	3	1	1,000.00	3,000.00
Backdrop with standee		3	1	2,200.00	6,600.00
EJS Flowchart (Pull-up banner)		3	1	2,200.00	6,600.00
Drop Boxes		3	1	450.00	1,350.00
Security Lock		3	1	100.00	300.00
Bulletin Board		3	1	500.00	1,500.00
Public Information Brochure (English)	Help Desk/SCMs	1500	2	17.00	51,000.00
Public Information Brochure (Tagalog)		3000	2	13.00	78,000.00
GRM Brochure (Tagalog)		3000	1	17.00	51,300.00
GRM Brochure (English)		1500	1	17.00	25,500.00
GRM Flyers	SCMs	1500	1	5.00	7,500.00
PIB Flyers		1500	2	5.00	15,000.00
Total					258,750.00

Particular	Posting/ Distribution	Total Number to be Printed	Frequ ncy	Unit Price* (Php)	Total Amount (Php)
September 2021					

4. Internal Monitoring Cost (During RAP Implementation)

779. Internal monitoring will be conducted over a period of 48 months with a Php 100,000-unit cost per month. The total lump sum cost is amounting of Php 4,800,000.00. Cost items are similar to budget provided for RAP implementation but for a longer period. Aside from DOTr's own requirement, this also includes for both RIMC and LIAC.

5. External Monitoring Cost

780. DOTr will hire an External Monitoring Agent (EMA) for the external monitoring after the mobilization of the General Consultant. After mobilization, the EMA will prepare the monitoring reports as indicated in Chapter 13. The total cost for the EMA Php 9,000,000.00.

6. Funds for RAP Implementation

781. DOTr will be responsible for the allocation of the resettlement and land acquisition budget. This will include funds for the implementation of the RAP, including compensation, relocation and livelihood assistance, internal and external monitoring. The estimated resettlement costs (used for assessment of compensation) are based on the prevailing market rates of the materials in 2018 will be updated by DOTr prior to the implementation period. The NSCR-Ex Project Management Office/RIMC, in coordination with its other internal department or committee and LIAC, will handle the compensation and payments of the APs.
782. If unanticipated involuntary resettlement impacts are found during project implementation, the DOTr will conduct a social impact assessment and update the RAP or formulate a new resettlement plan covering all applicable requirements specified in this document.

CHAPTER 13 MONITORING AND EVALUATION

A. Purpose of Monitoring and Evaluation

783. The DOTr has put in place a monitoring system that tracks (i) whether the planned resettlement activities for affected persons (APs) are delivered (e.g., whether compensation for lost assets are promptly paid, and according to replacement costs, etc.) and (ii) whether the planned activities contained in the resettlement action plan (RAP) such as relocation and livelihood restoration achieve desired outcomes.
784. Internal monitoring tracks the progress in the delivery of physical and financial targets, resettlement assistance, and other entitlements. To this end, an internal monitoring form (Please see Appendix 12 Vol. 3 Internal Monitoring Report Template) will be utilized to present progress. On the other hand, external monitoring assesses the results and impacts of the RAP implementation and the extent to which RAP objectives are achieved.

B. Institutional Arrangement

785. Internal monitoring is being conducted by the NSCR-Ex NSCR PMO, while external monitoring will be carried out by independent monitoring specialists. (Please see Appendix 13 Vol. 3 Terms of Reference of External Monitoring Agent).

C. Internal Monitoring

786. The tasks and obligations of the NSCRNSCR PMO pertaining to internal monitoring are the following.
- Supervise and monitor the RAP implementation on a regular basis;
 - Review if the RAP is implemented as designed and planned and if not report any gaps, and issues and provide recommendations to address these;
 - Collect and analyze key resettlement data (gender-disaggregated, as well as information on the vulnerable AHs whenever possible) for reporting;
 - Verify if funds are released in a timely manner and if the amount is sufficient for each activity and purpose;
 - Validate compensation paid and verify if 100% compensation is paid prior to relocation;
 - Review grievances to ensure that they are recorded and addressed properly in a timely manner; and
 - Prepare required monitoring reports based on the format prescribed in the RAP monitoring form.

D. External Monitoring

787. The RAP requires the engagement of EMA, which will not be involved in day-to-day project implementation or supervision but will verify the RAP's monitoring indicators and provide advice on safeguard compliance issues. If any critical involuntary resettlement issues are identified, EMA will prepare a time-bound corrective action plan. Also, EMA will prepare and submit semi-annual reports to the DOTr, JICA, and ADB, review documents and reports, hold discussions with project implementers and key stakeholders, conduct site inspection, and consult with APs. Main tasks of EMA are summarized as below:

- Review of internal monitoring reports;
- Assess the extent to which consultation and disclosure activities are inclusive, accessible, and effective in conveying key information from the RAP as well as provide conditions for APs to contribute to decision-making which affects them, for example, on resettlement and livelihood restoration;
- Verify if compensation and assistance is provided in accordance with the requirements specified in the RAP, checking whether it is done 100% prior to incurrence of losses or relocation;
- Assess whether resettlement objectives are likely to be achieved and specifically assess whether livelihood and living standards are restored or enhanced;
- Suggest modifications in the implementation procedure of the RAP, if necessary, to achieve its principles and objectives;
- Review of how compensation rates are evaluated;
- Validate compensation paid and verify if 100% compensation is paid prior to relocation;
- Review the effectiveness of the grievance redress mechanism (GRM) and its accessibility and responsiveness to resolving complaints; and
- Prepare corrective action plans when necessary.

E. Reporting

788. The NSCR PMO will submit internal monitoring reports to JICA and ADB. The monitoring reports sent to JICA and ADB will be disclosed on their websites. The different types of monitoring reports to be prepared either by the NSCR PMO or EMA are summarized in Table 13-1.

Table 13-1: Monitoring Reports

Type of Report		Internal Monitoring	External Monitoring	Frequency	Responsible Party	Submit to Whom
1	Inception Report		✓	One month after mobilization	EMA	EMA ⇒ DOTr, JICA, and ADB
2	Monthly Monitoring Report	✓		Monthly submission from the commencement of	PMO	PMO

Type of Report		Internal Monitoring	External Monitoring	Frequency	Responsible Party	Submit to Whom
				RAP validation on the progress		
3	Quarterly Monitoring Report	✓		Quarterly submission from the commencement of RAP validation until completion of the loan	PMO	PMO ⇒ JICA and ADB
4	RCS Verification Report		✓	Following finalization of the IPA/GFI Replacement Cost Study report and prior to updated RAP implementation	EMA	DOTr, JICA, and ADB
5	Post-completion Evaluation Report	✓	✓	Three months after the completion of payment of compensation, six months following completion of relocation to permanent relocation sites, two years after the completion of relocation focusing on the Livelihood Restoration and Improvement Program (LRIP)	PMO/EMA	PMO ⇒ JICA and ADB
6	Semi-annual Monitoring and Evaluation Report	✓	✓	Every six months until the end of the loan closing	PMO/EMA	PMO ⇒ JICA and ADB EMA ⇒ DOTr, JICA, and ADB
7	Final Report	✓	✓	Upon loan closing	PMO/EMA	PMO ⇒ JICA and ADB EMA ⇒ DOTr, JICA, and ADB

Source: JICA Design Team

789. **Inception Report.** The inception report will be prepared by EMA one month after the notice to proceed (NTP) for the EMA engagement. The report will set forth the proposed methodology for achieving objectives of external monitoring, the finalized monitoring indicators, and reporting formats. The report will be reviewed and revised to address comments from the NSCR PMO prior to its finalization.
790. **Monthly Monitoring Report.** The NSCR PMO conducts monthly monitoring on RAP implementation activities and prepares a monthly monitoring report. The monthly monitoring report focuses on the following:
- Progress of the RAP implementation in light of the planned activities including land acquisition and resettlement activities such as: status of clearing of the Project ROW, number of AHs who have transferred to resettlement sites; and number of AHs who are still in the Project ROW, to name a few
 - AHs and other stakeholders' consultations held, and key issues raised;
 - Grievance redress cases and measures to address the cases;
 - Schedule, status, and completion of compensation payment activities during the reporting period;
 - Identification and resolution of pending issues of the previous months; and
 - Recommendations and solutions for issues and challenges faced during implementation.
791. **Quarterly Monitoring Report.** The NSCR PMO prepares and submits a quarterly monitoring report to the DOTr, JICA, and ADB. The report includes a monitoring form which clearly identifies the proposed inputs, outputs, and indicators. The draft quarterly monitoring report form is attached in the appendices of this RAP (Please see Appendix 14 Vol. 3. Quarterly Monitoring Report Form).
792. **Post-completion and Evaluation Report.** The NSCR PMO will prepare a post-completion and evaluation report at the following stages of the RAP implementation: (i) upon completion of compensation disbursement and assistance with regards to any given section to be handed over for civil works. The report will include verification if the resettlement implementation is in compliance with the provisions defined in the approved DED RAP and verification if payments of compensation and other entitlements to APs were in accordance with the entitlement matrix and fully disbursed to APs. The report will include a section on vulnerable APs. The compliance report will be reviewed by ADB and JICA and disclosed on ADB website prior to clearance to the contractor for civil works commencement for each section; (ii) three months after completion of compensation payment; (iii) six months following completion of relocation to permanent relocation sites; and (iv) two years after completion of relocation focusing on the livelihood restoration and improvement program (LRIP). The EMA also needs to prepare the evaluation report to confirm the information provided in the post-completion and evaluation reports prepared by the NSCR PMO. Through the report, the evaluation will be made in accordance with the agreed monitoring indicators and reporting formats to assess the extent to which living standards and livelihood of APs have improved or are viable and meet at least national minimum standards. The assessment will also indicate whether the assistance provided is appropriate and whether the DOTr needs to modify its assistance to enable the achievement of the RAP objectives.

793. The evaluation will assess the extent to which living standards and livelihoods of APs are viable and meet at least national minimum standards in accordance with the agreed monitoring indicators and reporting formats. The assessment will indicate whether the assistance provided is appropriate and whether the DOTr needs to modify the assistance to enable the achievement of these objectives.
794. **Semi-annual Monitoring and Evaluation Report.** Semi-annual monitoring and evaluation activities are undertaken respectively by the NSCR PMO and EMA every six months until loan closing. The semi-annual monitoring and evaluation report will provide updates on the monitoring indicators as detailed in Table 13-2:.
795. **Final Report.** The final report will be prepared respectively by the NSCR PMO and EMA upon loan closing and evaluate if RAP objectives are achieved.

F. Monitoring Indicators

796. For internal monitoring, relevant indicators and means of verification are shown in Table 13-2, and guide questions are listed in Table 13-3. On the other hand, external monitoring indicators are presented in Table 13-4, and the relevant guide questions are listed Table 13-5.
797. As far as temporary impacts due to construction works are concerned, the impacts will be monitored and reported as part of monitoring activities of the environment management plan (EMP) and will be also reflected in internal and external social monitoring reports mentioned above.

Table 13-2: Internal Monitoring Indicators

No.	Category	Checklist	Means of Verification
1	Institutional arrangement for the RAP implementation and capacity building	Establishment of necessary institutions within the DOTr for the RAP implementation (names/dates of establishment)	DOTr's NSCR PMO structure and related order
		Status of the signing of an agreement or a memorandum of agreement (MOA) with other agencies (names/dates of signing)	Signed agreement or MOA
		Status of the recruitment of land acquisition and resettlement staff	Monthly record on the number of the staff by gender and their assigned positions
		Details of capacity building for the staff engaged in the RAP implementation	Training records and gender-disaggregated attendance sheets
		Details of orientation workshops for other agencies involved in the RAP implementation	Training records and gender-disaggregated attendance sheets

No.	Category	Checklist	Means of Verification
2	Fund availability and allocation	Availability of required funds for the RAP implementation as planned	Allocated funds compared to planning
		Allocation of funds to resettlement agencies as per schedule (names of agencies/dates of fund transfer /amount of transferred fund)	DOTr's fund transfer records and reporting from agencies regarding downloaded funds
3	Identification and notification	Number of informal settler families (ISFs)/APs	Finalized gender-disaggregated master list
		Issuance of the notice of taking (NoT) and the offer to buy (OTB)	DOTr's records on the issued NoT and OTB compared to planning
		Identification and verification of ISFs/APs	DOTr's validation records
		Identification and verification of APs eligible for housing schemes	DOTr's validation records
		Identification and verification of APs eligible for social housing schemes	Validation records of the DOTr and the National Housing Authority (NHA)/SHFC
		Identification and verification of APs ineligible for social housing schemes	Validation records of the DOTr and the NHA/SHFC
		Identification and verification of vulnerable APs	DOTr's validation records
		Identification and verification of other APs with no permanent dwelling	DOTr's validation records
		Identification and verification of LRIP beneficiaries	Final list of LRIP beneficiaries disaggregated by gender
4	Resettlement preparation and site selection	Number of available social housing units of the SHFC	SHFC's list of available housing units
		Number of available public rental facilities; rental rates of relevant types of housing	DOTr's records on agreements with local government units (LGUs) stating units of public rental facilities developed or identified, and rental rates of housing
		Number of organized housing exhibits, and tripping to prospective relocation sites	Records on organized housing exhibits, site tripping, and participant lists indicating gender of APs
		Progress and schedule of housing construction by the SHFC	Actual status of housing development compared to the planned schedule and the latest schedule
		Number of consultations conducted, and agreements reached with APs on available housing	Records of consultations where opinion of male and female participation are differentiated and agreements
		Status on the creation of social infrastructure at resettlement sites	Actual status compared to the planned schedule and the latest schedule

No.	Category	Checklist	Means of Verification
		Number of consultations conducted on site selection by APs	Records of consultations and participant lists indicating gender of APs
		Number and status of signing of agreements with APs for social housing units	Signed agreements
		Progress and schedule of delivery of social housing units	Actual status compared to the planned schedule and the latest schedule
5	Payment of compensation and self-relocation	Status of the completion of validation on the replacement cost study (RCS)	Government financing institution (GFI) reports
		Status of the finalization of the master list for self-relocation	Finalized master list indicating gender of APs
		Payment of full compensation for lands, structures, and other properties, improvements, and assets	Records of payment compared to the planned payment schedule and amount and interviews with male and female APs
		Details of the provision of various assistance to APs (including rental subsidies, food allowances, and transportation allowances)	Records of payment compared to the planned payment schedule and amount and interviews with male and female APs
		Status of the provision of various assistance to APs	Records of payment compared to the planned payment schedule and amount and interviews with male and female APs
		Number of APs who receive special assistance for their vulnerability	Records of payment compared to the planned payment schedule and amount and interviews with male and female APs
		Number of signed agreements to demolish and remove improvements (ADRs)	Signed ADRs and interviews with male and female APs
6	Project-assisted resettlement	Number of APs availing social housing units and Pag-IBIG housing support	Final master list where the gender of APs is indicated
		Number of APs resettled	DOTr's and SHFC's records on resettlement status of APs
		Number of APs who relocate to temporary accommodations	DOTr's records on the status of APs who relocate to temporary accommodations
		Number of APs who relocate to public rental facilities	DOTr's records on the status of APs who relocate to public rental facilities
		Number of APs who receive special assistance for their vulnerability	DOTr's records on the status of special assistance provision

No.	Category	Checklist	Means of Verification
7	Consultation and disclosure	Number of consultations with APs during resettlement preparation	Records of consultations, photographs, and gender disaggregated participant lists
		Number of consultations with APs for site selection	Records of consultations and gender disaggregated participant lists
		Number of disclosure cases of communication materials including construction schedule	List of distributed materials and interview with male and female APs
		Number of women and vulnerable groups or people participated in consultations	Records of consultations, photographs, gender disaggregated attendance sheets, and interview with male and female APs
8	LRIP	Number of identified livelihood restoration and improvement measures	Finalized LRIP assistance for each AP
		Number of identified APs offered with specific livelihood restoration programs	Finalized LRIP beneficiary list
		Number of signed agreements with service providers	Signed MOAs or agreements
		Number of conducted LRIP workshops	Records of workshops and gender disaggregated attendance sheets
		Number of assistances provided for financial management	Records of assistance provided or organized training
		Number of the assistance provided for securing soft loans	Records of provided assistance or soft loans and gender disaggregated participant lists including gender information
		Number of provided vocational training	List of training provided and participant lists including gender information
		Number of employment opportunities offered to APs during construction of the project versus the percentage of APs who obtain employment	Records of conducted job fairs and gender-disaggregated participants lists as well as gender disaggregated applicants' and hired APs lists
9	GRM	Number of the central hotlines established	Operational phone numbers and records of phone calls
		Number of operational Sub-committee on Grievance under the RAP Implementation Management Committee (RIMC)	Records of received and addressed grievances per GRM level
		Number of established and operational local help desks	Established local help desks with photos

No.	Category	Checklist	Means of Verification
		Number of conducted trainings for GRM staff	Records of training, photographs, and gender-disaggregated participant lists
		Number and type of grievance received at each GRM level	GRM records in the GRM database
		Number of resolved and unresolved grievances	GRM records in the GRM database
10	Restoration of public facilities	Number and type of public facilities to be restored	Verified as-built master list
		Number and type of public facilities restored	DOTr's records and onsite visits compared to as-built master list
11	Handover of land for civil works	Total area and length of the right-of-way (ROW) handed over by the Philippine National Railways (PNR)	Signed MOA; status of handover in monthly progress reports
		Total area and length of other government-owned land handed over	Signed MOA; status of handover in monthly progress reports
		Total area and length of private land handed over	Handover documents <u>For land only:</u> Permit to enter (PTE) issued by landowners <u>For land and structures under the same owners:</u> PTE with removal of structure <u>For structure only:</u> ADRI status of handovers in monthly progress reports
12	Gender-disaggregated resettlement and rehabilitation information	Number of woman-headed families	Final affected household (AH) master list
		Number of woman-headed families which opt for self-relocation	Records of relocation preferences of AHs based on the DOTr's validation
		Number of woman-headed families which receive full compensation	Final AH master list compared to records of compensation payment
		Number of woman-headed families which receive all kinds of assistance	Final AH master list compared to records of provided assistance
		Number of woman-headed families which opt for assisted relocation	Final list of beneficiaries of social housings
		Number of organized women's group consultation meetings	Minutes of meetings (MOMs), photographs, and gender-disaggregated attendance sheets
		Number of woman-headed families which complete self-relocation	Final AH master list compared to records of compensation payment

No.	Category	Checklist	Means of Verification
		Number of woman-headed families which obtain relocation assistance	Final list of beneficiaries of social housing and public rental facilities
		Number and type of the LRIP opted by woman-headed families	Final list of LRIP beneficiaries
		Number and type of the LRIP participated by woman-headed families	Records of organized trainings, photographs, and participant lists

Source: JICA Design Team and DOTr.

Table 13-3: Guide Questions for Internal Monitoring

No.	Category	Guide Question	Means of Verification
1	Recruitment, training, and deployment	Have all land acquisition and resettlement staff been appointed and mobilized for field and office work on time to meet the RAP implementation schedule?	List of the DOTr's NSCR PMO staff indicating position and gender and organizational structure
		Have capacity building and training activities on the GRM been completed on schedule?	Organized training records and attendance sheets including gender information of participants compared to the planned schedule, post-activity reports, and minutes of the conducted trainings
		Are all DOTr staff attending to GRM concerns, provided with sufficient training and orientation workshops prior to deployment?	Organized GRM training records, attendance sheets including gender information of participants, and competency assessment before deployment
2	Budget	Are funds for resettlement and livelihood being allocated to resettlement agencies on time?	Transfer records compared to the planned schedule
		Have key shelter agencies (KSAs) received the scheduled funds?	Transfer records compared to the planned schedule
		Have funds been timely disbursed according to the RAP?	Records of disbursement compared to the RAP
3	Timeframe	Was RIMC established and mobilized as planned?	Signed MOAs and MOMs compared to the planned implementation schedule
		Are resettlement activities being implemented compared to the agreed implementation schedule?	Records of conducted resettlement activities compared to the implementation schedule
		Was the validation of GFIs pertaining to fair market values for land, crops, and trees and replacement costs for structures and improvements completed on time?	Submission of valuation reports compared to the planned implementation schedule

No.	Category	Guide Question	Means of Verification
		Has the LRIP phase started as scheduled?	Records of the implemented LRIP compared to the planned implementation schedule
		Have all NoT been issued to property owners?	Records of the NoT issuance compared to the master list
		Were all OTB delivered on time?	Records of the OTB issuance compared to the implementation schedule and the master list
		Was due diligence on the submitted ownership documents completed on time?	Comparison with the planned implementation schedule
		Has all land been acquired and vacated on time for project implementation?	Records of land acquisition compared to the master list and the planned implementation schedule
4	Delivery of compensation and entitlements	Has the final entitlement matrix updated during the detailed design (DD) phase been presented to APs?	Records of stakeholder consultation meetings (SCMs) and attendance sheets where the gender information of each participant is indicated
		Have all APs received entitlements according to the amount and the category of losses set out in the entitlement matrix?	Records on compensation payment compared to the plan and interviews with male and female APs
		Have APs received payment for affected structures and land on time?	Records on compensation payment compared to the plan and interviews with male and female APs
		Have APs received the agreed transport, relocation, income restoration support, and any available resettlement allowances according to the schedule or as required?	Records on compensation payment of recipients disaggregated by gender compared to the plan and interviews with male and female APs
		Have replacement land plots or contracts been provided? Was the land developed as specified? Are measures to provide land titles to AHs being taken?	List of the provided replacement land plots compared to the plan and interviews with male and female APs
		How many APs have received housing as per relocation options in the RAP?	Final master list of ISFs disaggregated by gender and records of social housing allocated by the SHFC
		Are APs occupying new houses?	Site visits to check the occupancy and the SHFC's records on amortization payment

No.	Category	Guide Question	Means of Verification
		Are assistance measures being implemented as planned for host communities?	Records of assistance provided to host communities and interviews with LGUs
		Is restoration proceeding for social infrastructure and services conducted?	DOTr's records on the provided social infrastructure and interviews with LGUs
		Have affected businesses received entitlements including transfer and payment for net losses resulting from business closedown and stoppage of production?	DOTr's records on payment for compensation compared to the plan and interviews with male and female APs
5	Resettlement	Have relocation sites been selected and developed as per agreed standards?	Verification of locations, site development plans, and site visits
		Does the housing quality meet the agreed standards?	Verification of constructed housings and basic infrastructure provided compared to the agreed standards specified in the RAP
		Are APs able to access schools, health services, and cultural sites at the pre-relocation level?	Locations of social infrastructure from relocation sites, interviews with male and female APs, and comparison with the socio-economic survey (SES)
		Was a rental subsidy for a temporary accommodation provided on time and are APs renting or staying per agreed standard?	Records on the disbursement of rental subsidies by the Land Bank of the Philippines (LBP) vis a vis planned schedule of disbursements and visits to temporary accommodations
		Have APs found temporary accommodations on time?	Submission of documents required for rental subsidies compared to the planned schedule; interviews with APs
		How many APs are ineligible for social housing, and have they been provided with public rental facilities?	Final master list of ineligible ISFs disaggregated by gender and list of those provided with public rental facilities
6	LRIP	Are income and livelihood restoration activities being implemented as set out in the plan? For example, the utilization of replacement land, the commencement of production, the number of APs trained and provided with jobs, disbursed microcredit, and the number of assisted income-generating activities will be monitored	Records on organized LRIP activities compared to the plan
		How many eligible APs have participated in the LRIP? Among	Number of gender-disaggregated APs who

No.	Category	Guide Question	Means of Verification
		eligible APs, how many are poor, the elderly, single-headed households, and persons with disability (PWDs)?	participated in organized training and provided soft loans compared to the finalized list of LRIP beneficiaries; identify who among the participant-households are vulnerable
		Has the livelihood of APs been restored or improved?	Interviews with male and female APs and comparison with the SES
		Were job fairs organized as planned? How many?	Number of organized job fairs compared to the plan and participant lists where the gender information of each participant is indicated
		Were APs hired for construction-related jobs? How many are vulnerable people? How many are women?	Monthly reports submitted by contractors on the number of hired APs disaggregated by gender, and who among those hired are vulnerable or belong to vulnerable households
7	Public participation and consultation	Have all post-RAP SCMs been conducted prior to the RAP implementation?	Records of SCMs and attendance sheets including gender information of attendees compared to implementation activities and photo documentation
		Have other types of consultations taken place as scheduled including meetings, groups, and community activities?	Records of consultations compared to the schedule, attendance sheets including gender information of attendees, and photo documentation
		Have appropriate resettlement information materials (i.e., leaflets) been prepared and distributed?	Number and type of distributed information, education, and communication (IEC) materials and interviews with male and female APs to verify the appropriateness
		How many APs know their entitlements? How many APs know if they have been qualified to receive entitlements?	Interviews with male and female APs and MOMs of the second SCMs
8	GRM	How many APs have used the GRM procedure? What were the outcomes?	Status of grievances recorded in the GRM database where the gender information of complainants is indicated
		Were a sufficient number of staff allocated at each local help desk?	List of the GR officers assigned at the local help desk compared to the plan

No.	Category	Guide Question	Means of Verification
		Were appropriate tools and resources provided to each local help desk?	List of provided resources compared to the plan
		Were complaints and grievances addressed in a timely manner?	Status of grievances recorded in the GRM database where the gender information of complainants is indicated and interview with male and female APs
		Have grievances been resolved?	Status of grievances recorded in the GRM database where the gender information of complainants is indicated
		How many cases were resolved at the level of the local help desk, the RIMC, or the Project Inter-agency Committee (PIAC)?	Status of grievances recorded in the GRM database where the gender information of complainants is indicated
		How many court cases were filed due to unresolved grievances?	Status of grievances recorded in the GRM database specifically regarding filed court cases where the gender information of complainants is indicated
9	Benefit monitoring and impact evaluation	What changes have occurred in patterns of occupation, production, and resource use compared to the pre-project situation?	Interview with male and female APs and comparison with the SES results
		What changes have occurred in income and expenditure patterns compared to the pre-project situation? What have been changes in living costs compared to the pre-project situation? Have incomes of AHs kept pace with these changes?	Interviews with male and female APs and comparison with the SES results
		What changes have taken place in key social and cultural parameters relating to monitoring indicators?	Interviews with male and female APs and comparison with the SES results
		What changes have occurred for vulnerable groups?	Interviews with male and female vulnerable APs and comparison with the SES results

Source: JICA Design Team and DOTr.

Table 13-4: External Monitoring Indicators

No.	Category	Basis for Indicators	Means of Verification
1	Institutional arrangement for the RAP implementation	Establishment of the NSCR PMO with required staffing for the RAP implementation	DOTr's NSCR PMO structure and related order
		Adequacy of knowledge and experience of the NSCR PMO for the	Discussions with the NSCR PMO

No.	Category	Basis for Indicators	Means of Verification
		RAP implementation	
		Effectiveness of undertaken capacity building measures	Discussions with the NSCR PMO and records of training with gender-disaggregated participant lists
		Establishment of PIAC	Consultations with the DOTr and the order issued for PIAC establishment
		Signing of the MOA with the SHFC	Signed MOA
		Establishment of the RIMC	Signed MOA with LGUs
		Establishment of the GRM as per the RAP provision	Consultations with the DOTr and visits to the local help desk
		Availability of required funds with the DOTr	Allocated funds compared to the plan
		Allocation of funds to resettlement agencies as per schedule	DOTr's transfer records compared to the and hearing from agencies regarding downloaded funds
2	Adequacy of resettlement planning	Finalization of the DD RAP	ADB, JICA, and DOTr review, and approval of the DD RAP
		Compliance of the RAP with JICA and ADB policies	Review of the DD RAP and comparison with the JICA Guidelines for Environmental and Social Considerations (2010) and ADB's Safeguards Policy Statement (SPS, 2009)
		Adequacy of provided entitlements	Review of the DD RAP and interviews with male and female APs on the adequacy of provided entitlements
		Availability and adequacy of SES database based on DD surveys	Verification of the SES database
		Verification of the RCS Adequacy of methodologies and standards for determining compensation rates; Ability of APs to replace affected assets with received compensation	Review of the RCS and interview with male and female APs pertaining to compensation amounts and their ability to replace affected assets
		Establishment of an internal monitoring system	Discussions with the NSCR PMO and review of internal monitoring reports
		Availability, accessibility, and adequacy of internal monitoring reports	Internal monitoring reports
3	Delivery of entitlements	Disbursed compensation as per the entitlement matrix	Records of disbursement compared to the planned schedule
		Disbursed entitlements on time and before displacement	Records of disbursement compared to the planned

No.	Category	Basis for Indicators	Means of Verification
			schedule
		Adequate time given through a notification for self-relocation	Records of the notification issuance compared to the plan and interviews with male and female APs
		Number of provided replacement land plots	Records of provided replacement land plots
		Quality of new plots and issuance of land titles	Interview with male and female APs and records on issued land titles
		Availability of social housing	List of SHFC-provided social housings compared to the final list of beneficiaries disaggregated by gender
		Number of ISFs provided with adequate information to avail of social housing	Records of SCMs, attendance lists including gender information of attendees, and consultations with APs
		Participation of ISFs in the selection and design of social housing locations and options	Records of SCMs, attendance lists including gender information of attendees, and consultations with APs
		Quality of social housing	Field verification compared to the set standards and interviews with male and female APs
		Availability of infrastructure at relocation sites	On-site verification compared to the plan
		Availability of transitional rental assistance until housing schemes become available	Records of disbursement compared to the plan
		Project assistance for APs who opt for social housing	Records of provided assistance compared to the plan; recipient APs disaggregated by gender
		Timely disbursement of agreed assistance to APs	Records of disbursement compared to the plan and interviews with male and female APs
		Number of special assistances provided for vulnerable APs in the resettlement process	Records of gender-disaggregated APs provided with special assistance compared to the plan
		Satisfaction level of APs with availed social housing	Interviews with male and female APs
4	Consultations and grievances	Consultations organized as scheduled including meetings, groups, and community activities	Records of consultations with gender information of participants indicated compared to the plan
		Knowledge of APs on their	Interviews with male and

No.	Category	Basis for Indicators	Means of Verification
		entitlements	female APs
		Conduct of consultation meetings exclusively with women	Records of consultations and gender disaggregated participant lists
		Conduct of consultation meetings exclusively with vulnerable groups	Records of consultations with identified vulnerable households and gender-disaggregated participant lists
		Dissemination of communication materials to APs in local languages	List of distributed materials, and documentation of actual dissemination
		Knowledge of APs about the GRM including the local help desk	Interviews with male and female APs
		Accessibility of the GRM to APs	Interviews with male and female APs
		Information on resolution of grievances	Records on the GRM database
		Timing of grievances redressed as per schedule	Records on the GRM database and interviews with male and female APs
		Proper communications on GRM decisions to APs	Records on the GRM database
5	LRIP	Inclusion of APs under rehabilitation programs (data disaggregated by gender and vulnerable group)	Final list of LRIP beneficiaries disaggregated by gender
		Availability and adequacy of vocational and entrepreneurial training	Interviews with male and female APs and records of provided training to APs disaggregated by gender
		Availability of soft loans for APs	Interviews with male and female APs and records of provided soft loans
		Availability of employment opportunities	Interviews with male and female APs and records of organized job fairs
		Satisfaction level of LRIP assistance	Interviews with male and female APs disaggregated by gender
		Number of successful enterprises (data disaggregated by gender and vulnerable group)	Interviews with male and female APs
		Number of displaced persons who improve their incomes (data disaggregated by gender and vulnerable group)	Interviews with male and female vulnerable displaced APs and comparison with the SES results
		Number of displaced persons who improve their standard of living (data disaggregated by gender and vulnerable group)	Interviews with male and female vulnerable displaced APs and comparison with the SES results

No.	Category	Basis for Indicators	Means of Verification
		Number of displaced persons with agricultural replacement land lots (data disaggregated by gender and vulnerable group)	Records of provided replacement land lots indicating gender and vulnerability of recipients
		Quantity of land owned or contracted by displaced persons (data disaggregated by gender and vulnerable group)	Interviews with male and female APs; monthly monitoring progress reports
6	Benefit monitoring	Changes occurred in patterns of occupations, production, and resource use compared to the pre-project situation	Interviews with male and female APs and comparison with the SES results
		Changes occurred in income and expenditure patterns compared to the pre-project situation	Interviews with male and female APs and comparison with the SES results
		Changes occurred in key social and cultural parameters	Interviews with male and female APs and comparison with the SES results
		Changes occurred for vulnerable groups	Interviews with vulnerable male and female APs and comparison with the SES results

Source: JICA Design Team and DOTr.

Table 13-5: Guide Questions for External Monitoring

No.	Category	Guide Question	Means of Verification
1	ROW acquisition process	How many APs who signed ADRIs vacated structures as agreed?	Records of negotiations on land acquisition
2	Delivery of entitlements	Were entitlements disbursed according to the number and the category of losses set out in the entitlement matrix?	Records of disbursement compared to the entitlement matrix and the master list
		Was disbursement made to meet the timeline?	Records of disbursement compared to the schedule
		Has the identification of displaced persons losing land temporarily, e.g., through soil disposal, borrow pits, and the contractor' camps, been included?	Records of validation activities
		Was the disbursement of the agreed transport, relocation, income substitution support, and any available resettlement allowances made in a timely manner according to the schedule?	Records of payment, payment schedule, and recipients of compensation and assistance compared to the plan
		Were replacement land plots provided? What was the quality of new plots and issuance of land titles?	Records of the provision of replacement land, issued land titles, and interviews with male and female APs

No.	Category	Guide Question	Means of Verification
		Are social infrastructure and services restored?	List of constructed social infrastructure compared to the plan
		Are LRIP activities being implemented as set out in the program, for example, utilizing replacement land, commencement of production, the number of the displaced persons trained for employment with jobs, disbursed microcredit, and the number of assisted income-generating activities?	Records of the land-for-land provision, the number of organized training and gender-disaggregated attendance sheets, the number of organized job fairs, and the number of provided soft loans
		Have affected businesses received entitlements, including transfer and payment for net losses resulting from business closedown?	Records of compensation payment and comparison with the master list
3	Consultations and grievances	Are consultations organized as scheduled including meetings, groups, and community activities?	Records of SCMs compared to the plan
		Do APs have knowledge of their entitlements?	Interviews with male and female APs
		How many APs have used the local help desk?	Records on the GRM database
		How many cases have been resolved?	Records on the GRM database
		Which information on the implementation of the social preparation phase is available to APs?	Interviews with male and female APs
4	Communications and participation	How many general meetings were held (for both men and women)?	Records of SCMs and gender-disaggregated attendance lists
		What is the percentage of women out of total participants?	Records of SCMs and gender-disaggregated attendance lists
		How many meetings were held exclusively with women?	Records of SCMs and gender-disaggregated attendance lists
		How many meetings were held exclusively with vulnerable groups?	Records of SCMs where gender-disaggregated participants are all vulnerable
		How many meetings were held at new sites?	Records of SCMs
		How many meetings were held between host communities and displaced persons?	Records of SCMs
		What is the level of participation in meetings (data disaggregated by gender and vulnerable group)?	Records of SCMs and gender-disaggregated attendance lists
		What is the level of information communicated? Is it adequate or inadequate?	Records of SCMs and interview with male and female APs
		Was information properly disclosed?	Records of SCMs with disclosed information and

No.	Category	Guide Question	Means of Verification
			interview with male and female APs
		Was the translation of information disclosure in local languages available?	Records of SCMs with disclosed information and interview with male and female APs
5	Budget and time frame	Were land acquisition and resettlement staff appointed and mobilized on schedule for field and office works?	Staffing records compared to the plan
		Were capacity building and training activities completed on schedule?	Records of training compared to the plan
		Were resettlement implementation activities achieved compared to the agreed implementation plan?	Records of disbursement of funds for activities compared to the plan
		Were funds for resettlement agencies allocated on time?	Records of fund transfer compared to the schedule
		Were the scheduled funds received by resettlement offices?	Records of fund transfer and interview with resettlement offices
		Were the funds disbursed according to the DD RAP?	Records of fund transfer compared to arrangements in the RAP
		Were social preparation activities implemented as per schedule?	Record of organized activities compared to the implementation schedule
		Was land acquisition and occupation in time for implementation?	Records of land acquisition compared to the schedule
6	Resettlement and relocation	Were APs provided with adequate information, consulted on their preferences, and guided on procedures to avail of social housings?	Records of gender-represented consultations and interview with male and female APs
		Did APs participate in the selection and design of social housing locations and options?	Records of meetings and interviews with male and female APs
		What is the number and percentage of APs provided with social housing programs?	Final list of social housing beneficiaries disaggregated by gender compared to the AH master list
		Were social housing provided to relocating APs timely?	SHFC records on the provision of housings of recipients disaggregated by gender compared to the schedule
		Was the quality of social housing provided to APs sufficient (i.e., suitability of locations, utilities, and access to social services)?	On-site verification of relocation sites compared to the provisions specified in the DD RAP and interviews with male and female APs
		Was transitional assistance such as transportation allowances provided?	Records on disbursement compared to the plan
		Was rental assistance provided until	Records on the disbursement

No.	Category	Guide Question	Means of Verification
		social housing are available for eligible APs?	of rental subsidies by the LBP compared to the master list and records on resettlement to social housing
		What is the percentage of relocated APs who are able to pay amortizations?	Records on the SHFC's collection of amortizations of payers disaggregated by gender compared to the master list
		What is the percentage of relocated APs satisfied with social housing and the remaining in social housing?	Interviews with male and female APs and the list of APs disaggregated by gender occupying social housings
		Was the management of the SHFC adequate?	Auditing with the SHFC and interviews with male and female APs
7	LRIP	What is the number of displaced persons under rehabilitation programs (data disaggregated by gender and vulnerable group)?	Final list of LRIP beneficiaries
		What is the percentage of APs eligible for LRIP assistance who register in the program (data disaggregated by gender and vulnerable group)?	Final list of vulnerable and gender-disaggregated APs who register in the LRIP compared to the list of LRIP beneficiaries
		What is the percentage of eligible APs applying for soft loans?	Records on APs disaggregated by gender who apply for soft loans compared to the master list
		What is the percentage of successful applications for soft loans?	Record of APs disaggregated by gender who are provided with soft loans compared to the list of APs who apply for
		What is the number of displaced persons and eligible APs who receive vocational or entrepreneurial training (data disaggregated by gender and vulnerable group)?	Records on organized trainings and attendance lists compared to the final list of LRIP beneficiaries
		What is the type of training and the number of participants for each training?	Records of organized trainings and attendance lists including gender information of attendees
		What is the number and percentage of displaced persons covered under the LRIP (data disaggregated by gender and vulnerable group)?	List of LRIP beneficiaries compared to the AH master list
		What is the number of displaced persons who restore their incomes and livelihood patterns (data disaggregated by gender and vulnerable group)?	Interviews with vulnerable male and female APs

No.	Category	Guide Question	Means of Verification
		How many new jobs are generated?	Interviews with male and female APs, and LRIP implementer
		What is the extent of participation in rehabilitation programs?	Records on the participation of APs compared to the list of LRIP beneficiaries disaggregated by gender
		What is the extent of participation in vocational training programs?	Records on the gender-disaggregated participation of APs in training programs compared to the list of LRIP beneficiaries
		What is the level of satisfaction with LRIP assistance?	Interviews with male and female APs
		What is the percentage of successful enterprises reaching break-even (data disaggregated by gender and vulnerable group)?	Interviews with male and female APs and comparison with the SES results
		What is the percentage of displaced persons who improve their incomes (data disaggregated by gender and vulnerable group)?	Interviews with male and female APs and comparison with the SES results
		What is the percentage of displaced persons who improve their standards of living (data disaggregated by gender and vulnerable group)?	Interviews with male and female APs and comparison with the SES results
		What is the number of displaced persons who are given agricultural land lots as a replacement for land loss (data disaggregated by gender and vulnerable group)?	Records of provided replacement land lots
		What is the quantity of the land owned or contracted by displaced persons (data disaggregated by gender and vulnerable group)?	Interviews with male and female APs and land ownership documents

Source: JICA Design Team and DOTr.