

# Resettlement Plan

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January 2023

## Philippines: South Commuter Railway Project - Tranche 1

### Makati-Buli Section

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

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

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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  
(Makati-Buli Section)

Volume 1  
Main Report

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## Abbreviations of Terms

### *Agencies*

ADB	Asian Development Bank
BCDA	Bases Conversion and Development Authority
BIR	Bureau of Internal Revenue
BSP	Bangko Sentral Ng Pilipinas
CDA	Cooperative Development Authority
CDC	Clark Development Corporation
CELA	Certificate of Entitlement to Lot Allocation
CHR	Commission on Human Rights
CIAC	Clark International Airport Corporation
DA	Department of Agriculture
DAR	Department of Agrarian Reform
DENR	Department of Environment and Natural Resources
DepEd	Department of Education
DHSUD	Department of Human Settlements and Urban Development
DILG	Department of the Interior and Local Government
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
DSWD	Department of Social Welfare and Development
DTI	Department of Trade and Industry
EMB	Environmental Management Bureau
HDMF	Home Development Mutual Fund
HGC	Home Guaranty Corporation
HLURB	Housing and Land Use Regulatory Board
HUDCC	Housing and Urban Development Coordinating Council
JICA	Japan International Cooperation Agency
NHA	National Housing Authority
NHMFC	National Home Mortgage Finance Corporation
OSG	Office of the Solicitor General
PCUP	Presidential Commission for the Urban Poor
PNR	Philippine National Railways
PNP	Philippine National Police
POEA	Philippine Overseas Employment Administration
SBC	Small Business Corporation
SEC	Securities and Exchange Commission
SHFC	Social Housing Finance Corporation
SMED	Small and Medium Enterprise Development
TESDA	Technical Education and Skills Development Authority
WB	World Bank

### *Others*

ADRI	Agreement to Demolish and Remove Improvements
AHP	Affordable Housing Program
AP	Affected Person
BP	Batas Pambansa
BPLO	Business Permit and Licensing Office
BLGU	Barangay Local Government Unit



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BOQ	Bill of Quantities
BSAAC	Beneficiary Selection, Awards and Arbitration Committee
CA	Commonwealth Act
CA	Community Association
CADT	Certificate of Ancestral Domain Title
CAO	City Agriculture Office
CBIA	Community Based Initiative Approach
CDO	City Development Office
CEC	Certificate of Employment and Compensation
CGT	Capital Gains Tax
CIA	Clark International Airport
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
DED	Detailed Engineering Design
DILEEP	DOLE's Integrated Livelihood and Emergency Employment Program
DMS	Detail Measurement Survey
DOAS	Deed of Absolute Sale
DRAM	DPWH's ROW Acquisition Manual
DST	Documentary Stamps Tax
ECC	Environmental Compliance Certificate
EJS	Extra Judicial Settlement
EMA	External Monitoring Agent
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
HOA	Homeowners Association
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

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IROW	Infrastructure Right-of-Way
IRR	Implementing Rules and Regulations
ISF	Informal Settler Families
JDT	JICA Design Team
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
MMSP	Metro Manila Subway Project
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
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
OTB	Offer to Buy
PAFs	Project Affected Families
PAHs	Project Affected Households
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

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PO	People's Organization
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
SCM	Stakeholders Consultation Meeting
SCTEx	Subic-Clark-Tarlac Expressway
SES	Socio-Economic Survey
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
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

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## DEFINITION OF TERMS

<b>Term</b>	<b>Definition</b>
Affected Households	Refers to all households whose residence will be affected by the project
Affected Persons	Project affected persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas
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 <sup>1</sup> .
Associated Structures	refers to structures that are associated to a main structure. This may include water tank, fence, garage, storeroom, etc.
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.
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. <sup>2</sup>
Cut-Off-Date	the concept of the cut-off date for eligibility is typically used for the non-titleholders, which is generally the date of commencement of the project census of affected persons within the project boundaries. Persons not covered at the time of census taking will not be eligible for claims of compensation entitlements.
Economic Displacement	refers to loss of land, assets, access to assets, income sources, or means of livelihoods as a result of this project.
Employees of Affected Business Enterprise-based	refers to persons employed in wage-based work in enterprises affected by this project. non-land based economic undertaking that is not salaried/waged and associated with entrepreneurial ventures.

<sup>1</sup> Republic Act 1199

<sup>2</sup> Section 39 (A) (1) of RA 8424

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Entitlement	range of measures comprising compensation, income restoration support, transfer assistance, income substitution and relocation support which are due to affected people, depending on the nature and severity of their losses, to restore their economic and social base.
Entry Pass	Refers to the accountable form/document issued by NHA to the qualified AHs on the day of actual transfer and presented to the receiving NHA project office upon their arrival.
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
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.
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.
Host Community	refers to the current residents, local government officials and other stakeholders of an LGU (city, municipality, barangay) where APs will be relocated.
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 <sup>3</sup> .
Income Restoration	Re-establishing income sources and livelihoods of PAPs to approximate or exceed the level it was before the development project.
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 <sup>4</sup> as defined by this RAP. This may include structure owners and renters, rent-free occupants, caretakers, and sharers.
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.
Institutional Establishment	Entities that provide government, education, and spiritual services
Involuntary Resettlement	occurs when affected people do not have the right to refuse land acquisition and are displaced
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 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.

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<sup>3</sup> Philippine Statistics Authority

<sup>4</sup> Combined household monthly income is below PhP40,000.

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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.
Landowner		refers to legal owners of affected land that will be acquired for the project.
Low-income family		refers to family whose combined monthly income is below Php 40,000.
Main structure		any structure whose function is not associated to another structure to serve its purpose.
Marginally affected		Type of impact on affected property wherein the remaining portion is deemed to be economically viable or structurally sound and livable.
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
Ordinary Asset		real property which is not classified as capital asset based on RA 8424
Permanent Relocation		refers to the relocation to a resettlement site to be developed by NHA/SHFC and other DOTr partners where APs are to be resettled permanently.
Physical Displacement		refers to loss of residential land, or loss of shelter as a result of this project.
PNR ROW		refers to the existing right-of-way owned by the Philippine National Railway (PNR)
Project (PROW)	ROW	refers to the right-of-way of this project.
Project business	Affected	refers to all types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
Project Farm/Agriculture	Affected	refers to land-based economic activity whose normal operation will be affected severely or marginally by the project.
Project Household (AH)	Affected	refers to all households whose residence will be affected by the project.
Project Household Members	Affected	refers to all member of the affected households.
Project Persons (APs)	Affected	a general term that refers to all persons are those who are physically displaced (loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Public Rental		a subsidized rental facility for APs who will not qualify for socialized housing.
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.

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Relocation	Physical displacement of an AP from his/her pre-project place of residence and his/her transfer to another place.
Rental Subsidy	refers to a fixed amount of monetary assistance for temporary accommodation of AHs while waiting for their movement/transfer to their choice of relocation.
Replacement Cost	Amount of cash or kind needed to replace an asset (i.e., land, private structure, crops and trees, public structure and common resource). Replacement cost calculation comprises these elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued (if any), (iv) transitional and restoration costs (if any); and (v) other applicable payments (if any).
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.
Temporary Accommodation	refers to the interim site or rental unit where the APs will move temporarily while awaiting completion of permanent relocation site.
Temporary Dwellings	refers to dwelling type unit that is made of moveable sleeping materials/equipment.
Validation	the process of verifying or checking the accuracy of census information provided by the APs during the preparation of the RAP.
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
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) Section and the Solis-Blumentritt-Calamba Section.
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 PO1 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 Makati to Buli section is a 22.19-km segment which covers six (6) stations located in Buendia and EDSA in Makati, Senate (formerly Nichols Station) in Taguig, FTI (new location) and Bicutan in Parañaque and Sucat in Muntinlupa.
3. The entire NSCR-Ex project is categorized as A for ADB's involuntary resettlement safeguards. Seven (7) separate RAPs have been prepared for the NSCR-Ex Calamba Extension Project: a. two (2) RAPs for Manila PO1 (LO and NLO), b. one (1) for Manila 2, c. one (1) for Makati to Buli, d. one (1) for Tunnel Section and e. two (2) for Muntinlupa to Calamba (LO and NLO). This RAP for Makati to Buli 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.
4. **Project Land Requirement and Resettlement Impacts.** Overall, NSCR-Ex Makati to Buli section will utilize the existing Philippine National Railways (PNR) ROW and a number of properties owned by the identified national government agencies (NGAs) which will be acquired through the government's inter-departmental land transfer procedures, as well as acquire additional parcels of private land in areas where the width of the PNR ROW is less than 30m, 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.
5. This RAP covers four (4) LGUs/Cities in Metro Manila namely: Makati, Paranaque, Taguig and Muntinlupa with a total of 13 affected barangays. These barangays are Pio del Pilar, Bangkal, Magallanes and San Antonio in Makati, San Martin de Porres) in Paranaque, (6) Bagumbayan, Fort Bonifacio, North Daang Hari, South Daang Hari, Tanyag and Western Bicutan in Taguig and Sucat and Buli in Muntinlupa.
6. The affected households (AHs) and affected persons (APs) will experience full or partial impacts on their lands, residences, businesses, and/or other livelihood sources. Based on the survey activities conducted, there are 770 affected parcels of land owned by government (107) and private entities (663). The private lands are owned by 543 residing and non-residing landowners (LOs). There are also 2,904 non-landowners (NLOs) who will be displaced from their residences.
7. The project will affect 994 businesses and livelihood consisting of 277 home-based enterprises, 312 stand-alone businesses, 401 renting-out house/room/space businesses and 4 land-based livelihood (game-fowl raising/livestock raising).



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8. There are 5,853 APs who will lose their jobs permanently with the anticipated closing of businesses. Out of these 4,286 are wage-based earners and 1,567 are employees of affected businesses. There are 1,383 AHs with 1,709 instances of vulnerabilities. In the 1,709 vulnerability instances, 379 are earning income below the poverty threshold, 753 are solo parents with dependents, 410 are headed by elderly, and 167 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 conditions.
  9. There are no Indigenous Peoples (IPs) in Makati, Paranaque, Taguig and Muntinlupa nor is it anticipated that land in ancestral domain areas will be acquired.
  10. **Social Safeguards Policy Principles for the Project.** The RAP follows the ADB Safeguard Policy Statement (SPS) of 2009, JICA Guidelines (2010), and relevant Philippine laws and procedures. The Department of Transportation (DOTr), the Executing Agency (EA) for the Project will uphold the involuntary resettlement (IR) policy principles for the Project as set out in this RAP.
  11. **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 non-landowner households and non-landowner business owners, the cut-off date was set at the start of the census and survey activities. For resident and non-resident landowners, the cut-off date will be at the time of their receipt of the Notice of Taking issued by the DOTr.
  12. **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 improving their living conditions. 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 local government unit (LGU) of the cities of Makati, Taguig, Paranaque and Muntinlupa, 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.
  13. **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) or availment of government economic and medium cost housing program under the Pag-IBIG Fund for landowners and interested AHs. While in the self-relocation option, AHs 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, if applicable, or to relocate in a permanent dwelling of their choice.
  14. **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

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LGU officers were noted; 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 Engineering Design (DED) phases. Three (3) rounds of SCMs were conducted during the FS phase, and two (2) rounds during the DED phase. During the first round of SCMs at the DED RAP phase, the DOTr disclosed updates on the project and information on RAP activities 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 and safety protocols to reduce the spread of 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 face-to-face meetings provided an open forum, and the venue for the distribution of project information brochures (PIBs) with feedback forms attached to support disclosure activities and collected these forms that contain feedbacks from APs. Follow-up calls to some community leaders and APs were also conducted. Health and safety measures were applied to consultation activities during outburst of the COVID-19 pandemic. This RAP will also be accessible to the public through JICA, ADB, and DOTr websites.

15. **Livelihood Restoration and Improvement Program.** The DOTr will implement the Livelihood Restoration and Improvement Program (LRIP) in partnership with the concerned LGUs (Makati, Taguig, Paranaque and Muntinlupa) and national government agencies such as 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 long or short-term interventions. Microbusiness owners will be assisted in re-establishing their business, as well as in securing soft loans and other government-issued identifications and permits. Financial management training, job referrals, and priority job placements in project works will be provided to the vulnerable APs and employees losing employment from affected micro-businesses. Household members will also be given 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.
16. **Grievance Redress Mechanism.** The project level Grievance Redress Mechanism (GRM) outlines the procedures in which grievances are accepted, assessed, and resolved, and 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 a part of the GRM. The GRM has been developed in accordance with JICA Guidelines (2010) and ADB SPS (2009). It 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 central hotline addressing concerns of APs was set up by the DOTr while preparing to establish the local help desk in the Cities of Makati, Taguig, Paranaque and Muntinlupa. 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 local government unit (LGU) or the Central GRM Team at the Project Management Office (PMO).

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17. **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 LGUs of Makati, Taguig, Paranaque, and Muntinlupa. 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 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 PMO is organized to oversee all technical and administrative concerns of the Project and monitor activities related to the RAP implementation.
  18. **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 impacts<sup>5</sup> 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 Engineering Design (DED) Phase.
  19. **Budget and Financing.** The total cost for the implementation of the RAP for the Makati to Buli section is estimated at **PhP19,873,091,426.51**. 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).
  20. **Monitoring.** There will be two types of monitoring for this RAP: internal and external monitoring. The 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 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.

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*5 Free and clear land is defined as land without affected persons, compensable structures, improvements, trees, crops and utilities and other impacts to which persons are eligible for compensation and assistance.*

## Chapter 1 : PROJECT DESCRIPTION

21. This RAP covers Makati, Taguig, Paranaque and Muntinlupa (Buli and Sucat) also known as DED RAP for Makati-Buli.
22. Table 1-1 below shows the RAP demarcation citing the covered area and its affected barangays.

**Table 1-1. RAP Report Demarcation**

Covered Area	Contract Packages	Description of Covered Area	Scope of RAP
Makati, Taguig, Paranaque and Muntinlupa	S-02: 2+405 to 10+314 S-03a: 10+314 to 18+200 S-03b: 18+200 to 19+596 S-03c: 19+596 to 25+418	<p>The chainage covered by this RAP starts approximately at Chainage 10+314 around the Makati boundary and ends approximately at Chainage 25+418 in Muntinlupa.</p> <p>The project will traverse Makati LGU in Brgys. Pio del Pilar, Bangkal, Magallanes &amp; San Antonio; Taguig LGU in Brgys. Bagumbayan, Fort Bonifacio, North Daang Hari, South Daang Hari, Tanyag &amp; Western Bicutan; Paranaque LGU in Brgy. San Martin de Porres; and Muntinlupa LGU in Brgys. Sucat &amp; Buli.</p>	Landowner & Non-Landowner

### A. Background

23. The population of Metro Manila<sup>6</sup> increased by 1.5 times from 8.0 million in 1990 to 12.8 million in 2015<sup>7</sup>. With a population density of 20,000 per km<sup>2</sup>, Metro Manila is home to about 13 percent of the population of the Philippines and the main economic center accounting for 36 percent of the country's GDP<sup>8</sup>.
24. Severe traffic congestion and environmental degradation characterize Metro Manila wherein high-density development continues. The lack of or the delay in the road infrastructure in Metro Manila and the increasing traffic growth rate because of vehicle ownership, congestion is expected to worsen, increasing travel times of commuters and delays in goods and services.
25. Considering the population size and density of Metro Manila, the railway network is sparse. In Metro Manila, there are currently three urban metro lines 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 at-grade and depressed levels, with a total length of 44 km, serving 350 million passengers in total in 2016. In addition, the

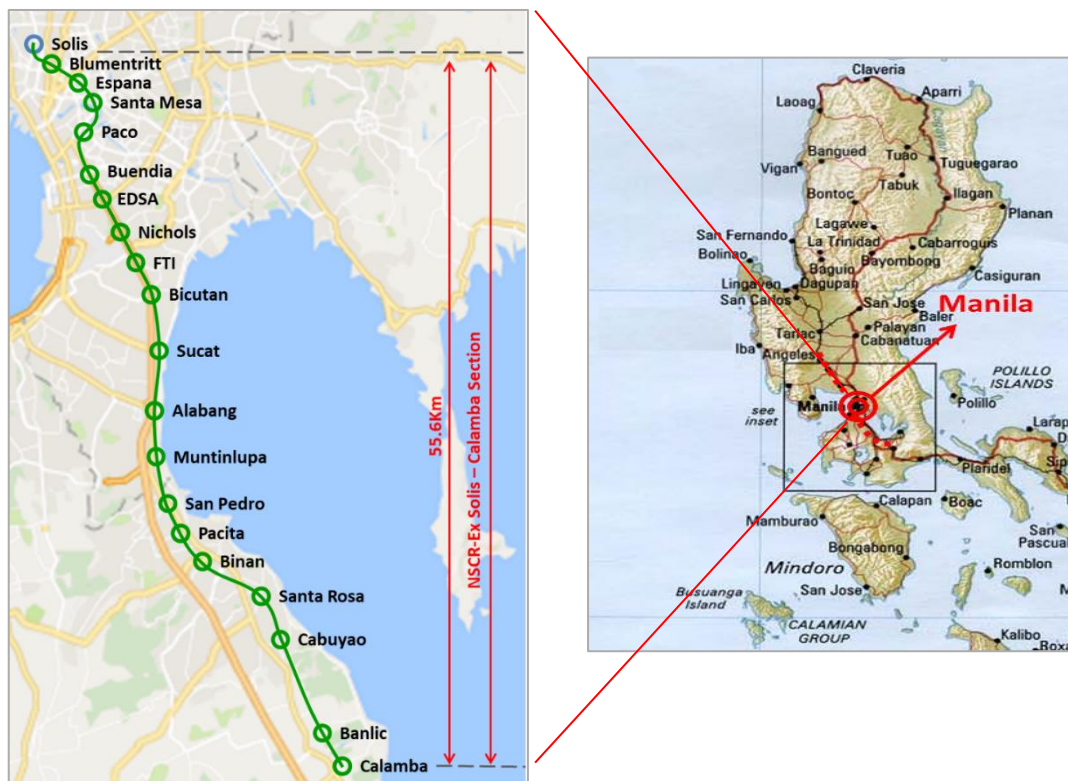
<sup>6</sup> Officially the National Capital Region (NCR), a metropolitan area comprised of 16 independent cities which include the City of Manila, Quezon City, Caloocan City, Las Piñas City, Makati City, Malabon City, Mandaluyong City, Marikina City, Muntinlupa City, Navotas City, Parañaque City, Pasay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

<sup>7</sup> Philippines Statistics Authority (PSA), 2015 Census of Population

<sup>8</sup> Philippines Statistics Authority (PSA), 2015 Census of Population and Gross Regional Domestic Product in 2018

Philippine National Railways (PNR) operates a commuter railway from Tutuban to Calamba (56 km)<sup>9</sup>, serving 21 million passengers in annual 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 right-of-way (ROW) has been retained, although encroached upon by informal settlers.

26. In this context, the Government of the Philippines (GoP) has requested Japan International Cooperation Agency (JICA) and Asian Development Bank (ADB) for assistance for the planning and implementation of the NSCR-Ex. The project will be conducted by Sections: Malolos–Clark–Clark International Airport (Clark Extension) and Solis–Blumentritt–Calamba (Calamba Extension). The NSCR-Ex (Calamba Extension) will cover the 55.6 km section between Jose Abad Santos Avenue to Calamba station with a 1.3 km spur line to a depot, which starts about 1.7 km from the Banlic Station to the depot located in Barangay Banlic in Calamba. A total of 20.4 hectares (has) of agricultural lands, mostly irrigated will be acquired for the depot requirements in Banlic.
27. NSCR-Ex has a total of 19 stations, 12 to be located in NCR and seven (7) in Laguna. It will contribute to the sustainable development of Metro Manila and the fast-growing urban areas in and near Laguna while improving connectivity to the nearby South Luzon provinces such as Batangas, Cavite, Rizal, and Quezon. The improvement of the railway has less environmental impact than the presence of passenger cars. It also contributes to the revitalization of the affected areas by shortening travel time and promoting development along railway lines.



Source: JICA Design Team

Figure 1-1. Location MAP of NSCR-Ex (Calamba Extension)

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

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28. The Feasibility Study (FS) Phase of this Project was conducted from December 2017 to August 2018, and the Detailed Engineering Design (DED) 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 Clark Extension and Manila PO section in Calamba Extension. Also, the loan agreement for the USD\$1.75B first tranche of the USD\$4.3B approved loan for the Calamba Extension Section has already been signed on June 16, 2022.

**B. The GoP Development Plans on Railway Sector**

29. The Philippine Development Plan (2017-2022), which is anchored on former President Duterte's ten-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 PhP8 to 9 trillion from 2017 to 2022.
30. The Build! Build! Build! Program is the Duterte administration's comprehensive infrastructure development program launched in April 2017. The program identifies 70 infrastructure flagship projects and/or high impact projects. Among the 70 flagship projects, 19 are located in Metro Manila. The infrastructure projects for Metro Manila are transportation-driven, focusing on the development of roads, railways, road-based public transport, and traffic management.
31. In this context, the DOTr's 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 of Region III, NCR, and Region IV-A. The existing railway lines and proposed railway lines are indicated in Figure 1-2.



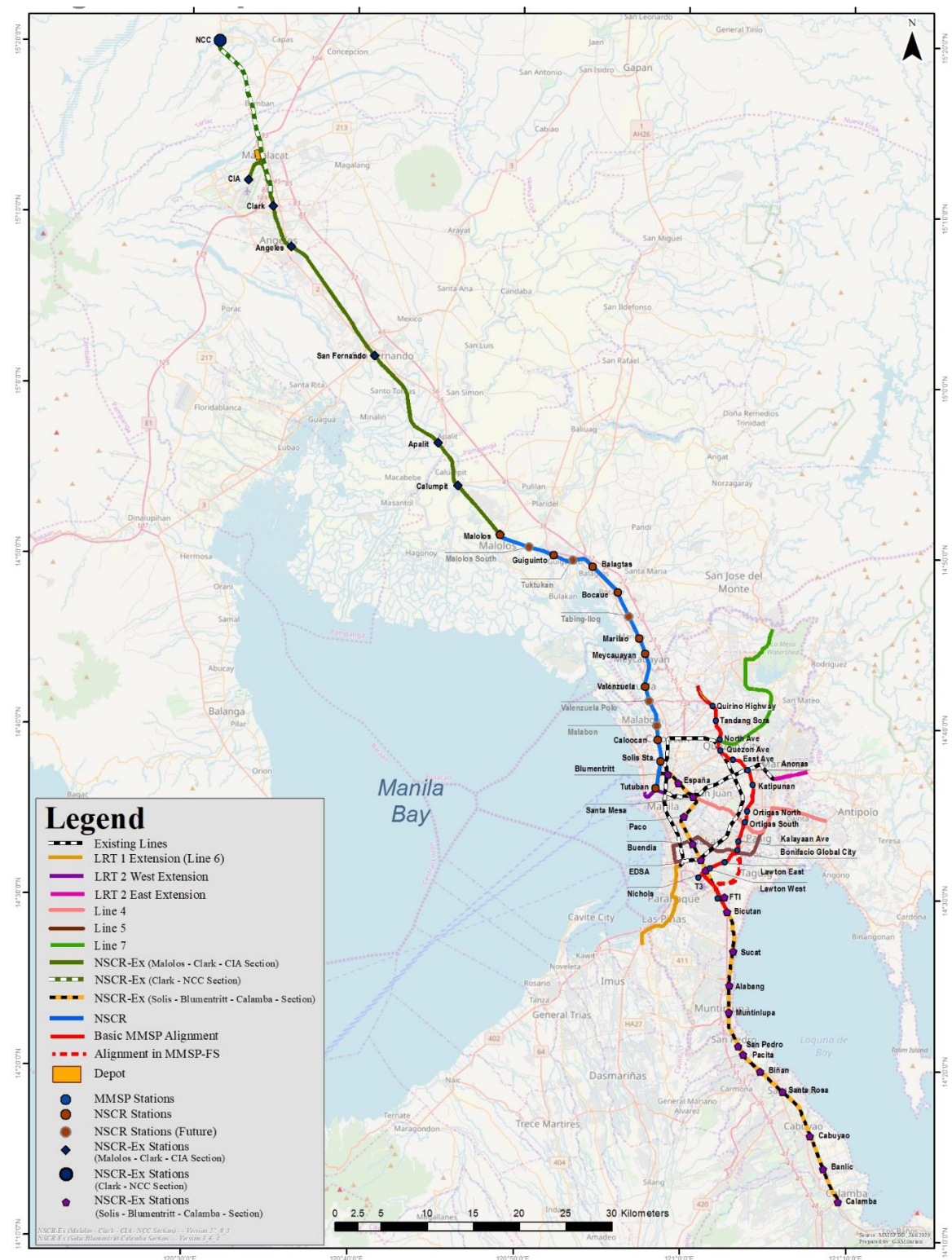


Figure 1-2. Railway Network Master Plan in Greater Capital Region

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

32. To meet the railway development needs in Metro Manila and GCR, several railway projects are ongoing or in the planning stage. In 2015, JICA signed a loan agreement

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with the GoP for the development of the North-South Commuter Railway (NSCR: 38 km from Tutuban to Malolos) which is currently at implementation stage. The proposed NSCR-Ex (Clark Extension) is to extend the NSCR to the north and provide a 51.4 km new railway from Malolos to CIA.

33. The NSCR will also be extended to the south, with the NSCR-Ex (Calamba Extension) which will consist of a 55.6 km railway from Jose Abad Santos Avenue to Calamba with an additional 1.3 km spur line to the Banlic Depot, including the 1.1 km Manila PO section. The Manila PO section expects to be partially operating ahead of the whole section in Calamba. The entire interconnection of the lines creates a North-South railway corridor in GCR.

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

34. ADB has been a dedicated partner of the GoP in developing the infrastructure and social sector since the 1970s. Among the past projects of ADB is the rehabilitation of PNR's 474 km Manila-Legazpi line.
35. 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 NSCR-Ex (Calamba Extension) 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.

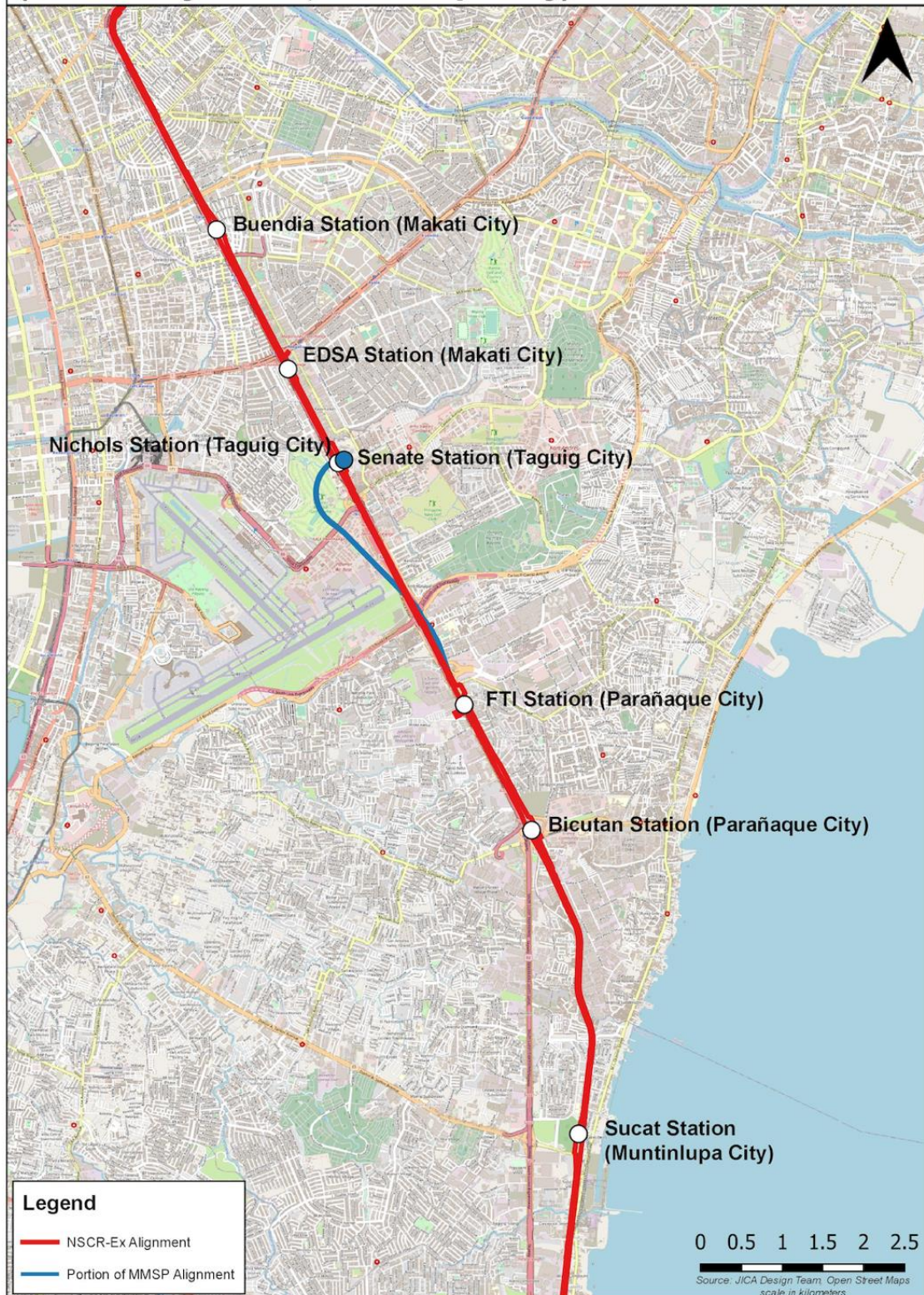
#### **F. Project Proponents**

##### **1. Main Railway Line**

37. The NSCR-Ex (Calamba extension) alignment is 55.7 km long for the whole line. This RAP covers the section of Makati to Muntinlupa (approximately 22.19 km) from Barangay San Antonio in Makati City (Sta. 10+314) to Brgy. Buli in Muntinlupa City (Sta. 25+418). The general PROW width is 30 m and is 60 meters in station areas. The track will consist of elastic sleepers that are directly fastened onto the track for the viaduct or bridge sections and there will also be sections with ballast. Please refer to Figure 1-3.



### NSCR-Ex Stations (Makati City to Buli, Muntinlupa City)



**Figure 1-3. Makati to Buli Section of the NSCR-Ex (red line mainline alignment, blue line subterranean section)**

**Table 1-2. Sections of the Main Railway Line in between Stations**

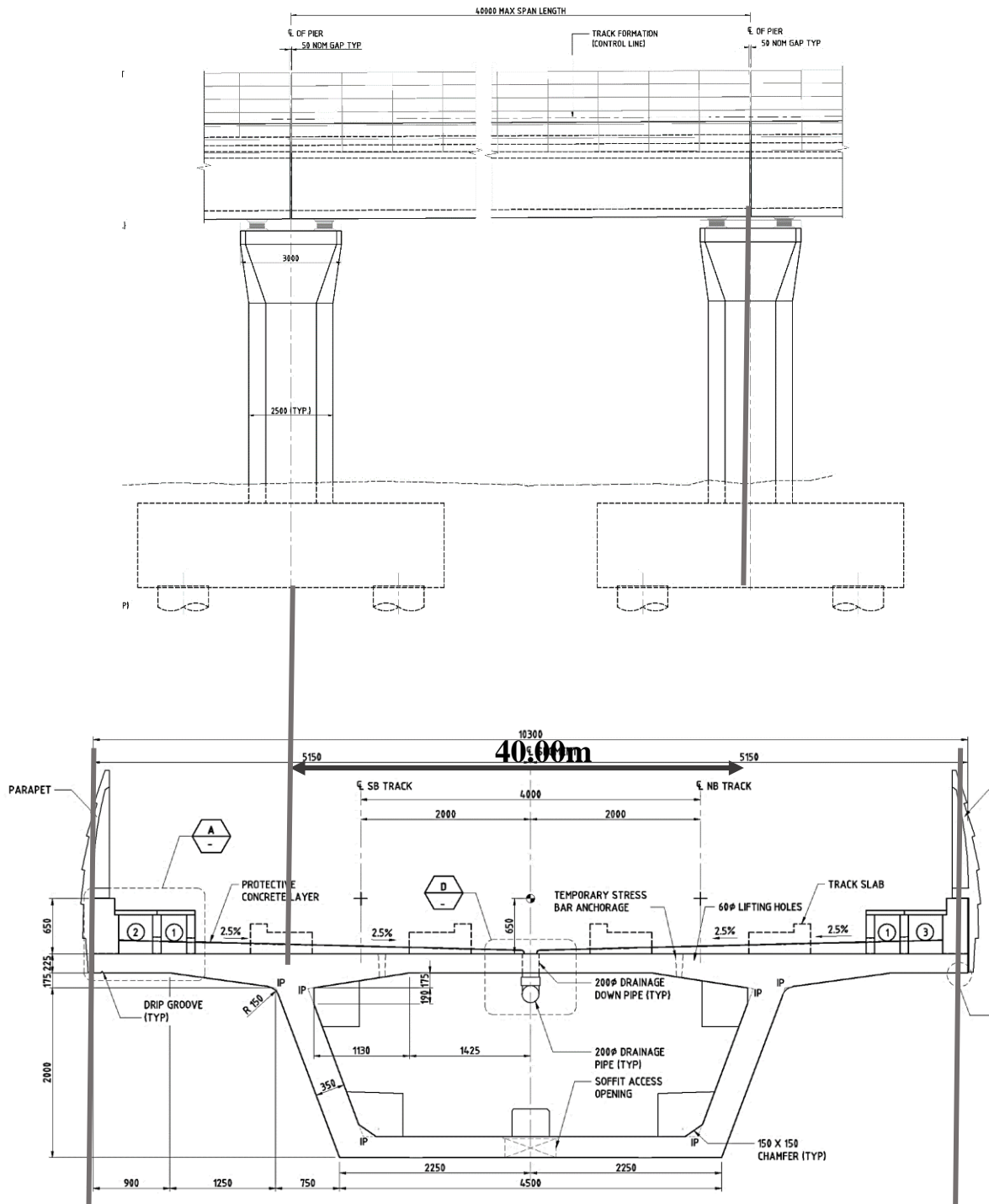
Section	Description	
Buendia to EDSA (1.8km)	Section coverage	Starts from the end of the elevated Buendia Station in Barangay Pio del Pilar, Makati City up to the at-grade EDSA Station in Barangay Magallanes, Makati City.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks viaduct and at grade with embankment. 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 30 m project ROW.
	Surrounding environment	Government, religious, and educational facilities (e.g., PDIC Bldg., church, school, high rise condominium, art gallery, etc.) were observed within the alignment. This alignment will be under the Arnaiz flyover of the Metro Manila Skyway.
EDSA to Senate (formerly Nichols Station) (2.4km)	Section coverage	Starts from the end of the at-grade EDSA Station in Barangay Magallanes up to the at-grade Senate Station in Barangay Fort Bonifacio in Taguig City.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks at grade. 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 30 m project ROW.
	Surrounding environment	Commercial, educational, government establishments, and facilities (e.g., warehouse, school, church, and government property) were observed in the area near the PROW.
Senate (formerly Nichols Station) to FTI (2.2 km)	Section coverage	Starts from the end of the at-grade Senate Station in Barangay Fort Bonifacio in Taguig City up to the at-grade FTI Station in Barangay Western Bicutan in Taguig City.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks at grade. 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 30 m project ROW.
	Surrounding environment	Villamor Airbase Golf Course on the left side going south (surface level of the tunnel section), international airport (Ninoy Aquino), Heritage Memorial Park on the right side going south and mixed uses of residential, commercial, light industrial warehouses and government establishments (New Senate Building, Naval station, Philippine Marine Corps, Army Field, and Philippine Navy Golf Club, and TESDA.
FTI to Bicutan (2.6 km)	Section coverage	Starts from the end of the at-grade FTI Station in Barangay Western Bicutan in Taguig City up to the at-grade Bicutan Station in Barangay San Martin De Porres in Paranaque.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks at grade. The PNR tracks and proposed freight tracks are at grade on the right side of the viaduct going

Section	Description	
		south. All of the proposed tracks will be located within the 30 m project ROW.
	Surrounding environment	Commercial, educational, government establishments, and facilities (e.g., warehouse, school, church, and government property) were observed in the area near the PROW.
Bicutan* to Sucat (4.1km)	Section coverage	Starts at-grade Bicutan Station in Barangay San Martin De Porres in Paranaque and ends in the boundary of Barangay Buli in Muntinlupa City.
	Railway track	The NSCR-Ex alignment will consist of two rail tracks viaduct for the spur line and the existing at grade PNR tracks on the mainline covered by this RAP. 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 30 m project ROW.
	Surrounding environment	Residential, commercial establishments (e.g., warehouse, and industrial facilities) with religious and schools were observed along the PROW.

Source: JICA Design Team

## 2. Viaduct

38. PC girder will be used for viaducts. Typical Viaduct Section for the NSCR-Ex Calamba extension is shown in Source: JICA Design Team
39. Figure 1-4. The viaduct has a typical 14.00 m height, 40.00 m span layout, and approximately 10.30 m wide super structure. The external view of the viaduct is shown in Source: JICA Design Team
40. Figure 1-5.





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Source: JICA Design Team

**Figure 1-4. Viaduct Structure for Typical Section**



Source: JICA Design Team

**Figure 1-5. Perspective of Typical Viaduct Structure**

### **3. Stations**

41. All stations along the NSCR-Ex will adopt a universal design which will incorporate the barrier-free guidelines of both the Philippines and Japan for elderly, children, and persons with disabilities by providing elevator and escalators with ramp in addition to stairs for vertical movement of passengers from the streets to station platforms. Furthermore, the station is resilient from natural and man-made disasters such as fire, earthquake, flood, etc. However, if a disaster is to occur, an integrated evacuation plan and facilities will be implemented and serviceable, respectively, ensuring the safety of passengers. For this RAP six (6) stations are covered --- the Buendia, EDSA, Senate, FTI, Bicutan, and Sucat Stations.

#### **a. Buendia Station**

42. The proposed Buendia Station is located in the City of Makati in Barangay Pio Del Pilar along Medina Street. Access to the station is through Buendia Avenue and Medina Street. The area is surrounded by residential and condominium type of residences with major commercial establishments, schools, and a factory/manufacturing facility.

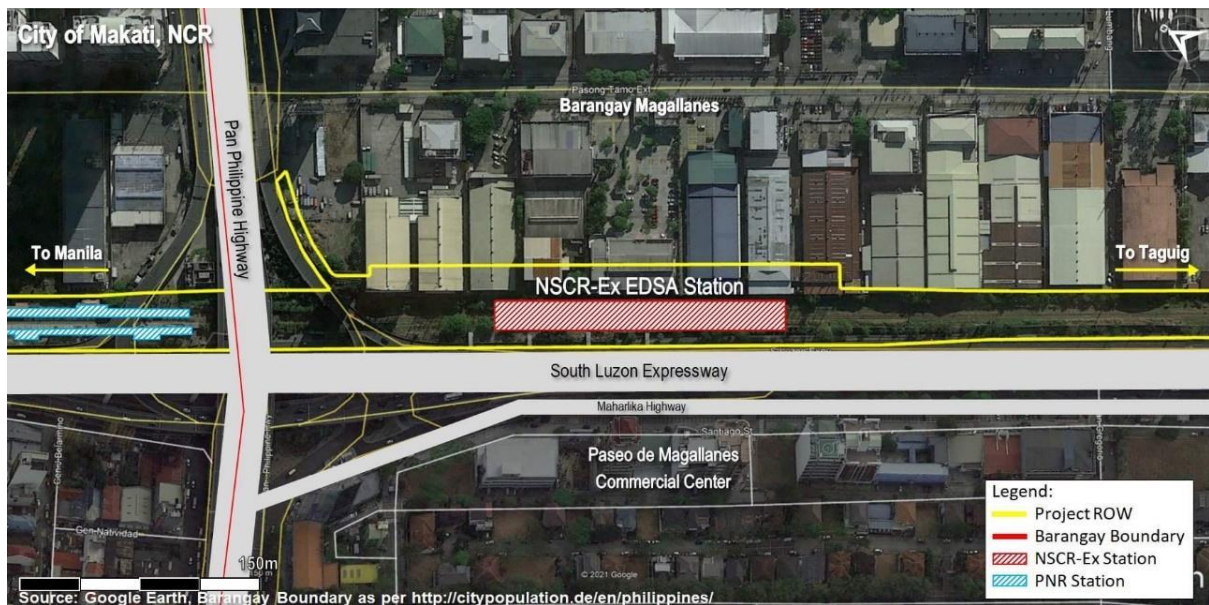


Source: JICA Design Team

**Figure 1-6. Location of Buendia Station**

#### **b. EDSA Station**

43. EDSA Station is located in Barangay Magallanes, Makati City which is south of the existing station at the intersection of the South Luzon Expressway (SLEX) and Epifanio de los Santos Avenue (EDSA), below the Magallanes Interchange. Magallanes Interchange at the EDSA and Chino Roces Avenue will be the major road access to and from the station. Within walking distance, there is the MRT Magallanes Station. An elevated pedestrian walkway will be provided for seamless connection between the EDSA Station and Magallanes Station. The area is surrounded by highly commercial establishments, malls, supermarkets, and condominiums.



Source: JICA Design Team

**Figure 1-7. Location of EDSA Station**



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**c. Senate Station**

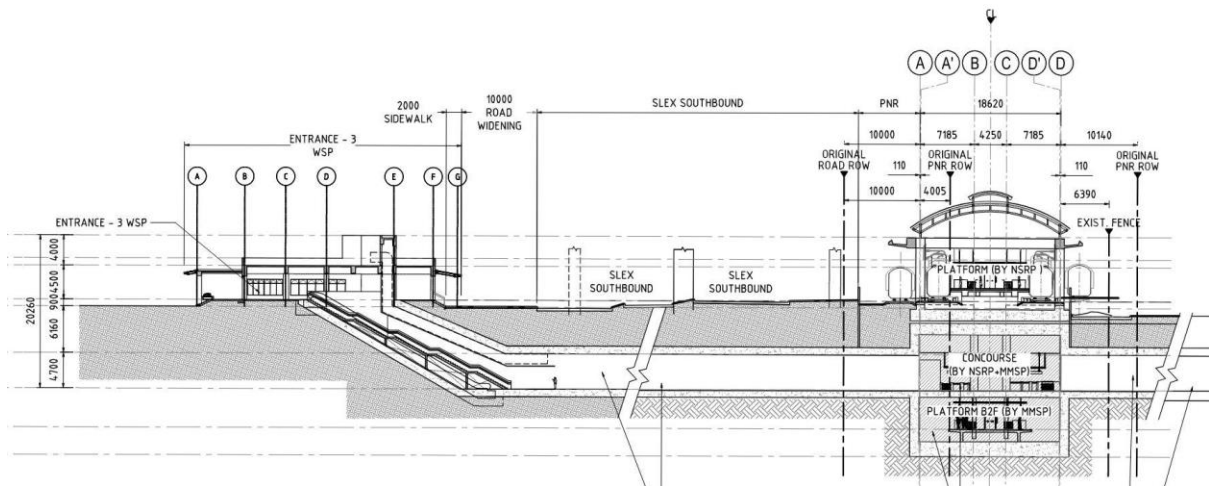
44. Senate Station, formerly known as Nichols Station, is located in Brgy. Fort Bonifacio, Taguig City south of the current PNR Station. It lies parallel to SLEX and East Service Road.



**Figure 1-8. Location of NSCR-Ex Senate-DepED Station**

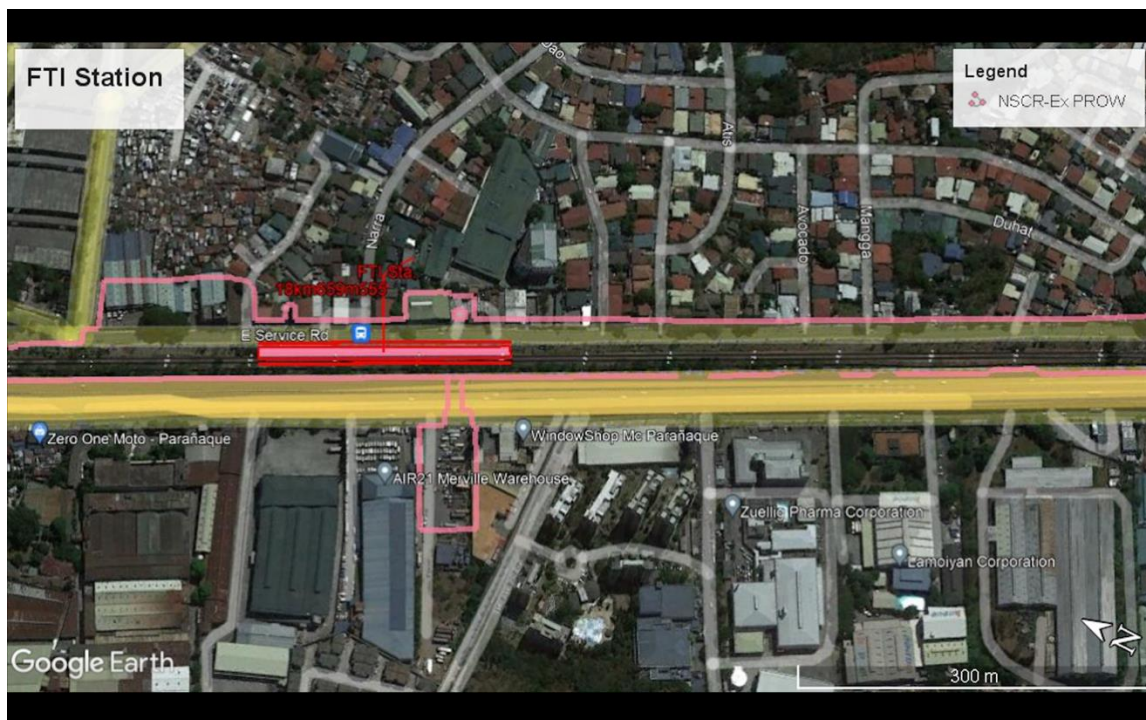
**d. FTI Station**

45. The new FTI Station is going to be located in Brgy. San Martin de Porres, Paranaque City. The proposed station lies south of the current PNR Station and the proposed Metro Manila Subway Station. The area has a light development, hence, a plan to develop the South Integrated Transport System in the future.
46. An integrated underground and at grade station will be constructed at FTI Station and shall include the underground structures for the station, entrance, and exit facilities at the west and east side of the station. These entrance and exit facilities at the West Service Road and East Service Road are connected to FTI Station via underground passageways.
47. The platform at grade station will be constructed on top of the underground station. Escalators and elevators will connect the platforms.



**Figure 1-9. Cut and Cover Tunnel**

48. From FTI Station onwards, the railway will continue underground and exit at chainage 27k095m800 (underground chainage used for the Metro Manila Subway Project (MMSP) subway line) where it will rise to join the vertical alignment of the NSCR section as an elevated railway to Bicutan Station. This underground section will be carried out as a Cut and Cover Tunnel. The total length of the Cut and Cover section is approximately 650 m.

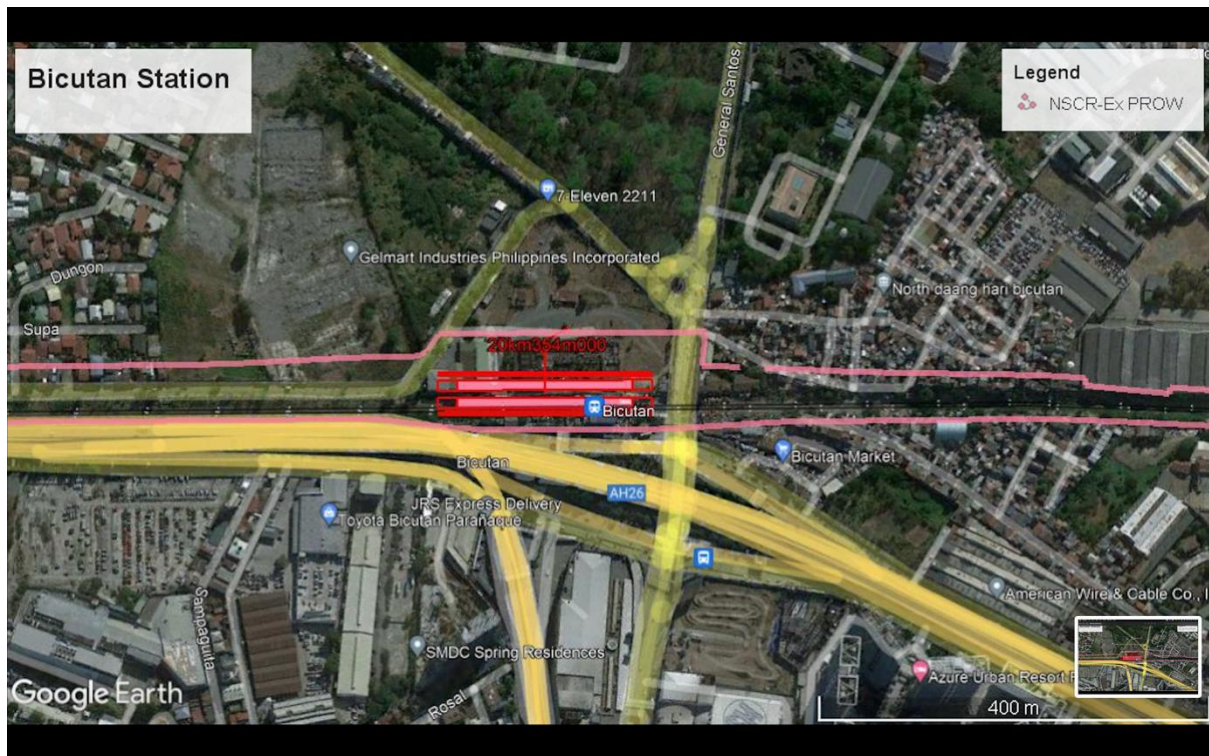


**Figure 1-10. Location of FTI Station**

**e. Bicutan Station**

49. The proposed station has been adjusted to the north side of the current station. It is located adjacent to the government-owned property, the Philippine National Construction Company (PNCC) and has access to main roads and SM Bicutan mall.





**Figure 1-11. Location of Bicutan Station**

**f. Sucat Station**

50. Sucat Station is proposed along Meralco Road parallel to the existing PNR tracks in Barangay Sucat, Muntinlupa City. This station is connected by a spur track from the main alignment. The area is surrounded by residential properties within a gated community subdivision and a church. There are some light commercial structures such as mini mart and eateries.
51. Sucat Station is proposed to be on the site of the former Sucat Thermal Power Plant in Barangay Sucat, Muntinlupa City. The station is located along M.L. Quezon Ave. which will serve as the access to and from the station. This station is connected by a spur track from the main alignment. The area is surrounded by residential/ subdivision with light commercial structures such as sari-sari stores and small eateries as well as a church.



Source: JICA Design Team

**Figure 1-12. Location of Sucat Station**

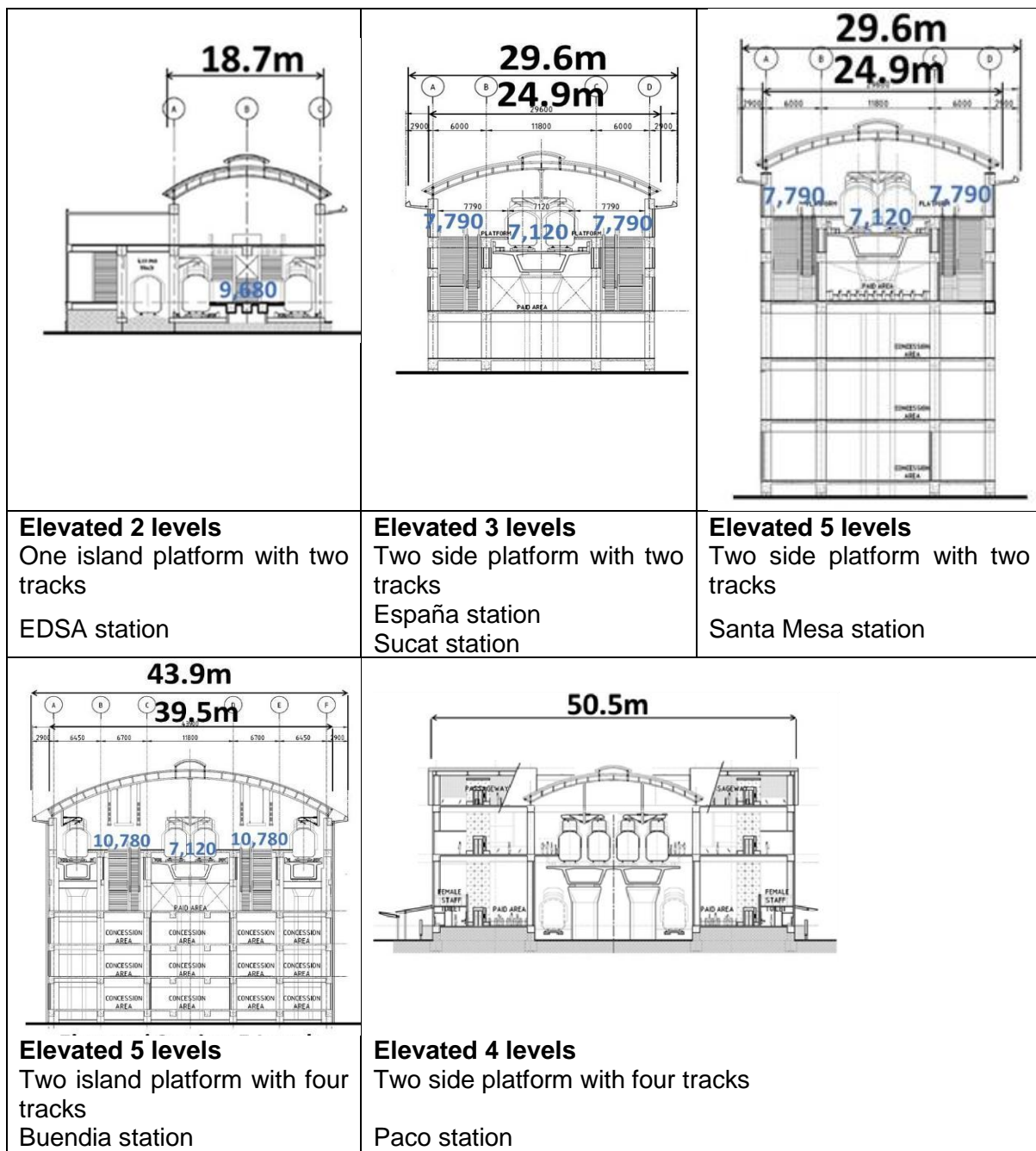
#### 4. Station Type

52. There are two types of platform design: the Island Type and Outboard Type. The Island Type consists of one platform which can serve trains on both sides while the Outboard Type consists of two platforms that provide only one-side train service per platform. Each station type and platform are shown in Table 1-6. The cross-section for each design is shown in Figure 1-17. The sample design of stations is shown in Figure 1-18.

**Table 1-3. Station Type**

Station	Station Type	Platform Type	Number of tracks
Buendia	Elevated 5 levels	Two island platform	Four tracks
EDSA	Elevated 2 levels	One island platform	Two tracks
Senate	Elevated 2 levels	One island platform	Two tracks
FTI	Elevated 3 levels	One island platform	Two tracks
Bicutan	Elevated 3 levels	Two island platform	Two tracks
Sucat	Elevated 3 levels	Two side platforms	Two tracks

Source: JICA Design Team



Source: JICA Design Team

**Figure 1-13. Typical Cross-Sections of Stations**





Source: JICA Design Team

**Figure 1-14. Perspective of Station Buildings**

## 5. Substations

53. The NSCR-Ex project will have a total of 18 substations to provide a steady supply of electricity for the operation of the railway line. These will be located in several cities and within the PROW.
54. There will be four (4) substations covered by this RAP and the locations of these substations are shown in Table 1-4.

**Table 1-4. Location of the Substation**

Kilometrage of the Substation (Km)	Location	Location of the substation between station
13.116	Makati City	Between Buendia station to EDSA station
16.280	Taguig	Between EDSA station to Senate station
20.614	Taguig	Between Senate station to Bicutan station
23.220	Muntinlupa City	Between Bicutan station to Sucat station

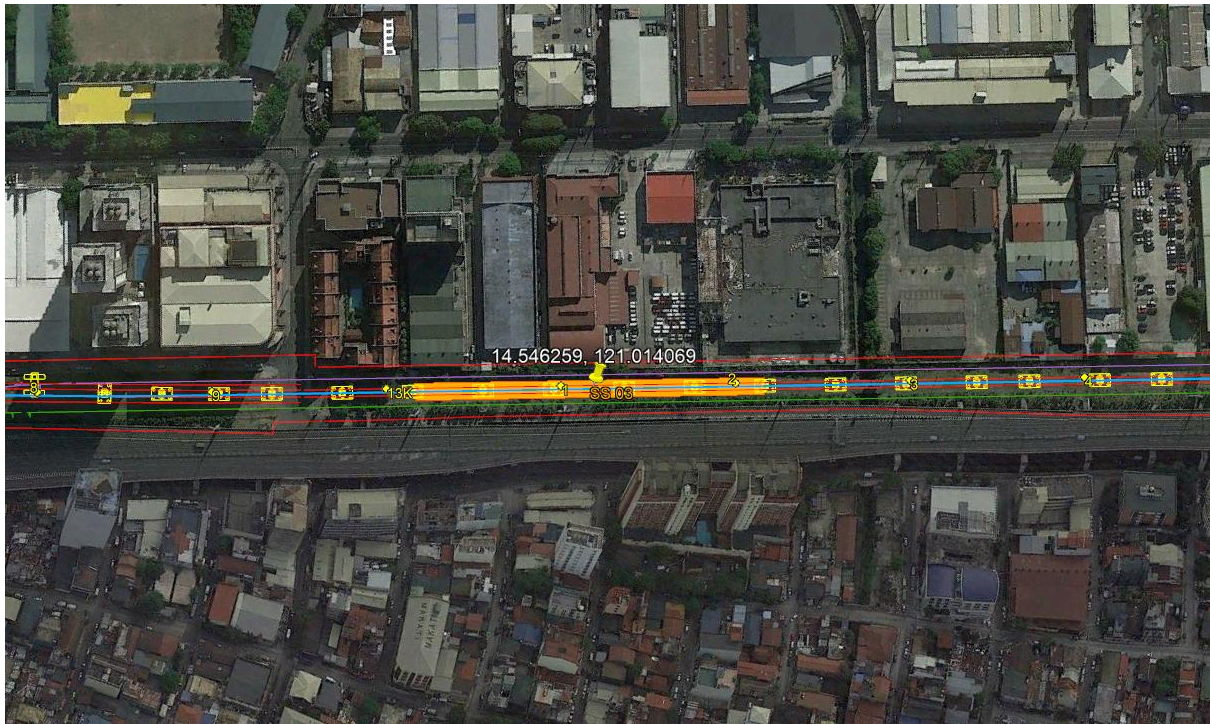
Source: Department of Transportation



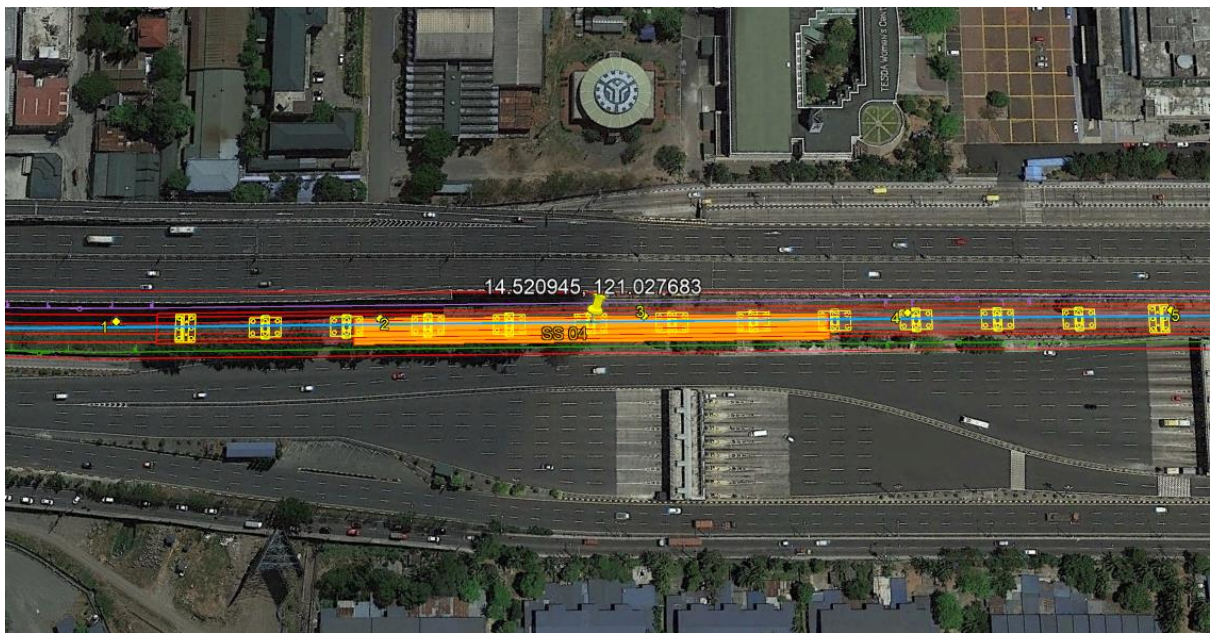
Source: JICA Design Team

**Figure 1-15. Location of Sub Station in Brgy. Bangkal, Makati City**





Source: Department of Transportation/ GCR Consortium  
**Figure 1-16. Location of Sub Station in Taguig City**



Source: Department of Transportation/ GCR Consortium  
**Figure 1-17. Location of Sub Station in Gen. Santos Ave., Taguig City**





Source: JICA Design Team

**Figure 1-22 Location of Sub Station in Brgy. Sucat, Muntinlupa City**

## 6. Utility Relocation

55. Utility relocation associated with land clearance for the NSCR-Ex is expected to use the existing government-owned easements where possible. Relocation plans from the utility providers are being drafted for submission to the DOTr and PNR, for review prior to the drafting of a MOA on the relocation implementation, which includes the cost. These relocation plans will be used as references for the preparation of a Due Diligence Report to be submitted to the ADB. In the event that utility relocation produces involuntary resettlement impacts, such as land acquisition or land clearance that displaces people using the land, then such effects will be considered as impacts under the scope of this RAP. In such cases the same entitlements as in the RAP will be applied to those affected. DOTr will take responsibility for the provision of compensation or assistance to those affected. DOTr will undertake due diligence following preparation of the utility relocation plan to assess if there are any associated involuntary resettlement impacts and set out the results in a Due Diligence Report (DDR) to be shared with ADB and JICA. In the event that the DDR confirms related involuntary resettlement impacts, DOTr will prepare an Addendum Resettlement Plan. The Addendum RAP to be reviewed and agreed by ADB and JICA prior to award of works contracts for the relevant section of the project. (See Chapter XI for details on the relocation of utilities.)

## 7. Construction Yards, Borrow Pit, and Spoil Disposal Area

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

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## **G. Comparison on Alternatives**

### **1. Without Project Option**

57. 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 equivalent growth in public transportation. In the southern part of Metro Manila, PNR operates a limited number of diesel-powered engine trains up to Calamba and Los Baños in Laguna Province. Urgent measures are needed to improve connectivity of what is to be called the Greater Capital Region 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.

### **2. ROW Alternative Option**

58. The alternative ROW of the NSCR-Ex which links to the southern part of Metro Manila (Manila to Calamba in Laguna) will use the existing railway and public ROW in order to minimize the land acquisition and involuntary resettlement.

### **3. Structure Alternative Option**

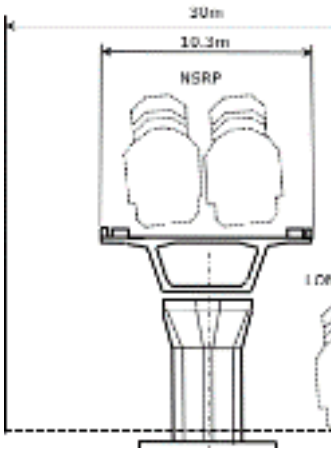
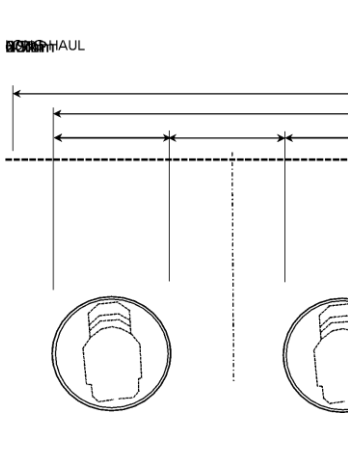
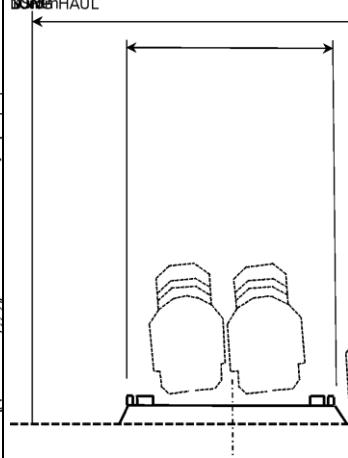
59. For railway structures, there are three alternative options that were considered for this section:
- Elevated structure (Viaduct)
  - Underground structure
  - Embankment/At-grade Structure

#### *Result of Structure Alternative Comparison*

60. The result of comparison of the above-mentioned alternatives is shown in Table 1.5. At-Grade structure is economical and can be applied on sections where there are no road crossings and only a minor risk of flooding. If there is a crossing with arterial roads or flood prone areas, a viaduct is recommended. On the other hand, an underground railway has less impact on environment and social consideration. But, if the existing PNR ROW is to be used, there will be affected utilities that cannot be avoided which will affect the implementation. Further, underground railway entails more budgetary requirements with a long period of time for construction compared with the other options. However, this alternative is not adaptable due to its lengthy construction period and high cost. As the NSCR-Ex passes through an established urban area, there are several 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 applicable.



**Table 1-5. Comparison of NSCR-Ex 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 PAPs and ISFs within the ROW is necessary.	A: Resettlement of PAPs and ISFs is minimum.	C: Resettlement of PAPs 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 has 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	B: During construction, transportation of excavated soil by vehicle	A: There will be relatively few vehicles loading embankment material

	<b>Elevated Structure</b>	<b>Underground Structure</b>	<b>Embankment Structure</b>
	construction is expected to generate air pollution.	is expected to generate air pollution.	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.
<b>Engineering</b>			
Construction difficulty	B: Standard construction sequence and difficulty. More complex for long span river 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.

	<b>Elevated Structure</b>	<b>Underground Structure</b>	<b>Embankment Structure</b>
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.	C: It is a good option for social and environmental aspects, but it is not adopted considering the longer construction period and the high cost.	B: It can be adopted in the sections where the impact on existing roads is small and requires lower cost.

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

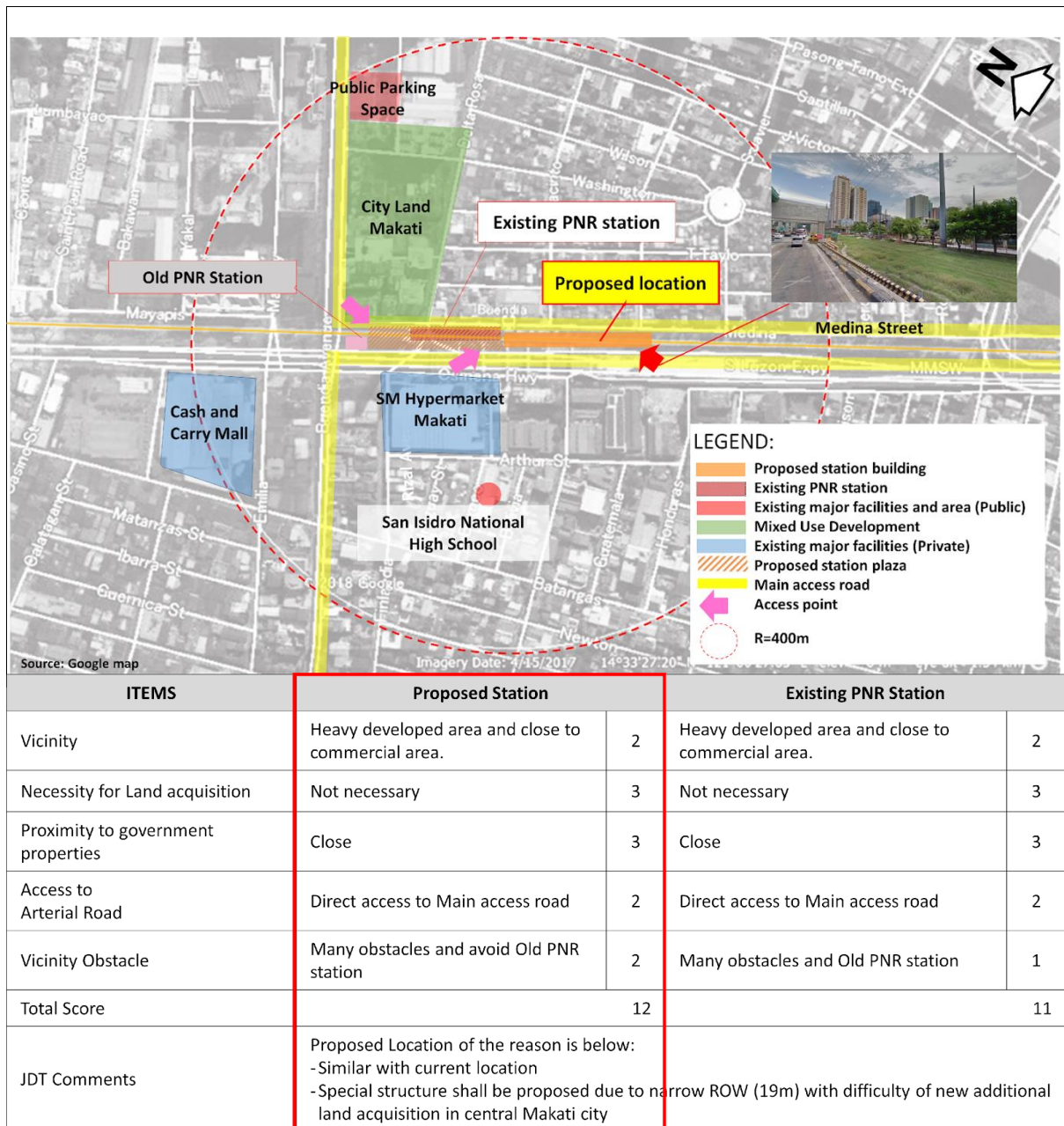
Source: JICA Study Team

#### **4. Station Alternative Option**

61. While the ROW covers 60 m by 250 m dimension for the station location, the following are the various options and alternatives to minimize land acquisition as shown in Figure 1-19 to Figure 1-24.

##### **a. Buendia Station**

62. The existing Buendia Station is located in Barangay Pio Del Pilar in Makati City. Two station locations were considered, the existing PNR station and the proposed station location which is located at the south of the existing PNR station. Both options have direct access to the main road. However, considering the size of the NSCR-Ex station, the proposed station location was preferred as the location is closest to the existing station and will maximize the use of the limited space since it is difficult to acquire additional lands in Makati City.



**Figure 1-18. Alternative Options for Buendia Station**

Source: JICA Design Team

### **b. EDSA Station**

63. EDSA Station is located in one of the busiest areas of Makati City and a walking distance from Magallanes MRT3 Station. Initially, two alternative options were considered which include Plan A located at existing PNR station and Plan B which will move to south about 180 meters from the existing EDSA Station. Plan B was preferred for the reason that it will: (i) avoid the waste treatment facility near the current station; (ii) be easier to connect to MRT3 station via pedestrian facility; and (iii) have a bigger space if the station design will be integrated with the Metro Manila Skyway column.



Source: JICA Design Team

**Figure 1-19. Alternative Options for EDSA Station**

### c. Senate Station

64. Senate Station, formerly known as Nichols Station, is located in Barangay Fort Bonifacio, Taguig City. It lies parallel to South Luzon Expressway and the East Service Road. The station is at the south of the current PNR Station hence, a bypass road (railroad crossing) will be closed. There are no affected structures or affected persons within the 60-meter x 250 meter affected area.



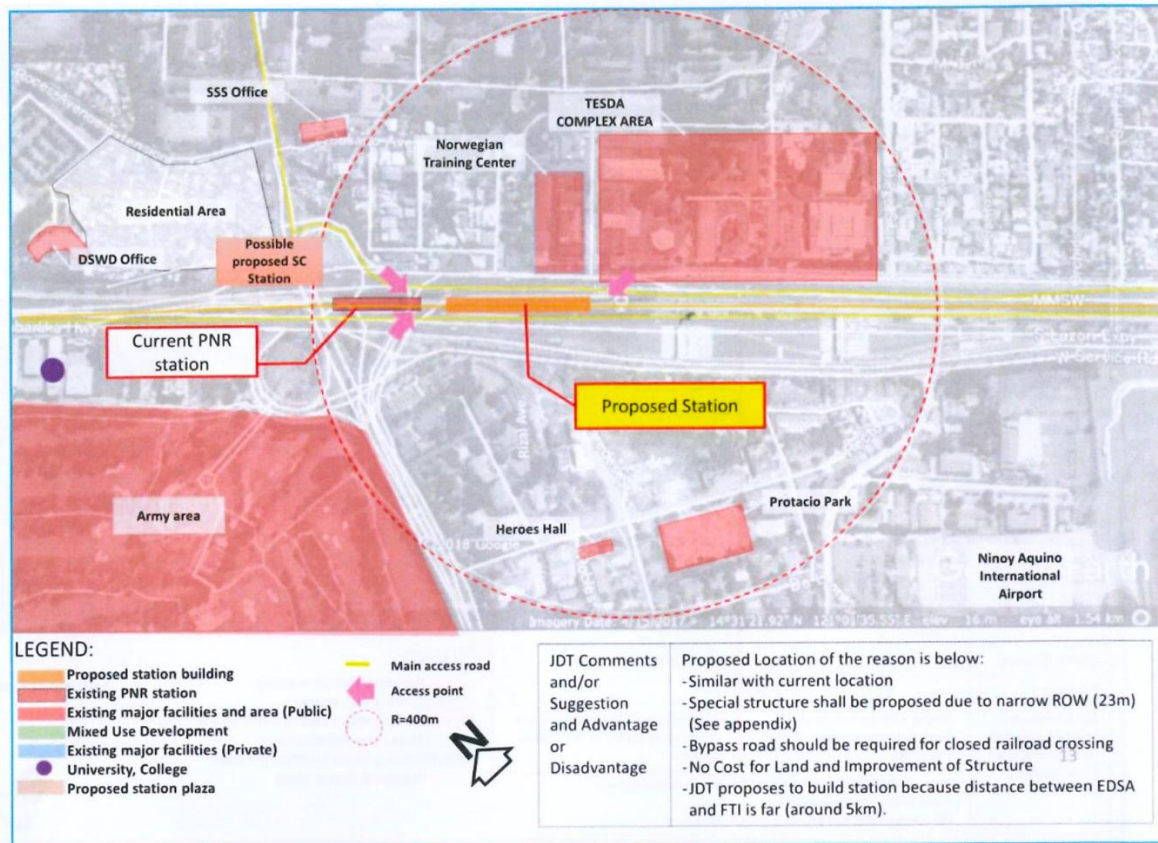
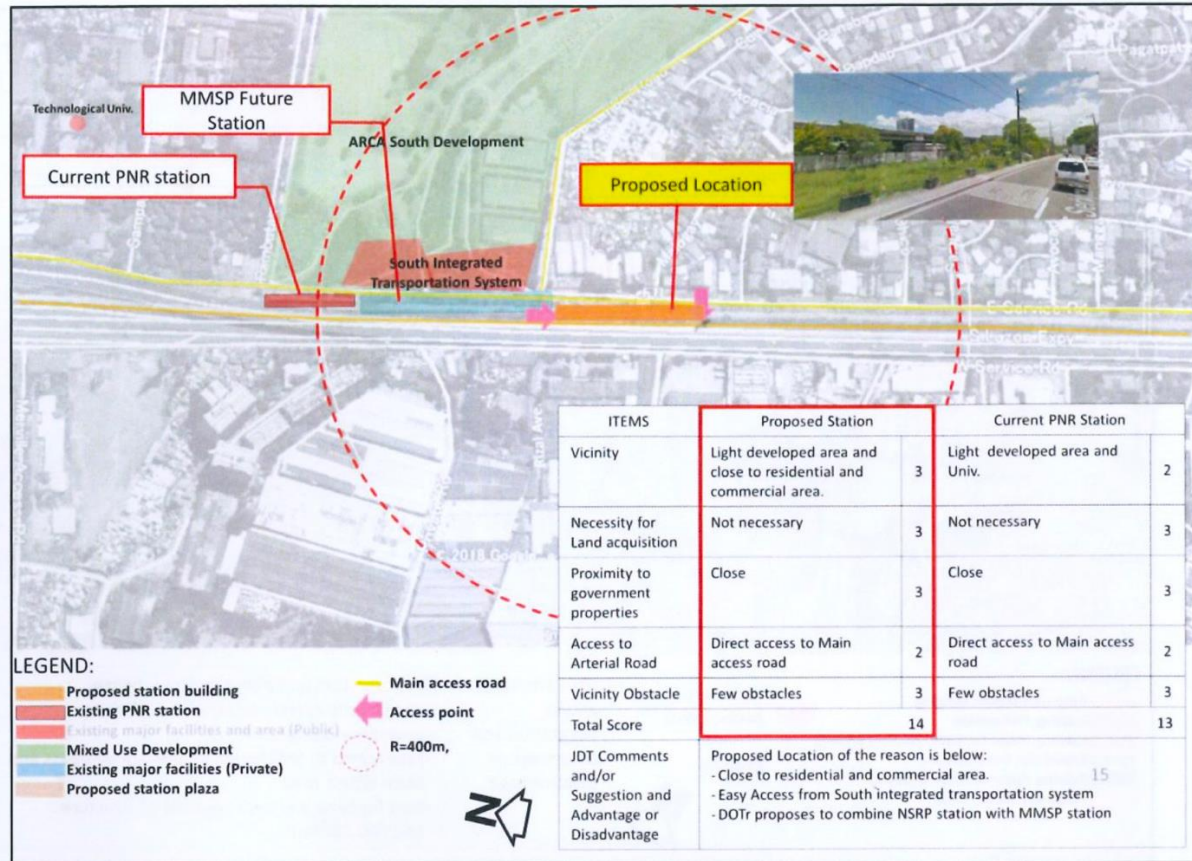


Figure 1-20. Alternative Options for Senate Station

#### d. FTI Station

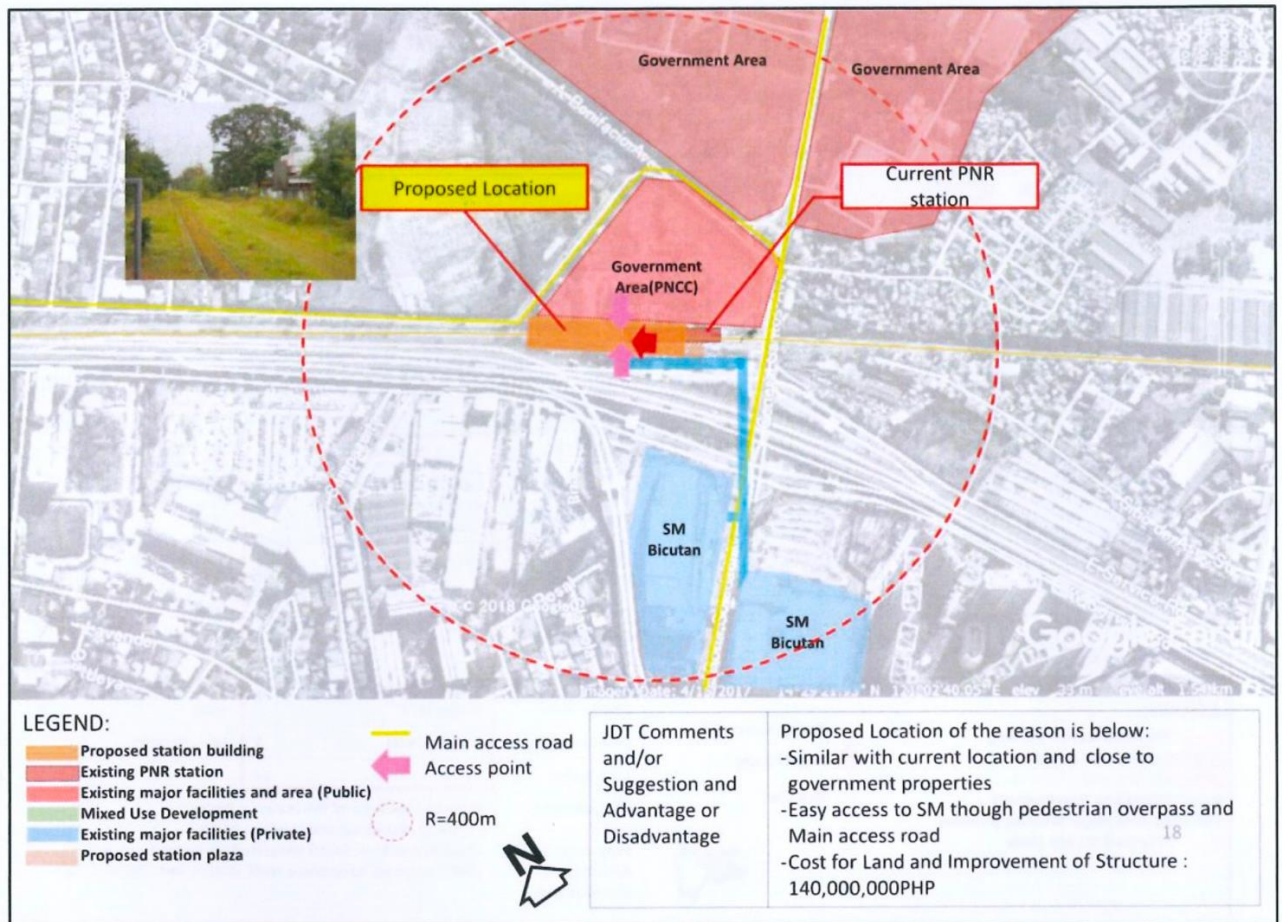
65. The new FTI Station will be located in Brgy. Martin De Porres in Parañaque City. The station is at the south of the current PNR Station and of the proposed Metro Manila Subway Station. The area has light development. and, in the future, a South Integrated Transport System will be developed. Both the proposed and the current station do not require land acquisition. The reason for recommending the proposed station is its close proximity to residential and commercial area. There are 15 affected structures as of cut-off-date within the 60 m x 250 m area though the basic design is directed towards not affecting any of the said structures.



**Figure 1-21. Alternative Options for FTI Station**

**e. Bicutan Station**

66. The proposed station has been adjusted to the north side of the current station. The reasons for recommending the proposed station are (i) being adjacent to the government owned property, the Philippine National Construction Company (PNCC), which is one of the potentially affected lands and (ii) easy access to main roads and SM malls.

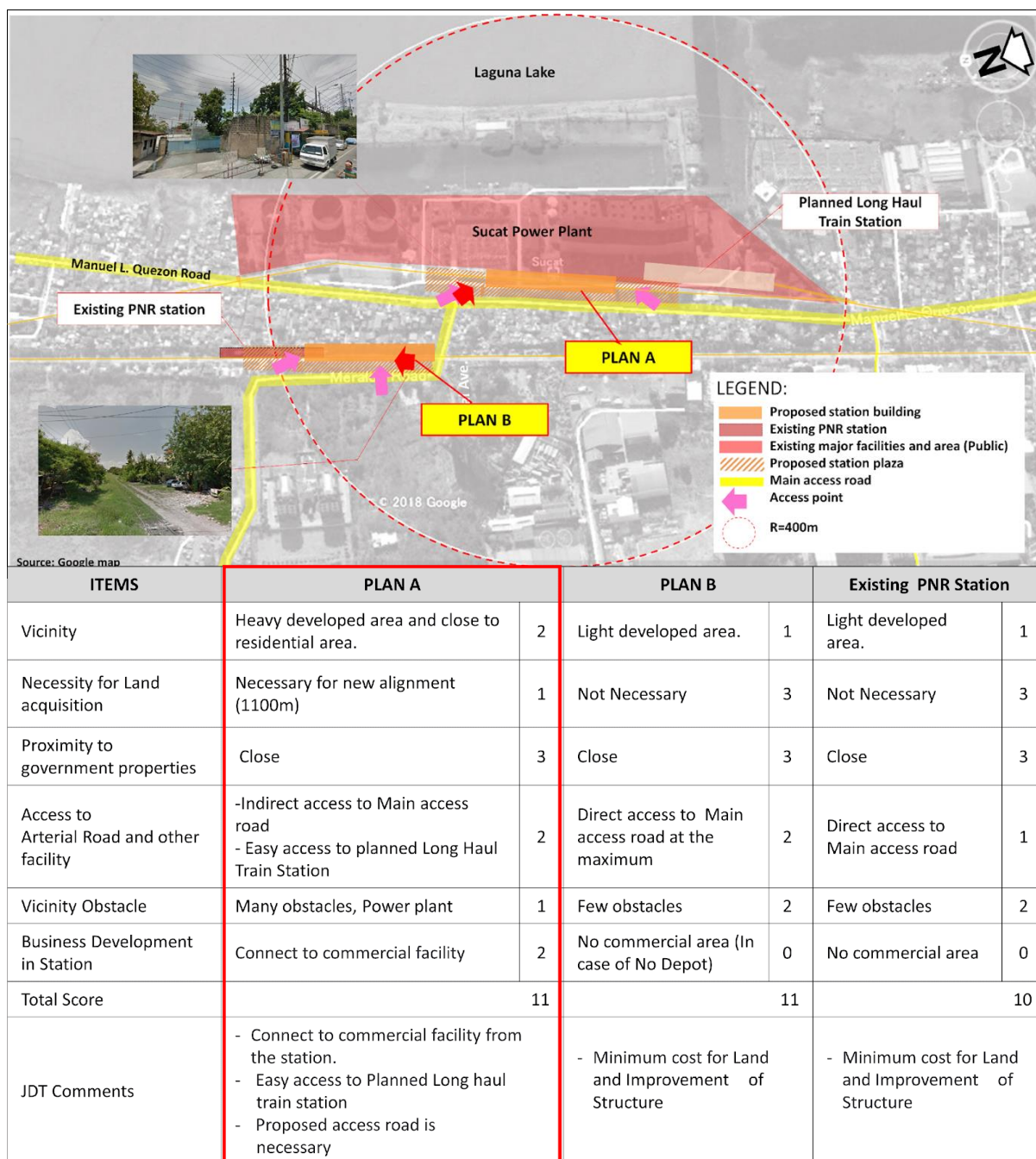


**Figure 1-22. Bicutan Station**

#### **f. Sucat Station**

67. Sucat station is located in Barangay Sucat in the City of Muntinlupa. Two options were considered as locations for Sucat station. Plan A which is the current location of Sucat Power Plant and Plan B which is parallel to the current PNR. Plan B is now DOTr's preference considering its low IR impact.





Source: JICA Design Team

**Figure 1-23. Alternative Options for Sucat Station**

## H. SLEX East Service Road Realignment

68. The location of the Southern Luzon Expressway East Service Road (SLEX ESR) adjacent to the new FTI station area will be adjusted up to 11.5 meters to the east from the PNR ROW to give way to the structural works for the new FTI Station. The construction works for FTI Station will not require additional ROW acquisition but the realignment of the East Service Road, as a consequence of the construction of the new FTI Station, will need additional land that will affect the existing structures on the east side of the road. During construction of the new FTI Station, the East Service Road width will be reduced but will still be passable to both directions of traffic. Coordination with the Department of Public Works and Highways (DPWH) is ongoing on the adjustment

of the East Service Road in this section. It will be the DPWH that will execute the adjustment of the East Service Road but any APs who would be affected by this adjustment will be compensated under this RAP.

69. The DOTr will prepare an Addendum RAP covering the impacts consistent with the principles and requirements set out in this RAP and the Project Resettlement Framework in case there are additional IR impacts not included in this RAP for the adjustment of the ESR. The same entitlements in the RAP will be applied to those affected by the adjustment of the ESR.



**Figure 1-24. Location of the East Service Road and Exit points of the MMSP FTI Station**

#### **I. NSCR-Ex Makati-Buli Section with NSCR-Ex Tunnel Section and MMSP Overlap Section**

70. There are identified overlapping sections in the Makati-Buli Section, Tunnel Section and MMSP alignment, which will require surface land acquisition as part of the 30-m mainline Makati-Buli PROW and are part of this RAP. Figure I-25, Figure I-26 and Figure I-27 show the alignment portions and the 12 lots (9 private lots, 2 PNR lots and 1 public road lot) affected by both the Tunnel Section (pink line) and the Makati-Buli Mainline Section (green line). Although the tunnel will traverse under the mainline, it is going to be acquired under the Makati-Buli RAP, including all affected structures or any iR impacts resulting from the surface land acquisition. The masterlist of the common affected lots by the Tunnel Section and the Makati-Buli Section is attached in the appendices of this RAP (see Appendix 17).
71. The Metro Manila Subway Project will have its own MMSP FTI Station under the new NSCR-Ex FTI Station as the FTI Station is a transfer station point along the two (2) projects' alignments. The MMSP will utilize the underground section of the Makati-Buli mainline in this section. The MMSP FTI Station is a terminal station for MMSP at this point.

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**J. West Station Plaza and Intermodal Transfer Facilities**

- 72. The FTI Station is expected to accommodate a larger number of passengers due to its intermodal transfer involving bus, jeepney, UV Express/ HOV, and other transport modes. Open spaces will be developed to avoid traffic congestion and to ensure safety and convenience for passengers.
- 73. There is only one entrance and exit building foreseen at the west side of the FTI Station. While on the east side of FTI station, entrance and exit facilities are planned at the north and south end of the station. The two entrance and exit facilities at the east side of FTI Station are named Intermodal Transfer Facilities.
- 74. For the west station plaza and intermodal transfer facilities details, refer to the FTI Station map.



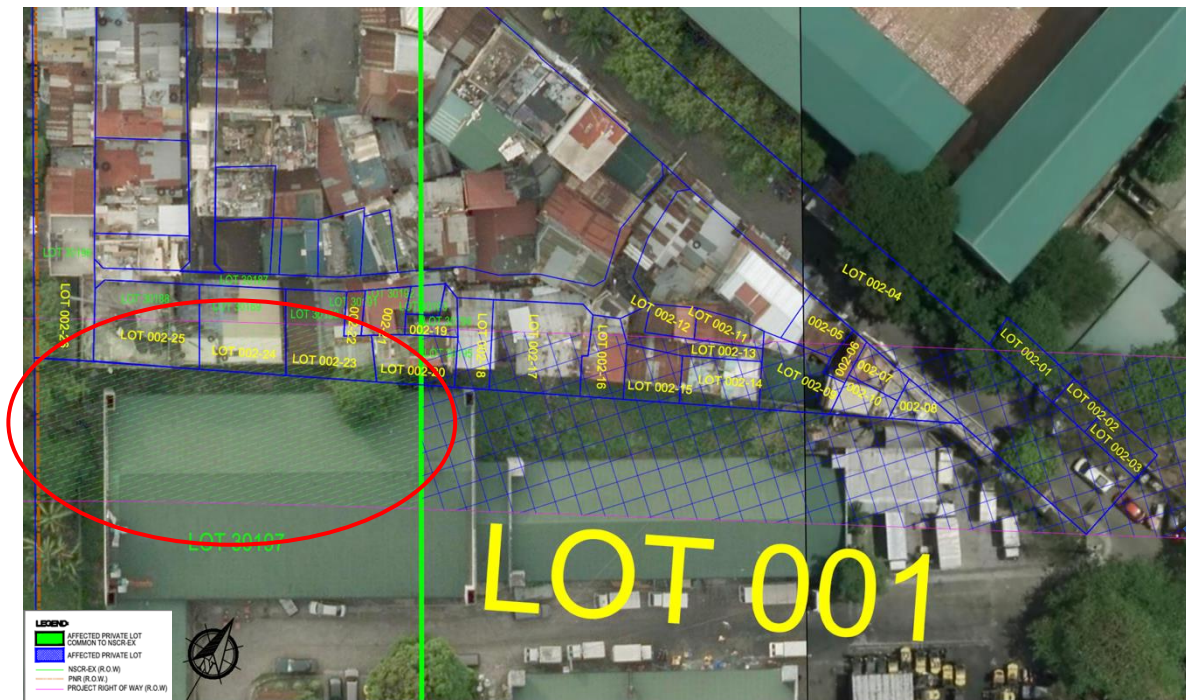


Figure 1-25. Overlapping Lots of DD RAPs Makati-Buli and Tunnel Section

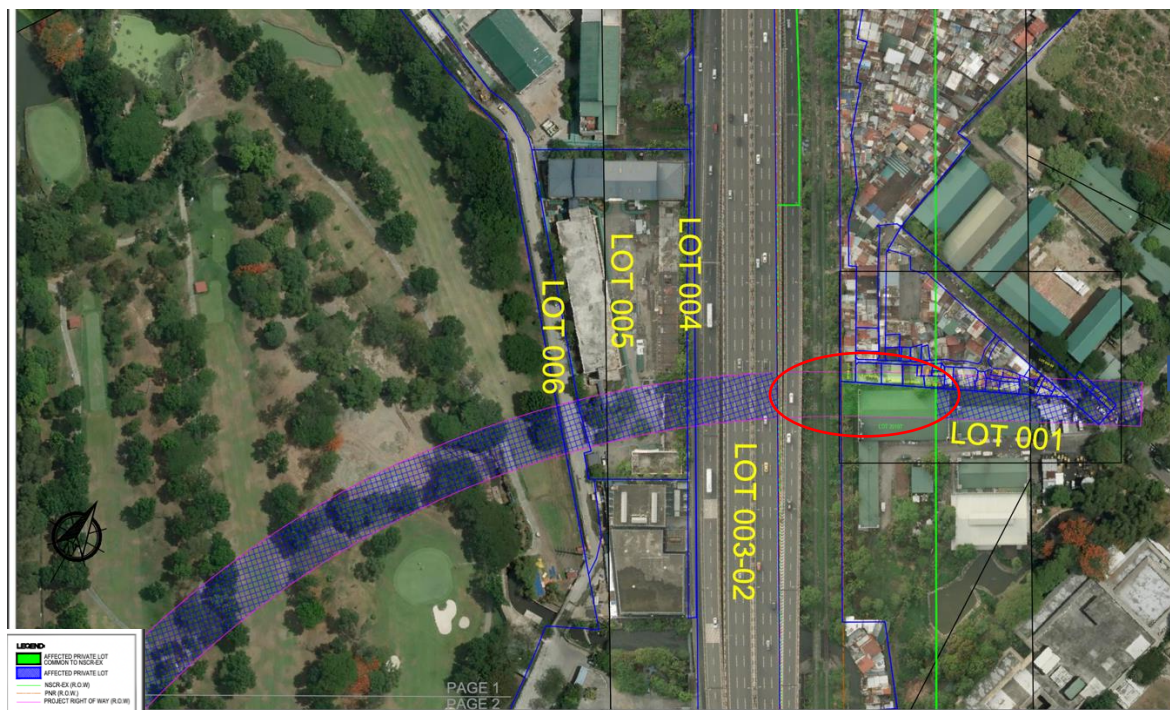


Figure 1-26. Overview of Lots Within the Makati-Buli and Tunnel Section



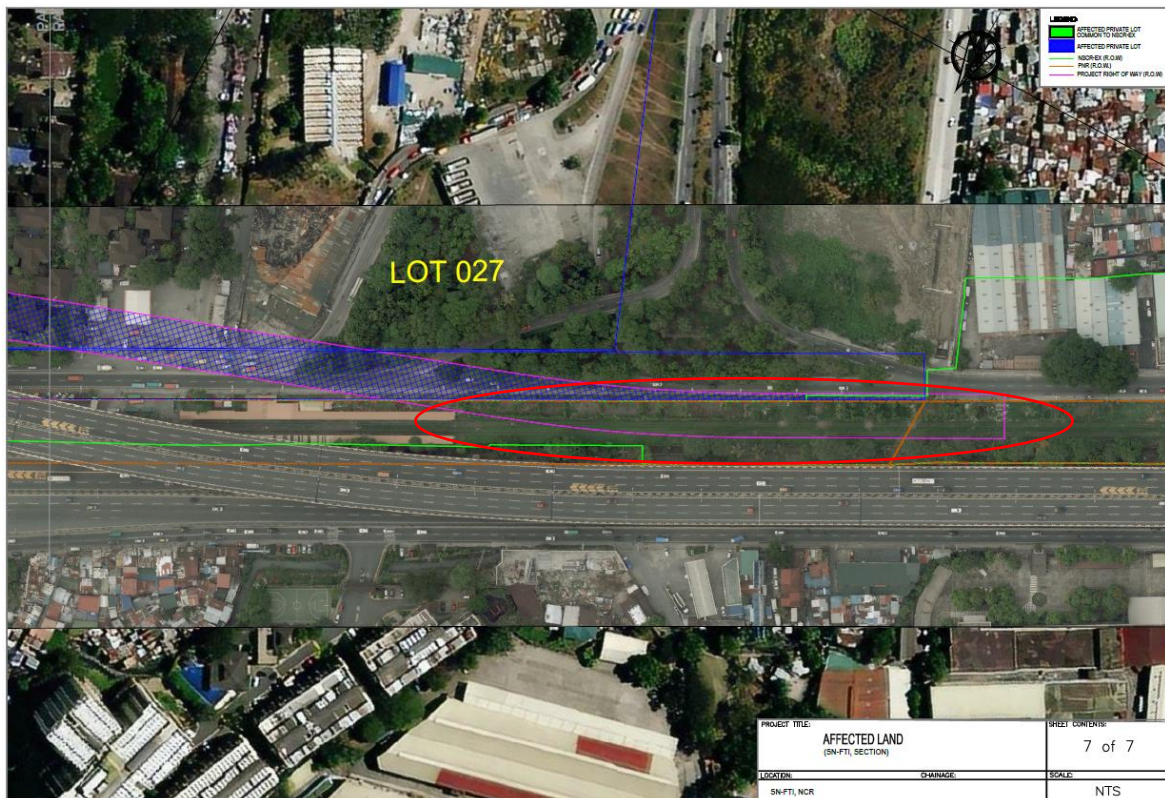
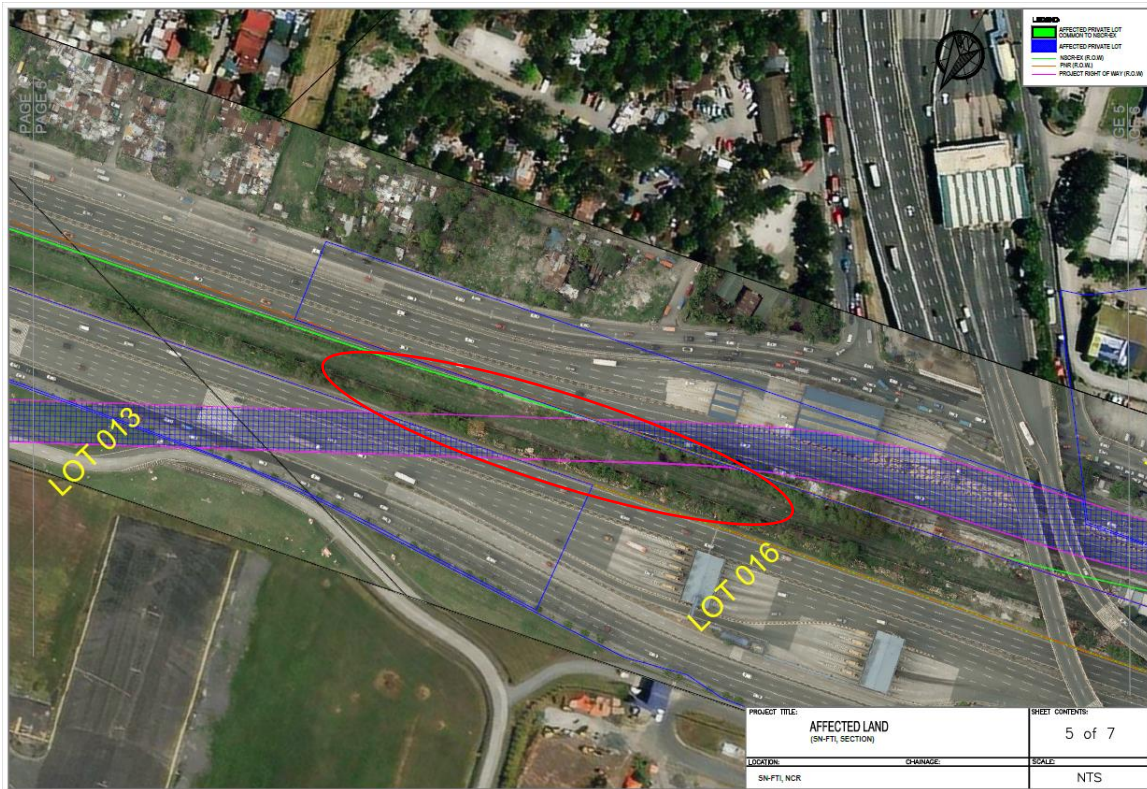


Figure 1-267. Lots of the Overlap Section of Makati-Buli mainline and Tunnel Section

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## Chapter 2 : SCOPE OF LAND ACQUISITION & RESETTLEMENT

75. As cited in the previous section, there are 12 identified overlapped lots (9 private lots, 2 PNR lots and 1 public road lot) affected by both the Tunnel Section (pink line) and the Makati-Buli Mainline Section (green line) involving this RAP and the Tunnel Section including the MMSP FTI Station which will utilize the underground section of the Makati-Buli alignment, which will all be acquired under this RAP and its budget is already covered herein. The list of overlap lots is attached in Vol. 3 Appendix 17 of this RAP.
76. 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 as well as the land acquisition of private lands which are occupied by landowners (LOs), non-landowners (NLOs), and businesses in the above-mentioned lands. The Metro Manila Subway Project (MMSP) will be locating its FTI Station under the NSCR-Ex FTI Station and will utilize the subterranean portion of the PROW of the Makati-Buli mainline. The NSCR-Ex Project will acquire the land. In addition, the realignment of the East Service Road beside the new FTI Station will result in land acquisition, which is also to be covered under the Addendum RAP.
77. The land acquisition of private lands 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.

### A. Methodology of Assessed Impacts

78. The assessment of involuntary resettlement impacts for this project was undertaken through a detailed measurements survey (DMS), as-built survey, parcellary survey, and socio-economic survey and census using survey forms that captured pertinent demographic data and information related to the assessed impacts as well as socio-economic information of PAPs. Simultaneous with the conduct of census, affected properties/structures were also tagged. For the structures where the PAPs refused the tagging or were absent, tag numbers were assigned. Likewise, interviews were administered by trained enumerators. Written and verbal consent 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 the DOTr to confirm, among others, such as the identification of PAPs, their actual occupancy of structures, status of micro-business 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 calculations can only be determined during the implementation of this RAP once the affected persons submit the documentary requirements.
79. The survey was conducted in March 2018 for the Feasibility Study (FS) phase, while another survey was conducted in January 2019 and July 2022 in Paranaque for the Detailed Design (DD) phase in areas where there was change in the ROW.
80. The field surveys were undertaken simultaneously with the surveys of affected households and businesses. More than one form was used should it be applicable to certain households and businesses. The following forms were used:
  - **Household Survey Form.** This form was used to gather household level data of all affected families living within the project affected land, which was delineated by the parcellary survey.



- **Business/Institution Form.** This form was used to generate information on the affected businesses and institutional establishments within the PROW including type and size of business, gross and net monthly income, tenure of occupancy, and employee information.
- **Agriculture Form.** This form was used to identify PAPs who are utilizing affected land for agricultural purposes.

## B. Cut-off Date

81. PAPs were informed during the first Stakeholder Consultation Meetings (1<sup>st</sup> SCMs) during the Feasibility Study (FS) phase about the policy on cut-off date to prevent the influx of non-residents who might take advantage of project entitlements. Further, this means that those who moved into the project area or built structures after the cut-off date are no longer eligible for compensation. The cut-off-date for landowners will be upon receipt of Notice of Taking (NoT). For non-landowner businesses and farm operators, the cut-off date was set at the start of the census and survey activities. Cut-off dates were set during the FS phase while new cut-off dates were set in areas where there was a change in alignment at the DD phase. The cut-off date for the respective areas covered under this RAP, other than for landowners, are set out in Table 2-1.

**Table 2-1. Cut- off Data for Non-landowners**

Province/ City/ Municipality	Barangay	Cut-off Date (First Day of Census & Tagging)
<b>NCR</b>		
Makati	San Antonio	March 21, 2018 (FS) / August 15, 2019 (DD)
	Pio Del Pilar	
	Bangkal	
	Magallanes	March 21, 2018 (FS) / August 19, 2019 (DD)
Taguig Area	Fort Bonifacio	March 22, 2018 (FS) / April 27, 2021 (DD)
	Western Bicutan	March 22, 2018 (FS) / April 23, 2021 (DD)
	North Daang Hari	March 23, 2018 (FS) / April 19, 2021 (DD)
	South Daang Hari	March 23, 2018 (FS) / January 12, 2019 (DED)
	Bagumbayan	March 23, 2018 (FS) / January 13, 2019 (DED)
	Tanyag	March 23, 2018 (FS) / January 19, 2019 (DED)
Paranaque	San Martin de Porres	March 21, 2018 (FS)/ July 15, 2022 (DED)
Muntinlupa Area	Buli	March 6, 2018 (FS) / September 17, 2019 (DED)
	Sucat	March 12, 2018 (FS) / January 10, 2019 (DED)

## C. Resettlement Action Plan Surveys

82. The Detailed Measurement Survey (DMS) was conducted during DD phase to identify the affected properties and determine the severity of impact in 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 PROW limit in each affected parcel, structures within the PROW were tagged using stickers indicating that the structures were affected. As-built survey refers to the survey of affected improvements to obtain dimensional and vertical data so that constructed

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improvements may be located and delineated. Lastly, Replacement Cost Survey refers to the detailed assessment and costing of building materials used, and all related expenses required in the construction of affected structures. The reference for the RCS is the Bill of Quantities (BOQ) from the basic plans prepared from the DMS. A GFI or IPA uses the RCS as reference, among other references, for the final valuation of the properties. IPA valuation has been completed in Makati and Muntinlupa while IPA valuation is scheduled on the first quarter of 2023 for Paranaque and Taguig.

#### **D. Overview of Project Impact**

83. Table 2-2 shows the summary of impacts on land, landowner households, non-landowner households, structure owners, non-structure owners, business/livelihood and affected employees.
84. There are about 648,190.05 sq.m. of affected land, of which, 391,981.67 sqm. or 60.47% are within the PNR land that require recovery, 67,207.41 sqm or 10.36% are other government owned land, 1,216.26 sqm or 0.19% are LGU owned land, and 187,784.71 sqm or 28.97% are private owned lands. The total affected land has a total of 770 parcels where 107 parcels or 14.16% are owned by government/PNR while 663 parcels or 85.84% are privately owned.
85. There are 3,447 total affected households (AHs) of which, 543 AHs are LOs and 2,904 are NLOs. Of these total NLOs, 2,694 AHs were surveyed and 210 were not surveyed or without SES. Of the 543 LOs, 374 resident LOs, and 111 non-resident LOs have been interviewed while the remaining 58 LOs have not been interviewed. Out of the 374 residing LOs with SES, 304 or 81% have proof of ownership and 70 AHs have no proof of ownership.
86. There is a total of 1,192 AHs surveyed as structure owners who will lose their residences consisting of 371 LOs and 821 NLOs. Of these, 1,161 AHs or 97% are primary residence owners, 16 AHs are secondary residence owners, and the rest (15) has no response.
87. There is a total of 1,876 AHs who were surveyed as non-structure owners who will be physically displaced. Of these, 1,234 AHs or 66% are tenants/renters/lessee, 609 AHs or 32% are rent-free occupants; and the rest are caretakers (19 AHs), occupant without owner's permission (6 AHs), sharers (5), and no response on tenure (3 AHs).
88. There is a total of 1,806 affected structures with the following uses: 1,022 or 56.58% residential, 281 or 15.55% residential-commercial, 132 or 7.3% commercial, 23 or 1.27% institutional, community facilities and/or government establishments, and 348 or 19.26% associated structures.
89. There is a total of 994 AHs with business/livelihood where 312 AHs or 32% with stand-alone businesses, 277 AHs or 27% with home-based enterprises, 401 AHs or 41% with renting out spaces/rooms or commercial spaces, and 4 with land-based income (game-fowl raising/livestock raising).
90. There are 5,853 total affected persons (APs) who will lose their jobs. Out of these 4,286 APs who are wage-based that will lose their jobs from affected businesses and 1,567 are employees of affected businesses. Among the 1,383 AHs, there are 1,709 APs with instances of vulnerability among households who are not directly involved in the affected



businesses. However, there are 86 vulnerabilities among households who are directly engaged in the affected businesses.

**Table 2-2. Summary of Impacts on Land, LO Households, NLO Households, Structure Owners, Non-Structure Owners, Business/Livelihood and Affected Employees**

<b>Affected Item</b>	<b>Scale of Impacts</b>
<b>Land requirement</b>	<b>648,190.05 sqm</b>
- PNR land (for requisition and recovery)	391,981.67 sqm
- Other Government owned land	67,207.41 sqm
- LGU land	1,216.26 sqm
- Private land	187,784.71 sqm
<b>Total affected parcels of land</b>	<b>770 parcels</b>
<b>Total affected parcels of Gov't./PNR owned land</b>	<b>107 parcels</b>
<b>Total affected parcels of private land</b>	<b>663 parcels</b>
<b>Total affected registered private landowners (LOs)</b>	<b>432 AHs</b>
<b>Total affected households (AHs)</b>	<b>3,447 AHs</b>
- Surveyed/interviewed LOs	374 AHs
- Surveyed/interviewed non-landowners (NLOs)	2,694 AHs
- Surveyed/interviewed non-residing LOs	111 AHs
- Not surveyed AHs	268 AHs
<b>Total affected LO households</b>	<b>543 AHs</b>
- LOs with SES	374 AHs
w/ proof of ownership	304 AHs
w/o proof of ownership	70 AHs
- Non-residing LOs with SES	111 AHs
- LOs without SES	58 AHs
<b>Total affected NLO Households</b>	<b>2,904 AHs</b>
- NLOs with SES	2,694 AHs
- NLOs without SES	210 AHs
<b>Total surveyed structure owners losing residence</b>	<b>1,192 AHs</b>
- Primary residence owners	1,161 AHs
- Secondary residence owners	16 AHs
- No response	15 AHs
<b>Total surveyed non-structure owners losing residence</b>	<b>1,876 AHs</b>
- Caretaker	19 AHs
- Occupant without owner's permission	6 AHs
- Rent free occupants	609 AHs
- Sharer	5 AHs
- Tenant/Renter/Lessee	1,234 AHs
- No response on tenure	3 AHs
<b>Total affected structures</b>	<b>1,806 Structures</b>
- Residential	1,022 Structures
- Residential-commercial	281 Structures
- Commercial	132 Structures
Institutional and community facilities and government establishments	23 Structures
- Associated	348 Structures
<b>Total affected business/livelihood</b>	<b>994 AHs</b>
- Stand-Alone businesses	312 AHs
- Home-based enterprises	277 AHs
- Renting Out House/Room/Commercial Spaces	401 AHs
- Land-based livelihood as primary income source (within residential lot)	4 AHs
<b>Affected employees/workers/employees</b>	<b>5,853 APs</b>
- Wage-based workers who will lose jobs from affected businesses	4,286 APs
- Employees of affected businesses	1,567 APs

<b>Vulnerabilities among households of business owners (BOs) and employees</b>	145 instances of vulnerability among 88 AHs of BOs
<b>Vulnerabilities among households not directly involved in affected businesses</b>	1,709 instances of vulnerability among 1,383 AHs

## E. Severity of Impact

91. Table 2-3 shows the percentage of type of impact and its severity on land, structures, livelihood, and trees. On land, the total number of affected parcels owned by the government/PNR is 107 and out of these, 89 parcels or 82.56% are severely affected and only 18 parcels are marginally affected. As to the private land, out of its total of 663 parcels, 500 or 75% are severely affected and 163 parcels or 25% are marginally affected.
92. On the loss of structures with a total number of 1,806 there are 1,663 or 92% that are severely affected and 143 or 7.9% are marginally affected. Out of the total 1,806 structures, 1,022 or 56.58% are residential, and out of that 967 or 94.61% are severely affected. Only 55 residential structures are marginally affected.
93. Out of the total 1,022 residential structures, 991 or 54.87% are being used as primary residence, 938 of that or 94.65% are severely affected and only 53 structures are marginally affected. There are only 31 structures which are used as secondary residences and only 29 are severely affected.
94. On the loss of residential-commercial structures, out of the 281 structures there are 256 or 91% are severely affected and only 25 are marginally affected. As for the total 132 commercial structures, 94 or 71.21% are severely affected and only 38 or 28.78% structures are marginally affected.
95. On the total of 23 institutional and community structures, 21 structures are severely affected and only 2 are marginally affected. As for the 348 associated structures, 325 or 93.39% are severely affected and only 23 are marginally affected.
96. On the loss of business and land-based income, a total of 994 businesses or 100% is severely affected. Out of that, 312 or 32% stand-alone businesses are severely affected, 277 or 28% are home-based enterprise, 401 or 40% are business from renting out space and four (4) are land-based income source (game-fowl raising/livestock raising).
97. There is a total of 5,853 APs (100%) whose jobs are severely affected. Out of that, there are 1,567 or 27% are employees of affected businesses. There are 4,286 wage-based earner APs from AHs who are severely affected.

**Table 2-3. Percentage of Impact Severity on Land, Structures/ Livelihood/ Trees**

Type of Impacts	No. of Affected Land/Structures/Livelihood /Trees		Scale of Impacts		
	No.	%	Severe	Marginal	Total
<b>Total local/ national gov't./ PNR land parcels</b>	<b>107</b>	<b>100%</b>	<b>89</b>	<b>18</b>	<b>107</b>

Type of Impacts	No. of Affected Land/Structures/Livelihood /Trees		Scale of Impacts		
	No.	%	Severe	Marginal	Total
<b>Total Private Land parcels</b>	<b>663</b>	<b>100%</b>	<b>500</b>	<b>163</b>	<b>663</b>
<b>Total Loss of Structures</b>	<b>1,806</b>	<b>100%</b>	<b>1,663</b>	<b>143</b>	<b>1,806</b>
<input type="checkbox"/> Loss of residential structure	<b>1,022</b>	<b>57%</b>	<b>967</b>	<b>55</b>	<b>1,022</b>
- Primary use	991	97%	938	53	991
- Secondary use	31	3%	29	2	31
<input type="checkbox"/> Residential-commercial structures	281	16%	256	25	281
<input type="checkbox"/> Commercial structures	132	6%	94	38	132
<input type="checkbox"/> Institutional and community structures	23	2%	21	2	23
<input type="checkbox"/> Associated structures	348	19%	325	23	348
<b>Total Loss of Business/Land-Based Income</b>	<b>994</b>	<b>100%</b>	<b>994</b>	<b>0</b>	<b>994</b>
<input type="checkbox"/> Stand-Alone Business	312	32%	312	0	32%
<input type="checkbox"/> Home-Based Enterprise	277	28%	277	0	28%
<input type="checkbox"/> Business from renting out house/room/space	401	40%	401	0	40%
<input type="checkbox"/> Land-Based Primary Income Source	4	0%	4	0	0
<b>APs whose jobs are affected</b>	<b>5,853</b>	<b>100%</b>	<b>5,853</b>	<b>0</b>	<b>5,853</b>
<input type="checkbox"/> Employees of affected businesses	1,567	16%	1,567	0	1,567
<input type="checkbox"/> Wage-based earners from AHs	4,286	84%	4,286	0	4,286
<b>Number of Owners of Affected Trees</b>	<b>10,375</b>	<b>100%</b>	<b>10,375</b>	<b>0</b>	<b>10,375 trees</b>
<input type="checkbox"/> With AP owner	10,321	92%	10,321	0	10,321
<input type="checkbox"/> Unknown Owner	54	8%	54	0	54

## F. Land Requirement by Ownership of Land

98. Below table shows the total project ROW land in square meters which is 648,190.05. PNR-owned land has a total of 391,981.67 sqm or 60% of the total ROW land. Other government-owned land/LGU has 68,423.67 sqm. or 10% of the total, and privately-owned land has a total of 187,784.71 sqm or 29%.

**Table 2-4. Affected Total Project ROW Land (in square meters)**

Affected Land		
PNR-Owned Land	(sqm)	391,981.67
	(%)	60%
Other Government-Owned Land /LGU land	(sqm)	68,423.67
	(%)	10%
Privately-Owned Land	(sqm)	187,784.71
	(%)	29%
<b>Total Project Right-of-Way</b>		
	<b>(sqm)</b>	<b>648,190.05</b>
	<b>(%)</b>	<b>100%</b>

99. Below table shows the ownership of project land take in parcel by LGU. In the City of Makati, there is only one parcel of land owned by PNR and the rest of the parcels (177) are privately-owned. This comprised 23% of the 770 total number of land parcels.
100. In Taguig, 375 land parcels are affected consisting of 301 parcels or 80% owned by private individuals, 43 parcels owned by the National Government, 26 parcels owned by the LGU, 4 parcels owned by PNR and 1 owned by NHA.
101. In Paranaque, out of 136 total parcels of land, 115 parcels are owned by private individuals and 20 parcels by the National Government and one lot owned by NHA. In Muntinlupa, there are 81 parcels and 70 or 86% are privately-owned parcels, 8 parcels are owned by NHA, 2 parcels are owned by the National Government and 1 parcel is owned by PNR.

**Table 2-5. Ownership of Project Land Take (in parcel) by LGU**

City	PNR Owned	National Government	LGU	NHA	Private	Total	%
Makati	1	0	0	0	177	178	23
Taguig	4	43	26	1	301	375	49
Paranaque	0	20	0	1	115	136	18
Muntinlupa	1	2	0	8	70	81	11
<b>Total</b>	<b>6</b>	<b>65</b>	<b>26</b>	<b>10</b>	<b>663</b>	<b>770</b>	<b>100</b>
<b>%</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>86</b>	<b>100</b>	

102. Table 2-6 provides the disaggregation of lots by land classification which are residential, residential-commercial, commercial, industrial, community facilities, roads and alleys, and railroad and easement.

103. The table below shows the classification of lots by land category/use per city. In Makati, there is a total of 178 lots affected by the PROW. Of these, 120 lots are classified as residential, 48 lots are classified as residential/commercial, 6 lots are classified as commercial and none is classified as industrial. The total lots classified and considered as productive which are residential/commercial, commercial, and industrial is 54 (30%) out of 178.
104. In Taguig, there is a total of 375 lots affected by the PROW. Of these, 295 lots are classified as residential, one (1) as commercial and 5 lots are classified as industrial. The total lots classified and considered as productive which is industrial is only 6 (1.6%) out of 375.
105. In Paranaque, there is a total of 136 lots affected by the PROW. Of these, 28 lots are classified as residential, 35 lots are classified as commercial and 15 lots are classified as industrial. The total number of lots classified and considered as productive which are commercial and industrial is 50 (36.76%) out of 136.
106. In Muntinlupa, there are 81 lots affected by the PROW. Of these, 55 lots are classified as residential and 17 lots are classified as residential/commercial. The total number of lots classified and considered as productive which is only 17 (20.98%) out of 81 consisting of residential/commercial lots.
107. In total, there are 498 (64.68%) lots classified as residential in use, 65 (8.44%) lots are classified as residential/commercial, 42 (5.45%) lots are classified as commercial, 20 (2.60%) lots are classified as industrial, 10 (1.3%) lots are classified as community facilities, 116 (15.06%) lots are classified as roads and alleys, 12 (1.56%) lots are classified as railroad and easement, and 7 (0.91%) lots are not specified. The total number of lands classified as productive (residential/commercial, commercial, industrial) is 127 which is 16.49% of the total 770 lots.

**Table 2-6. Classification of Lots by Land Category per City**

Classification	City				Severity of Impact		Total	%
	Makati	Taguig	Paranaque	Muntinlupa	Severe	Marginal		
Residential	120	295	28	55	436	62	498	64.68
Productive Areas	54	6	50	17	70	57	127	16.49
- Residential/Commercial	48	0	0	17	20	45	65	8.44
- Commercial	6	1	35	0	36	6	42	5.45
- Industrial	0	5	15	0	14	6	20	2.60
Community Facilities	0	5	3	2	7	3	10	1.30
Roads and Alleys	3	53	54	6	86	30	116	15.06
Railroad and Easement	1	9	1	1	8	4	12	1.56
Not Specified	0	7	0	0	2	5	7	0.91
Total	178	375	136	81	609	161	770	100.00

108. Below table shows the severely and marginally affected lands by city or LGU. In Makati, there is a total of 178 affected lands and out of that, 131 or 73.6% are severely affected and only 47 are marginally affected. In Taguig, 317 or 85% of lands are severely affected with only 58 are marginally affected. In Paranaque, 108 or 79% of the total 136 are severely affected and only 28 are marginally affected. In Muntinlupa, 52 or 65% of the total lands are severely affected and only 28 lands are marginally affected. All in all, the total number of severely affected lands is 609 or 79% out of 770 and 161 or 21% are marginally affected.

**Table 2-7. Severely and Marginally Affected Lands by City**

City	Severely Affected lands	Marginally Affected Lands	Total	As % of total
Makati	131	47	178	23.12%
Taguig	318	58	376	48.83%
Paranaque	108	28	136	17.66%
Muntinlupa	52	28	80	10.39%
<b>Total</b>	<b>609</b>	<b>161</b>	<b>770</b>	<b>100%</b>
<b>%</b>	<b>79</b>	<b>21</b>	<b>100</b>	

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

109. Below table shows the affected private lots, households, institution/community facility owners and businesses by LGU. The total affected private lots is 663 of which 177 lots are in Makati, 301 lots are in Taguig, 115 lots are in Paranaque and 70 lots are in Muntinlupa.
110. There is a total of 374 interviewed landowner affected households and a total of 2,694 interviewed non-landowner affected households. There are also 111 non-residing landowners who were interviewed. A total of 268 AHs were not interviewed composed of 58 LOs and 210 NLOs. On the affected businesses, there is a total of 312 stand-alone, 277 homed-based, 401 renting out businesses and 4 land-based (game-fowl raising).
111. Makati has a total of 47 landowner affected households, 505 non-landowner affected households and 41 non-residing landowners. On the affected businesses, Makati has 34 stand-alone, 44 home-based and 44 renting out spaces.
112. Taguig has 287 landowner affected households and 1,525 non-landowner affected households while it has 46 non-residing landowners. On the affected businesses, there are 201 stand-alone businesses, 153 home-based, 221 renting out spaces and 2 land-based livelihoods.
113. Paranaque has 7 landowner affected households; 130 non-landowner affected households while it has 3 non-residing landowners. On the affected businesses, Paranaque has 44 stand-alone, 20 home-based and 85 renting out spaces.
114. Muntinlupa has 33 landowner affected households, 534 non-landowner affected households while it has 21 non-residing landowners. On the affected businesses, Muntinlupa has 33 stand-alone, 60 home-based, 51 renting out spaces and 2 land-based sources of income.

**Table 2-8. Affected Private Lots, Households, Institution/Community Facility Owners, and Businesses**

City	Affected Private Lots	Affected Households					Institution, Community, Government Facility Owners	Affected Businesses			
		LO AH (with SES)	NLO AH (with SES)	LOs and NLOs w/o SES	Non-residing LOs w/ SES	Total AHs		Stand-Alone	Home-Based	Renting Out	Land-Based
Makati	177	47	505	78	41	671	3	34	44	44	0
Taguig	301	287	1525	104	46	1962	13	201	153	221	2
Paranaque	115	7	130	77	3	217	4	44	20	85	0
Muntinlupa	70	33	534	9	21	597	3	33	60	51	2
Total	663	374	2694	268	111	3447	23	312	277	401	4

115. The table below shows proof of ownership as presented by the 374 LOs who were interviewed in the affected LGUs. In Makati, there are 47 landowners who presented 43 titles, 1 tax declaration and 3 landowners who presented none. In Taguig, out of the 287 landowners, 95 of them presented titles, 27 provided deed or mortgage documents, 7 showed tax declaration, 101 presented Certificate of Lot Award, 1 showed a court decision, 1 showed rights and 10 did not show any document.
116. In Muntinlupa, there are 33 landowners and 9 landowners showed title as proof of ownership, 2 presented deed or mortgage document, 1 showed tax declaration, 2 showed rights, 19 did not show any document.

**Table 2-9. Proof of Land Ownership Presented by the LOs per LGU**

City	Title	Deed or Mortgage	Tax Declaration	Lease Purchase Agreement	Certificate of Lot Award	Court Decision	Rights	None	Total	%
Makati	43	0	1	0	0	0	0	3	47	13
Taguig	95	27	7	7	101	1	1	48	287	77
Paranaque	4	2	0	0	1	0	0	0	7	1
Muntinlupa	9	2	1	0	0	0	2	19	33	9
Total	148	31	9	7	102	1	3	70	374	100
%	40	8	2	2	27	0	1	19	100	

## H. Affected Structures by Ownership of Land and by City

117. Table 2-10 shows ownership of 1,806 affected structures by land ownership (LOs) per LGU consisting of 1,094 located on private lands and 712 on government lands. In Makati, there are 31 structures occupying PNR land, 1 structure is located in LGU-owned land and 301 structures situated on lands owned by private individuals for a total of 333 structures. In Taguig, there are 199 structures on lands that are owned by PNR, 148 structures which lands are owned by the National government, 19 structures which lands are owned by NHA and 536 structures which lands are owned by private individuals for a total of 921 structures.
118. In Paranaque, there are 69 structures on lands that are owned by PNR, 5 structures are on lands owned by the National Government, 2 structures on land owned by the LGU, and 66 structures on privately owned lands for a total of 142 structures. In Muntinlupa,



181 structures on lands owned by PNR, 27 structures on lands owned by the National Government, 11 structures on lands owned by the LGU and 191 structures on lands owned by private individuals for a total of 410 structures.

**Table 2-10. Affected Structures by Land Ownership**

City	PNR Land	Nat'l. Gov't	LGU	NHA	Private Land	Total	%
Makati	31	0	1	0	301	333	18
Taguig	199	148	19	19	536	921	51
Paranaque	69	5	2	0	66	142	8
Muntinlupa	181	27	11	0	191	410	23
<b>Total</b>	<b>480</b>	<b>180</b>	<b>33</b>	<b>19</b>	<b>1,094</b>	<b>1,806</b>	<b>100</b>
<b>%</b>	<b>27</b>	<b>19</b>	<b>2</b>	<b>1</b>	<b>61</b>	<b>100</b>	

## 1. Type of Affected Structure by Barangay

119. Below table shows the type of affected structure by barangay. Out of the 1,806 affected structures, 1,458 are classified as main structures and 348 are associated structures. Of the 333 affected structures in Makati, 269 are main structures and 64 are associated structures. In Taguig, there are 744 affected main structures and 177 affected associated structures for a total of 921. While in Paranaque, out of the 142 affected structures, 81 are main structures and 61 are associated structures. In Muntinlupa, there are 364 affected main structures and 46 affected associated structures for a total of 410.

**Table 2-11. Type of Affected Structure by Barangay**

City	Main	Associated	Total	%
Makati	269	64	333	18
Taguig	744	177	921	51
Paranaque	81	61	142	8
Muntinlupa	364	46	410	410
<b>Total</b>	<b>1,458</b>	<b>348</b>	<b>1,806</b>	<b>100</b>
<b>%</b>	<b>81</b>	<b>19</b>	<b>100</b>	

## 2. Use of Affected Main Structures

120. Below table shows the use of affected structures by LGU. In Makati, out of the total 333 affected structures, 192 or 57.65% are residential in use, 64 or 19.21% are associated structures, 44 are commercial in use, 31 are residential-commercial and 3 are community facilities. That comprised 18% of the total 1,806 affected structures.
121. In Taguig, out of the total 921 affected structures, 486 or 52.768% are residential in use, 177 or 19.21% are associated structures, 182 or 19.76% are residential-commercial in use, 13 are community facilities and 63 are commercial in use. That comprised 51% of the total 1,806 affected structures.
122. In Paranaque, out of the total 142 affected structures, 61 or 42.95% are associated structures, 55 or 38.73% are residential, 14 structures are commercial, 8 structures are

residential-commercial in use and 4 are institutional or community in use. That comprised 8% of the total 1,806 affected structures.

123. In Muntinlupa, out of the total 410 affected structures, 289 or 70.48% are residential in use, 60 or 14.63% are residential-commercial structures, 46 structures are associated, 12 structures are commercial in use, and 3 structures are institutional in use. That comprised 23% of the total 1,806 affected structures.

**Table 2-12. Use of Affected Structures by City**

City	Residential	Residential-Commercial	Commercial	Institutional / Community	Associated	Total	%
Makati	192	31	44	3	64	333	18
Taguig	486	182	63	13	177	921	51
Paranaque	55	8	14	4	61	142	8
Muntinlupa	289	60	12	3	46	410	23
<b>Total</b>	<b>1,022</b>	<b>281</b>	<b>132</b>	<b>23</b>	<b>348</b>	<b>1,806</b>	<b>100</b>
<b>%</b>	<b>57</b>	<b>16</b>	<b>6</b>	<b>2</b>	<b>19</b>	<b>100</b>	

### 3. Severely and Marginally Affected Structures

124. Below table shows structures that are severely and marginally affected by LGU. Makati has 300 or 90% severely affected structures out of the total 333 affected structures, and 33 or 9.9% structures are marginally affected. In Taguig, out of the 921 total affected structures, there are 866 or 94.02% are severely affected and only 55 structures are marginally affected. In Paranaque, out of the total 142 affected structures, 131 structures or 92.25% are severely affected and only 11 structures are marginally affected. In Muntinlupa, out of the total 410 affected structures, 366 structures or 89.26% are severely affected and 44 structures are marginally affected.

**Table 2-13. Severely and Marginally Affected Structures by City**

City	Severely affected structures	Marginally affected structures	Total Affected Structures	%
Makati	300	33	333	18
Taguig	866	55	921	51
Paranaque	131	11	142	8
Muntinlupa	366	44	410	23
<b>Total</b>	<b>1,663</b>	<b>143</b>	<b>1,806</b>	<b>100</b>
<b>%</b>	<b>92</b>	<b>8</b>	<b>100</b>	

### 4. Structure Ownership/Occupancy Among Surveyed Landowner-and Non-Landowner Households

125. Below table presents ownership of structures among the 3,068 surveyed affected households by LGU consisting of 1,192 structure owners, and 1,867 non-structure owners. The remaining 9 AHs have undetermined tenure status since 6 are occupying the structures without the owners' permission and 3 did not provide any response.

126. In Makati, out of the total 552 structure ownership, 131 or 23.73% are structure owners, 351 or 63.58% are either tenant, renter, or lessee, 10 are caretakers, 53 are rent-free occupants, 5 are occupants without the owner's permission and 2 did not respond. That comprised 18% of the total 3,068 structure ownership.
127. In Taguig, out of the total 1,812 structure ownership, 693 or 38.24% are structure owners, 655 or 36.14% are tenant/renter/lessee, 453 or 25% are rent-free occupants, 5 are caretakers, 4 are sharers and 1 is an occupant without the owner's permission. That comprised 60% of the total 3,068 structure ownership.
128. In Paranaque, out of the total 137 structure ownership, 67 or 42.68% are structure owners, 53 are tenant/renter/lessee, 13 are rent-free occupants, and 4 are caretakers. That comprised 4% of the total 3,068 structure ownership.
129. In Muntinlupa, out of the total 567 structure ownership, 301 or 53% are structure owners, 175 or 30.86% are tenant/renter/lessee, 90 or 15.87% are rent-free occupants and 1 is a caretaker. That comprised 19% of the total 3,068 structure ownership.

**Table 2-14. Structure Ownership Among Surveyed AHs by City**

City	Structure Owner	Tenant / Renter / Lessee	Sharer	Caretaker	Rent Free Occupant	Occupant without Owner's Permission	No Response	Total	%
Makati	131	351	0	10	53	5	2	552	18
Taguig	693	655	4	5	453	1	1	1,812	59
Paranaque	67	53	0	4	13	0	0	137	4
Muntinlupa	301	175	1	0	90	0	0	567	19
<b>Total</b>	<b>1,192</b>	<b>1,234</b>	<b>5</b>	<b>19</b>	<b>609</b>	<b>6</b>	<b>3</b>	<b>3,068</b>	<b>100</b>
<b>%</b>	<b>39</b>	<b>40</b>	<b>0</b>	<b>1</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>100</b>	

#### **I. Affected Trees and Crops**

130. The table below shows the number of affected trees and crops owned by affected persons in the LGUs concerned. There is a total of 10,375 trees/crops in this segment. As to the type of trees/crops, there are 3,573 (34.44%) categorized as timber, 4,127 (39.78%) are categorized as fruits, and 2,675 (25.78%) are categorized as "others".
131. In the City of Makati, there are 4,523 trees/crops of which 2,400 are timber, 387 are fruits, and 1,736 are categorized as "others". Taguig has a total of 2,936 trees/crops of which 452 are timber, 2,062 are fruits, and 422 are categorized as "others". Paranaque has a total of 1,167 trees/crops of which 283 are timber, 593 are fruits, and 291 are categorized as "others". Muntinlupa has a total of 1,749 trees/crops of which 438 are timber and 1,085 are fruits, and 226 are categorized as "others".
132. As to the number of trees/crops according to land ownership, there are 10,375 trees/crops on 259 (2.49%) parcels of land classified as private lands, 9,852 (94.96%) on PNR land parcels, 210 (2.02%) on government-owned land parcels and including those trees and crops on land parcels with unknown landowners (54 or 0.52%).

133. Out of the 10,375 trees/crops on land parcels, Makati has 55 crops and trees on private land parcels, 4,449 are in PNR land parcels, and 19 trees/crops planted on land parcels with unknown landowners.
134. Taguig has a total of 2,936 trees/crops on land of which 39 are on private lands, 2,656 are on PNR land parcels, 206 are on government lands, and 35 trees and crops on unknown owners of land parcels.
135. Paranaque has a total of 1,167 trees/crops on land parcels of which 165 are on private lands, 998 are on PNR lands and 4 are on government-owned lands. Muntinlupa has a total of 1,749 trees/crops on land parcels all of which are on PNR lands.

**Table 2-15. Trees and Crops with AP Owners by LGU**

City	No. Of trees/Crops By Type				Number of Trees/Crops According to Land Ownership				
					Total	Private Lands	PNR	Government - Owned	Unknown Landowner
	Total	Timber	Fruit	Other		Total	Total	Total	Total
Makati	4,523	2,400	387	1,736	4,523	55	4,449	0	19
Taguig	2,936	452	2,062	422	2,936	39	2,656	206	35
Paranaque	1,167	283	593	291	1,167	165	998	4	0
Muntinlupa	1,749	438	1,085	226	1,749	0	1,749	0	0
<b>Total</b>	<b>10,375</b>	<b>3,573</b>	<b>4,127</b>	<b>2,675</b>	<b>10,375</b>	<b>259</b>	<b>9,852</b>	<b>210</b>	<b>54</b>
<b>%</b>	<b>100.00</b>	<b>34.44</b>	<b>39.78</b>	<b>25.78</b>	<b>100.00</b>	<b>4.47</b>	<b>93.30</b>	<b>1.85</b>	<b>0.38</b>

#### **J. Tenure Status of Vulnerable Households**

136. Table 2-15 below shows the instances of vulnerability among affected households by LGU. In Makati, there is a total of 267 instances of vulnerability among the affected households of which 144 are headed by solo parents with dependents, 84 are headed by elderly, 25 are affected households below the poverty threshold, and 14 are affected households who has a member with disability. That comprised 15.62% of the total 1,709 instances of vulnerability among the affected households.
137. In Taguig, out of the total 1,005 instances of vulnerability among the affected households, 444 affected households are headed by solo parents with dependents, 224 affected households are headed by elderly, 277 are affected households who are below the poverty threshold, and 60 affected households with a member who is a person with disability. That comprised 58.81% of the total 1,709 instances of vulnerability among the affected households.
138. In Paranaque, out of the total 116 instances of vulnerability among the affected households, 23 affected households are below the poverty threshold, 17 AHs are headed by solo parents with dependents, 18 AHs are headed by elderly, and 58 AHs with a member who is a person with disability. That comprised 6.79% of the total 1,709 instances of vulnerability among the affected households.
139. In Muntinlupa, out of the total 321 instances of vulnerability among the affected households, 35 AHs have a member who is a person with disability, 148 AHs are headed by solo parents with dependents, 84 are AHs are headed by elderly and 54 AHs are

below the poverty threshold. That comprised 18.78% of the total, 1,709 instances of vulnerability among the affected households.

140. All in all, of the total 1,709 instances of vulnerability among the affected households, there are 753 (44.06%) AHs are headed by solo parents with dependents, 410 (23.99%) AHs are headed by elderly, 379 (22.18%) AHs are below the poverty threshold, and 167 (9.77%) AHs with a member who is a person with disability.

**Table 2-16. Instances of Vulnerability Among AHs Per LGU**

LGU	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	%
Makati	25	144	84	14	267	15.62
Taguig	277	444	224	60	1005	58.81
Paranaque	23	17	18	58	116	6.79
Muntinlupa	54	148	84	35	321	18.78
<b>Total</b>	<b>379</b>	<b>753</b>	<b>410</b>	<b>167</b>	<b>1709</b>	<b>100</b>
<b>%</b>	<b>22.18</b>	<b>44.06</b>	<b>23.99</b>	<b>9.77</b>	<b>100.00</b>	

141. Below table shows vulnerable households with number of vulnerabilities by city. In Makati, there are 164 HHs or 76.64% out of 214 vulnerable AHs with 1 vulnerability type, 47 HHs with 2 vulnerability types, and 3 HHs with 3 vulnerability types. This comprised 15% of the total 1,383 vulnerable AHs.
142. In Taguig, there are 532 HHs or 71.12% out of 748 vulnerable AHs with 1 vulnerability type, 177 HHs or 23.66% with 2 vulnerability types and 39 HHs with 3 vulnerability types. This comprised 54% of the total 1,383 vulnerable AHs.
143. In Paranaque, there are 34 HHs of the total 48 vulnerable AHs with 1 type of vulnerability, 11 HH with 2 types of vulnerability, 3 HHs with 3 types of vulnerability.
144. In Muntinlupa, there are 200 HHs or 53.62% of the total 373 vulnerable AHs with 1 type of vulnerability, 106 HHs or 28.42% with 2 types of vulnerability, and 67 HHs with 3 types of vulnerability. This comprised 27% of the total 1,383 vulnerable AHs.

**Table 2-17. Vulnerable Households with Number of Vulnerabilities (multiple responses)**

LGU	HH with Triple or More Vulnerabilities	HH with Double Vulnerabilities	HH with Single Vulnerability	Total	%
Makati	3	47	164	214	15.47
Taguig	39	177	532	748	54.09
Paranaque	3	11	34	48	3.47
Muntinlupa	67	106	200	373	26.97
<b>Total</b>	<b>112</b>	<b>341</b>	<b>930</b>	<b>1,383</b>	<b>100</b>
<b>%</b>	<b>8.10</b>	<b>24.66</b>	<b>67.25</b>	<b>100</b>	



145. Below table shows vulnerable AHs tenure status by city i.e., whether they are structure owner, tenant/renter, RFO, Caretaker and/or sharer. In the city of Makati, out of 214, 123 or 57% are tenants/renters, 66 or 30% are structure owners and 18 or 8% are sharers. The remaining 7 AHs are caretakers, sharers, occupants without owners' permission and those who did not respond. This comprised 17% of the total 1,383 vulnerable AHs.
146. In Taguig, out of the total 748 vulnerable AHs, 359 or 48% are structure owners, 193 or 26% are tenant/renters, 3 caretakers and 151 RFOs. The remaining 6 AHs are caretakers, and sharers. This comprised 56% of the total 1,383 vulnerable AHs.
147. In Paranaque, of the 48 vulnerable AHs, only 28 are structure owners, 12 are tenant/renters, 7 RFO, and 1 caretaker. This comprised 3.59% of the total 1,383 vulnerable AHs.
148. In Muntinlupa, out of the total 373 vulnerable AHs, 181 or 55% are structure owners, 93 or 28.35% are tenant/renters and 54 or 16.46% are sharers. This comprised 26% of the total 1,338 vulnerable AHs.

**Table 2-18. Vulnerable Affected Households' Tenure Status by City**

LGU	Structure owner	Tenant/ Renter/ Lessee	Rent-Free Occupant	Caretaker	Occupant without owner's permission	Sharer	NR	Total	%
Makati	66	123	18	5	1	0	1	214	15.47
Taguig	359	193	151	3	0	3	0	748	54.08
Parañaque	28	12	7	1	0	0	0	48	3.47
Muntinlupa	181	93	54	0	0	0	0	328	23.71
<b>Total</b>	<b>634</b>	<b>460</b>	<b>230</b>	<b>9</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1,338</b>	<b>100</b>
	<b>47.38</b>	<b>34.38</b>	<b>17.19</b>	<b>0.67</b>	<b>0.07</b>	<b>0.22</b>	<b>0.07</b>	<b>100.00</b>	

#### **K. List of Affected Community Facilities**

149. Below table lists the affected institutional and community facilities in the LGUs of Makati (3), Taguig (17), and Paranaque (3) for a total of 23 community facilities. The total affected area is 4,962 sqm. Due diligence on this shall be conducted to determine if these facilities will require relocation and will trigger involuntary resettlement impacts.
150. DOTr in coordination with the partner housing agency (Social Housing Finance Corporation or National Housing Authority) 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.

151. In cases where the relocation sites of the institutional/community structures will have IR6 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 2-19. List of Identified Affected Institutional and Community Facilities**

<b>City</b>	<b>Name of Institutional and Community Facility</b>	<b>Affected Area (sqm)</b>
Makati	San Antonio National High School	139
	Department of Environmental Services	47
	Makati Hope Christian School	3,490
Taguig 1	Brgy. Fort Bonifacio Nebulizer Station	8
	Brgy. Fort Bonifacio TB DOTS Room	8
	Brgy. Fort Bonifacio BAO/DSWD Office	10
	Brgy. Fort Bonifacio Health Center	170
	Brgy. Fort Bonifacio Basketball Court	303
	Our Lady of the Poor Parish Church	71
	Sto. Nino Bonifacio Child Development Center	80
	Philippine Center for Population Development	164
	DSWD – Social welfare and Development for Asia and the Pacific	27
	Skyway Nichols Tollgate Plaza	3
	Brgy. North Daang Hari Outpost	3
	Brgy. North Daang Hari Grotto	4
	Police Sub-Station 8	59
Taguig 2	Brgy. South Daang Hari Outpost	8
	United and Faithful Community of Christ	33
	Miraculous Medal School	26
	Muntinlupa Business School	105
Paranaque	Church of Nazarene	48
	San Martin de Porres Barangay Hall	100
	Bicutan Market (Pascual and Santos Property)	56
	<b>TOTAL AFFECTED AREA</b>	<b>4,962</b>

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## Chapter 3 SOCIO-ECONOMIC PROFILE OF AFFECTED PERSONS

152. This chapter briefly describes the Socio-Economic Profile of Landowners and Non-Landowners who (1) are resident households and (2) business owners affected by the NSCR-Ex sections from Makati, Paranaque, Taguig and Muntinlupa Cities. The survey covered the area of the required Right-of-Way (ROW)<sup>10</sup> of the NSCR-Ex project in the aforementioned cities, as agreed on 4 June 2019, during the DED phase.

### A. Purpose of the Survey

153. 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

154. Prior to the survey, courtesy calls and Information Education and Communication (IEC) meetings with the Local Government Units (LGUs), 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.
155. The survey covered all residing AHs at the time of survey. However, 111 non-residing LOs were also interviewed as they were present during the conduct of SES. Although their socio-economic profiles are not included in the following discussions, some relevant information/data are incorporated in this RAP.
156. Of the residing AHs, only 3,068 AHs (374 LOs and 2,694 NLOs) were interviewed and 268 AHs (58 LOs and 210 NLOs) were not interviewed. Responses were taken in two separate forms that corresponded to main categories of respondents, namely, (i) resident households, and (ii) business owners, and a supplementary SES form. The forms include the following:
- Household survey form:** The form is designed to obtain data from all affected households (AHs) living within the 30m width of the ROW, and the train depot in Calamba which were delineated through a parcellary survey. This form recorded data on the households' socio-demographic characteristics, tenure status, monthly

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<sup>10</sup> Alignment ver .3.4.2 agreed on June 4, 2019.

income, and expenditure, living condition, and residency. The design of the survey instrument allowed disaggregation of data by gender, and age, among others;

- ii. **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 monthly income, tenure of occupancy, and employee information; and
- iii. **Supplementary Socio-economic survey form:** This form was designed and use to gather additional socio-economic information from affected persons whose structures were affected and were in the master list but lacks essential information required to provide compensation and project entitlement.

### C. Schedule

157. The first survey was conducted in March 2018 for the FS Phase while additional survey was conducted between January 2019 to July 2022 for the DED Phase in areas where there was a change in the ROW.

### D. Overview of the Survey Respondents

158. The table below shows the number of affected households (AHs) with socio-economic information and affected HH members by LGU. In Makati, a total of 552 AHs or 17.99% was surveyed out of the total 3,068 AHs in the area covered by the main report of Makati-Buli RAP. This reflected a total of 1,843 affected members out of the 10,955 total affected HH members.
159. Taguig with the most number of affected HHs has a total of 1,812 representing 59% of the total affected HHs in the area with the corresponding 6,437 HH members out of the total 10,955 affected HH members. However, Paranaque reflected only 137 affected HHs or 4.46% out of the total 3,068 with the corresponding 556 affected HH members.
160. Muntinlupa on the other hand, has 567 affected HHs representing 18.48% of the total 3,068 with the corresponding 2,119 affected HH members out of the total 10,955 affected HH members in the area.
161. Moreover, there are 268 AHs unsurveyed based on the RCS data. These AHs were unavailable during the conduct of SES.

**Table 3-1. Surveyed Number of Project Affected Households and Affected Household Members**

LGU	AHs with SES		AHs without SES
	AHs	Affected Household Members	
Makati	552	1,843	78
Taguig	1,812	6,437	104
Paranaque	137	556	77
Muntinlupa	567	2,119	9
<b>Grand Total</b>	<b>3,068</b>	<b>10,955</b>	<b>268</b>

162. The table below presents the household heads who were interviewed and are affected business owners as well by LGU. This RAP for Makati-Buli section has a total of 713

business owners with stand-alone and renting out businesses. Of these, 401 are APs in the business of renting out which represent 56.25% while only 312 or 43.75% are affected stand-alone business owners.

163. In Makati, there is a total of 78 business owners both stand alone and renting out. Of these, 34 are stand-alone business owners with 44 affected persons (APs) in the business of renting out.
164. Taguig has a total of 422 business owners both stand alone and renting out of which 201 are stand-alone business owners and 221 representing 52.36% are APs in the business of renting out.
165. Paranaque has the least number of 129 business owners both stand-alone and renting out. Of these, 44 are stand-alone and 85 are APs in the business of renting out.
166. Muntinlupa has a total of 84 business owners both stand-alone and renting out. Of these, 51 are APs in the business of renting out and only 33 are stand-alone business owners.

**Table 3-2. Household Heads Who are Affected Business Owners**

LGU	Affected Business Owners with SES		
	Affected Stand-Alone Business Owners	Affected Persons in the Business of Renting Out	Total Business Owners (Stand Alone + Renting Out)
Makati	34	44	78
Taguig	201	221	422
Paranaque	44	85	129
Muntinlupa	33	51	84
<b>Grand Total</b>	<b>312</b>	<b>401</b>	<b>713</b>

## **E. Profile of Affected Resident Households**

167. 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 as well as those who responded that they own the land they occupy but have no substantiated legally recognizable claim. Renters, and rent-free occupants of structures owned by other NLOs are covered by this RAP and were likewise included in the survey.
168. 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 and also shares meals or living accommodation and may consist of a single family or some other grouping of people. A single dwelling is considered to contain multiple households if meal preparation is not shared.



## 1. Household Demographics

169. The table below shows the gender of household heads who were interviewed. The male household heads showed 1,862 representing 60.69% out of the total 3,068 in this section, while the female showed 1,206 or 39.31%.

**Table 3-3. Gender of Household Heads**

Total Number of HH Heads	Gender			
	Male	%	Female	%
3,068	1,862	60.69	1,206	39.31

170. The table below shows the number of households (HHs), gender of household members and average household size by LGU. The total number of HH members in this Makati-Buli section is 10,955 and the male HH members represent 5,463 or 49.86% while the female HH members are 5,492 or 50.13%. The average HH size in this section is 3.67.
171. In Makati, the male HH members are 859 or 46.60% out of the total HH members of 1,843 while the female members are 984 representing 53.39%. The HH average size for this LGU is 3.34.
172. Taguig shows a total of 3,239 male HH members representing 50.31% of the total 6,437 while the female HH members are 3,198 or 49.68% of the total. The average household size in Taguig is 3.55.
173. Paranaque has a total of 291 male HH members representing 52.33% of the total 556 while the female HH members are 265 or 47% of the total. The average household size in Paranaque is 4.06.
174. Muntinlupa has a total of 1,074 male HH members representing 50.68% of the total 2,119 while the female HH members are 1,045 or 49.31% of the total. The average household size in Muntinlupa is 3.74.

**Table 3-4. Number of Households, Gender of Household Members and Average Household Size**

LGU	Number of Households	Household Members					Ave. HH Size
		Male	Female	N/R	Total	%	
Makati	552	859	984	0	1,843	16.82	3.34
Taguig	1,812	3,239	3,198	0	6,437	58.76	3.55
Paranaque	137	291	265	0	556	5.08	4.06
Muntinlupa	567	1,074	1,045	0	2,119	19.34	3.74
<b>Total</b>	<b>3,068</b>	<b>5,463</b>	<b>5,492</b>	<b>0</b>	<b>10,955</b>	<b>100.00</b>	<b>3.67</b>
<b>%</b>		<b>49.87</b>	<b>50.13</b>	<b>0</b>	<b>100</b>		

## 2. Age Distribution of Household Members

175. The table below shows the age and gender of household members. The male household members with a total of 5,463 indicated the highest number which is 2,101 or 38.45% who are between the age range of 21-40 years and with 297 HH or 5.4%

members who are aged 61 & above. The female HH members reflected 2,144 or 39.24% of the total 5,492 who are between the ages of 21-40 years and those aged 61 & above are 385 or 7% of the total.

176. Those total male HH members whose ages are 6 years or less are 691 or 12.64% of the total 5,463 and the total female HH members with ages 6 years or less are 624 representing 11.42% of the total. All in all, there are a total of 1,315 or 12% of the total 10,955 affected HH members whose ages are 6 years or less and a total of 682 or 6.22% out of the total affected HH members are 61 & above years old.

**Table 3-5. Age and 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	691	657	386	381	2,101	946	297	4	5,463
Female	624	602	347	404	2,144	981	385	5	5,492
<b>Total</b>	<b>1,315</b>	<b>1,259</b>	<b>733</b>	<b>785</b>	<b>4,245</b>	<b>1,927</b>	<b>682</b>	<b>9</b>	<b>10,955</b>
<b>%</b>	<b>12.00</b>	<b>11.49</b>	<b>6.69</b>	<b>7.17</b>	<b>38.75</b>	<b>17.59</b>	<b>6.23</b>	<b>0.08</b>	<b>100</b>

### 3. Educational Attainment

177. The table below shows the educational attainment and gender distribution of household members. Of the total 10,955 HH members there are 5,463 or 49.87% males and 5,492 or 50.13% females.
178. Of the male HH members there are 1,170 representing 48.58% of the total 2,408 who are high school graduates. Of the female HH members there are 1,238 or 51.41% of the total 2,408 who are high school graduates.
179. As for those who graduated college, there are 628 male HH members or 42% of the total 1,495 who graduated college and the female HH members are 867 or 57.99% of the total 1,495 who graduated college. A total of 1,842 HH members reached the high school level of which 949 or 51.52% are males and 893 or 48.47% are females.

**Table 3-6. Educational Attainment and Gender Distribution of Household Members**

Educational Attainment	Household Members							
	Male	%	Female	%	NR	%	Total	%
Pre-school	171	3.13	151	2.75	0	0	322	2.94
Elementary Level	845	15.47	748	13.62	0	0	1,593	14.54
Elementary Graduate	229	4.19	213	3.88	0	0	442	4.03
High School Level	949	17.37	893	16.26	0	0	1,842	16.81
High School Graduate	1,170	21.42	1,238	22.54	0	0	2,408	21.98
Vocational/Technical	263	4.81	181	3.30	0	0	444	4.05
College Level	631	11.55	719	13.09	0	0	1,350	12.32
College Graduate	628	11.50	867	15.79	0	0	1,495	13.65
Advanced Degrees	13	0.24	14	0.25	0	0	27	0.25
SPED	7	0.13	4	0.07	0	0	11	0.10
None	537	9.83	450	8.19	0	0	987	9.01

Not applicable/ Not studying yet	4	0.07	11	0.20	0	0	15	0.14
N/R	16	0.29	3	0.05	0	0	19	0.17
<b>Total</b>	<b>5,463</b>	<b>100</b>	<b>5,492</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>10,955</b>	<b>100</b>

#### 4. Ethnolinguistic Affiliation

180. The table below shows the ethnolinguistic affiliation of household members by gender. The total number of household members is 10,955. Of these, there are 5,492 (50.13%) males and 5,484 (49.87%) females.

181. Out of the total 5,492 male HH members, Tagalog has the highest number with 2,331 (21.28%) and followed by mixed ethnolinguistic affiliation with 1,324 (12.09%). Out of the total female HH members, Tagalog has the highest number with 2,286 (20.87%) and followed by mixed ethnolinguistic affiliation with 1,412 (12.89%).

**Table 3-7. Ethnolinguistic Affiliation of Household Members by Gender**

Ethnolinguistic Affiliation	Household Members							
	Male	%	Female	%	No response	%	Total	%
Aeta	1	0.01	0	0.00	0	0.00	1	0.01
Aklanon	9	0.08	11	0.10	0	0.00	20	0.18
Batangueno	1	0.01	2	0.02	0	0.00	3	0.03
Bicolano	417	3.81	395	3.61	0	0.00	812	7.41
Bisaya	45	0.41	46	0.42	0	0.00	91	0.83
Boholano	1	0.01	2	0.02	0	0.00	3	0.03
Cebuano	572	5.22	556	5.08	0	0.00	1,128	10.30
Chavacano	3	0.03	4	0.04	0	0.00	7	0.06
Hiligaynon	4	0.04	4	0.04	0	0.00	8	0.07
Ibanag	7	0.06	3	0.03	0	0.00	10	0.09
Ibatan	5	0.05	2	0.02	0	0.00	7	0.06
Ifugao	2	0.02	0	0.00	0	0.00	2	0.02
Igorot	1	0.01	0	0.00	0	0.00	1	0.01
Ilocano	182	1.66	193	1.76	0	0.00	375	3.42
Ilonggo	292	2.67	262	2.39	0	0.00	554	5.06
Indian	0	0.00	4	0.04	0	0.00	4	0.04
Itawes	1	0.01	2	0.02	0	0.00	3	0.03
Karay-a	8	0.07	12	0.11	0	0.00	20	0.18
Kapampangan	49	0.45	40	0.37	0	0.00	89	0.81
Maguindanaoan	4	0.04	1	0.01	0	0.00	5	0.05
Manobo	1	0.01	0	0.00	0	0.00	1	0.01
Maranao	3	0.03	2	0.02	0	0.00	5	0.05
Mixed	1,324	12.09	1,412	12.89	0	0.00	2,736	24.97

Muslim	27	0.25	27	0.25	0	0.00	54	0.49
Non-relative	1	0.01	3	0.03	0	0.00	4	0.04
Pangasinense	34	0.31	34	0.31	0	0.00	68	0.62
Surigaonon	4	0.04	1	0.01	0	0.00	5	0.05
Tagalog	2,331	21.28	2,286	20.87	0	0.00	4,617	42.15
Waray	148	1.35	141	1.29	0	0.00	289	2.64
Others	14	0.13	16	0.15	0	0.00	30	0.27
N/R	1	0.01	2	0.02	0	0.00	3	0.03
<b>Total</b>	<b>5,492</b>	<b>50.13</b>	<b>5,484</b>	<b>49.87</b>	<b>0</b>	<b>0</b>	<b>10,955</b>	<b>0</b>

## 5. Profile of Household Heads

182. The table below shows the gender distribution of household heads by their age. The total number of household heads is 3,068 of which, the male HH heads who belong to 20 years old and below are 29 (0.95%) and the female household heads are 23 (0.75%). The number of male household heads who belongs to ages between 21-40 years old is 1,019 or 33.21% of the total 3,068 population and the female household heads are 575 or 18.74%. Those male household heads who belong to age 61 & above are 191 (6.23%) and the female household heads are 205 (6.68%).

**Table 3-8. Gender Distribution of Household Heads, by Age**

Age Distribution	Population					
	Male		Female		Total	
	No.	%	No.	%	No.	%
20 years old and below	29	0.95	23	0.75	52	1.69
21-40 years old	1,019	33.21	575	18.74	1,594	51.96
41-60 years old	623	20.31	403	13.14	1,026	33.44
61 years old & above	191	6.23	205	6.68	396	12.91
N/R	0	0.00	0	0.00	0	0.00
<b>Total</b>	<b>1,862</b>	<b>60.69</b>	<b>1,206</b>	<b>39.31</b>	<b>3,068</b>	<b>100</b>

183. The table below shows the gender distribution of household heads by civil status. The total household heads are 3,068 and 1,862 are males and 1,206 are females. Of the male household heads there are 816 or 43.82% are married, 694 (37.27%) are in a live-in status, 227 (26.33%) are single, 80 (4.29%) are separated and 45 are widowed. Of the female household heads 308 (25.53%) are married, 326 (27.03%) are in a live-in status, 293 (24.29%) are single, 87 (7.21%) are separated and 192 (15.92%) are widowed.

**Table 3-9. Gender Distribution of Household Heads by Civil Status**

Gender	Single	Married	Separated	Widow/er	Live-in	No response	Total
Male	227	816	80	45	694	0	1,862
Female	293	308	87	192	326	0	1,206
<b>Total</b>	<b>227</b>	<b>1,109</b>	<b>388</b>	<b>132</b>	<b>886</b>	<b>326</b>	<b>3,068</b>
<b>%</b>	<b>7.40</b>	<b>36.15</b>	<b>12.65</b>	<b>4.30</b>	<b>28.88</b>	<b>10.63</b>	

## 6. Affected Persons Requiring Special Assistance During Transfer

184. The table below shows a total of 1,346 affected persons requiring special assistance during transfer. Of these, 612 (45.47%) are males and 734 (54.53%) are females. Of the male APs, 418 (31.05%) of the total 1,346 are toddlers, 155 (11.52%) are elderly, 26 (1.93%) are physically disabled and 13 (.097%) are mentally challenged. As to the female APs, 418 (31.05%) of the total 1,346 are toddlers, 251 (18.65%) are elderly, 29 (2.15%) are pregnant, 31 (2.30%) have members who are physically disabled and 5 (0.37%) have members who are mentally challenged.
185. The total number of APs requiring special assistance and categorized as toddlers is 836 (62.11%), those categorized as elderly are 406 (30.16%), those categorized as pregnant are 29 (2.15%), those categorized as physically disabled are 57 (4.23%) and those categorized as mentally challenged are 18 (1.34%).

**Table 3-10. APs Requiring Special Assistance During Transfer<sup>11</sup> (multiple responses)**

Categories	Male		Female		Total	
	No.	%	No.	%	No.	%
Baby/Toddler	418	31.05	418	31.05	836	62.11
Elderly	155	11.52	251	18.65	406	30.16
Pregnant	0	0.00	29	2.15	29	2.15
HH with member who is physically disabled	26	1.93	31	2.30	57	4.23
HH with member who is mentally challenged	13	0.97	5	0.37	18	1.34
<b>Total</b>	<b>612</b>	<b>45.47</b>	<b>734</b>	<b>54.53</b>	<b>1346</b>	<b>100</b>

## 7. Vulnerable Households

186. The table below presents the number of vulnerabilities among the affected households by LGU. In Makati there are a total of 267 (15.62%) vulnerabilities and categorized as follows: 25 HHs are below the poverty threshold, 144 HHs are headed by solo parents with dependents, 84 HHs are headed by elderly and 14 HHs have a member who is a person with a disability.
187. Taguig has a total of 1,005 (58.81%) vulnerabilities and categorized as follows: 277 HHs are below the poverty threshold, 444 HHs are headed by solo parents with dependents, 224 HHs are headed by elderly and 60 HHs have a member who is a person with a disability.
188. Paranaque has a total of 116 (6.79%) vulnerabilities and categorized as follows: 23 HHs are below the poverty threshold, 17 HHs are headed by solo parents with dependents, 18 HHs are headed by elderly, and 58 HHs have a member who is a person with a disability.
189. Muntinlupa has a total of 321 (18.78%) vulnerabilities and categorized as follows: 54 HHs are below the poverty threshold, 148 HHs are headed by solo parents with

<sup>11</sup> 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.



dependents, 84 HHs are headed by elderly and 35 HHs have a member who is a person with a disability.

190. All in all, there are a total of 1,709 vulnerabilities in the Makati-Buli section. Of these, 379 (22.18%) HHs are below the poverty threshold, 753 (44.06%) HHs are headed by solo parents with dependents, 410 (23.99%) HHs are headed by elderly and 167 (9.77%) HHs have a member who is a person with a disability.

**Table 3-11. Number of Vulnerabilities Among AHs Per LGU**

LGU	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	%
Makati	25	144	84	14	267	15.62
Taguig	277	444	224	60	1005	58.81
Paranaque	23	17	18	58	116	6.79
Muntinlupa	54	148	84	35	321	18.78
<b>Total</b>	<b>379</b>	<b>753</b>	<b>410</b>	<b>167</b>	<b>1,709</b>	<b>100</b>
<b>%</b>	<b>22.18</b>	<b>44.06</b>	<b>23.99</b>	<b>9.77</b>	<b>100.00</b>	

191. The table below shows vulnerable households with number of vulnerabilities with multiple responses by LGU. There are a total of 1,383 vulnerabilities in this Makati-Buli segment. Of these, 112 (8.10%) HHs have triple or more vulnerabilities, 341 (24.66%) HHs with double vulnerabilities, and 930 (67%) HHs with single vulnerability.
192. In Makati, there are a total of 214 (15.47%) vulnerabilities of which, 3 are HHs have triple or more vulnerabilities, 47 HHs with double vulnerabilities and 164 HHs with single vulnerability.
193. Taguig has a total of 748 (54.09%) vulnerabilities of which, 39 are HHs with triple vulnerabilities, 177 HHs have double vulnerabilities and 532 HHs with single vulnerability.
194. Paranaque has a total of 48 vulnerabilities of which, 3 HHs have triple vulnerabilities, 11 with double vulnerabilities and 34 HHs have single vulnerability.
195. Muntinlupa has a total number of 373 vulnerabilities of which 67 HHs have triple or more vulnerabilities, 106 HHs with double vulnerabilities, and 200 HHs with single vulnerability.

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

LGU	HH with Triple or More Vulnerabilities	HH with Double Vulnerabilities	HH with Single Vulnerability	Total	%
Makati	3	47	164	214	15.47
Taguig	39	177	532	748	54.09
Paranaque	3	11	34	48	3.47
Muntinlupa	67	106	200	373	26.97

<b>Total</b>	<b>112</b>	<b>341</b>	<b>930</b>	<b>1,383</b>	<b>100</b>
<b>%</b>	<b>8.10</b>	<b>24.66</b>	<b>67.25</b>	<b>100</b>	

## 8. Structure Ownership Among Affected Households

196. The table below shows the residential structure ownership among affected households by LGU. There are 1,192 residential structure owners in this Makati-Buli section. Of these 1,192 (38.85%), 731 (23.83%) are male owners and 461 (15.03%) are female owners. A total of 1,873 (61.05%) are non-owners with 1,129 (36.80%) male owners and 744 (24.25%) female owners.
197. In Makati, there are 552 residential structure owners. Of these, 131 are owners and 419 are non-owners. Out of the 131 owners, 80 are males and 51 are females. Of the 419 non-owners, 235 are males and 184 are females.
198. Taguig has a total of 1,812 residential structure owners. Of these, 693 are owners and 1,118 are non-owners. Out of the 693 owners, 404 are males and 289 are females. Out of the 1,118 non-owners, 665 are males and 453 are females.
199. Paranaque has a total of 137 residential structure owners. Of these, 67 are owners and 70 are non-owners. Of the 67 owners, 39 are males and 28 are females. Of the 70 non-owners, 41 are males and 29 are females.
200. Muntinlupa has a total of 567 residential structure owners. Of these, 301 are owners and 266 are non-owners. Of the 301 owners, 208 are males and 93 are females. Of the 266 non-owners, 188 are males and 78 are females.

**Table 3-13. Residential Structure Ownership Among Affected Households by LGU**

LGU	Owners			Non-Owners			No response	Total
	Male	Female	Sub-total Owners	Male	Female	Sub-total non-Owners		
Makati	80	51	131	235	184	419	2	552
Taguig	404	289	693	665	453	1118	1	1812
Paranaque	39	28	67	41	29	70	0	137
Muntinlupa	208	93	301	188	78	266	0	567
<b>Total</b>	<b>731</b>	<b>461</b>	<b>1,192</b>	<b>1,129</b>	<b>744</b>	<b>1,873</b>	<b>3</b>	<b>3068</b>
<b>%</b>	<b>23.83</b>	<b>15.03</b>	<b>38.85</b>	<b>36.80</b>	<b>24.25</b>	<b>61.05</b>	<b>.10</b>	<b>100</b>

## 9. Monthly Household Income

201. The table below shows the monthly household income from all sources. The total number of affected households (AHs) who were surveyed is 3,068 in this Makati-Buli section of the project. The total number of AHs headed by male is 1,862 (61%) and the total number of AHs headed by female is 1,206 (39%). The average monthly income of the AHs is PhP 26,020.15.
202. Of the total 1,862 male headed AHs, those receiving a monthly income range between PhP 12,000 – PhP 15,999 are 371 (12.09%) which represent the highest number among

the income brackets. Of the total 1,206 female headed AHs, those receiving a monthly income range between PhP 12,000 – PhP15,999 are 182 (5.93%) which represent the highest number among the income brackets. The total number of AHs surveyed comprising of both male and female headed is 553 representing 18.02% with the highest percentage among those in the income bracket.

**Table 3-14. Monthly Household Income (All Sources)**

<b>Income Bracket</b>	<b>No. of AHs headed by Male</b>	<b>% Male-headed</b>	<b>No. of AHs headed by Female</b>	<b>% Female-headed</b>	<b>Total AHs Surveyed</b>	<b>Total %</b>
Below PhP1,000	2	0.07	2	0.07	4	0.13
PhP1,000 - PhP1,999	1	0.03	3	0.10	4	0.13
PhP2,000 - PhP3,999	15	0.49	20	0.65	35	1.14
PhP4,000 - PhP5,999	33	1.08	31	1.01	64	2.09
PhP6,000 - PhP7,999	63	2.05	43	1.40	106	3.46
PhP8,000 - PhP9,999	89	2.90	66	2.15	155	5.05
PhP10,000 – PhP11,999	122	3.98	58	1.89	180	5.87
PhP12,000 - PhP15,999	371	12.09	182	5.93	553	18.02
PhP16,000 - PhP19,999	188	6.13	133	4.34	321	10.46
PhP20,000 - PhP24,999	231	7.53	145	4.73	376	12.26
PhP25,000 - PhP29,999	157	5.12	83	2.71	240	7.82
PhP30,000 - PhP34,999	94	3.06	95	3.10	189	6.16
PhP35,000 - PhP39,999	72	2.35	34	1.11	106	3.46
PhP40,000 -PhP59,999	143	4.66	102	3.32	245	7.99
PhP60,000 -PhP100,000	89	2.90	62	2.02	151	4.92
More than PhP100,000	41	1.34	39	1.27	80	2.61
NR	151	4.92	108	3.52	259	8.44
<b>Total</b>	<b>1,862</b>	<b>61</b>	<b>1,206</b>	<b>39</b>	<b>3,068</b>	<b>100</b>
<b>Total Income of AHs</b>	<b>79,829,812</b>					
<b>Average Monthly Income of AHs</b>	<b>26,020.15</b>					
<b>Range of Monthly Income of AHs</b>	<b>PhP500 – PhP770,000</b>					

## 10. Primary Source of Income of Household Members

203. The table below shows the primary source of income of household members by LGU. There is a total of 6,911 household members in this Makati-Buli segment who have primary sources of income. In Makati, there is a total of 1,396 (20.20%) HH members of which 2 have land-based as source of income, 915 have wage-based, 175 have enterprise-based, 91 have remittance-based, 207 have no occupation (at least 21 years old) and 6 have no response.
204. Taguig has a total of 3,879 (56.13%) HH members with 2 HH members having land-based as source of income, 2,431 have wage-based, 294 have enterprise-based, 197

have remittance based, 953 have no response (at least 21 years old), and 2 have no response.

205. Paranaque has a total of 298 (4.31%) HH members composed of 165 wage-based, 38 enterprise-based, 9 remittance-based, and 86 have no occupation (at least 21 years old).
206. Muntinlupa has a total of 1,338 (19.36%) HH members consisting of 775 wage-based as primary source of income, 145 enterprise-based, 61 remittance-based, 325 have no occupation (at least 21 years old) and 40 have no response.
207. Of the total number 6,911 HH members, 4 (0.06%) HH members have land-based, 4,286 (62.02%) have wage-based, 652 (9.43%) have enterprise-based, 358 (5.18%) have remittance-based, and 1,571 (22.73%) have no occupation (at least 21 years old).

**Table 3-15. Primary Source of Income of Household Members by LGU**

LGU	Land- Based	Wage-Based	Enterprise-Based	Remittance-Based	No occupation (at least 21 years old)	No response (at least 21 years old)	Total	%
Makati	2	915	175	91	207	6	1,396	20.20
Taguig	2	2,431	294	197	953	2	3,879	56.13
Paranaque	0	165	38	9	86	0	298	4.31
Muntinlupa	0	775	145	61	325	32	1,338	19.36
<b>Total</b>	<b>4</b>	<b>4,286</b>	<b>652</b>	<b>358</b>	<b>1,571</b>	<b>40</b>	<b>6,911</b>	<b>100.00</b>
<b>%</b>	<b>0.06</b>	<b>62.02</b>	<b>9.43</b>	<b>5.18</b>	<b>22.73</b>	<b>0.58</b>	<b>100%</b>	

#### 11. Household Members Whose Primary Source of Income is Wage-based

208. The table below shows the gender distribution of household members whose primary source of income is wage-based occupation. Among the type of employment shown in the table, those in the service industry category has the highest number of HH members which is 1,421 (33.15%). Of these, 810 are males and 611 are females representing 33.15% among the category under the type of employment. A total of 2,508 (58.52%) represents the male HH members while 1,778 (41.48%) are female HH members.
209. The next in the category under the type of employment is construction works being dominated by male workers with a total of 463 (10.80%) of which 458 are males and 5 are females. However, under the category of office work representing 15.45%, the male HH members are 246 and the female HH members dominate with a total of 416 workers.

**Table 3-16. Gender Distribution of Household Members Whose Primary Source of Income is Wage-Based Occupation**

Type of Employment	Male	Female	Total	%
Arts	4	3	7	0.16
Aviation	1	1	2	0.05

Business	16	18	34	0.79
Clergy Professions	3	2	5	0.12
Construction works	458	5	463	10.80
Drivers	215	2	217	5.06
Engineering Professionals	16	7	23	0.54
House help	42	140	182	4.25
Industry workers	130	64	194	4.53
Law enforcement/Military	37	10	47	1.10
Medical personnel	11	24	35	0.82
Office works	246	416	662	15.45
OFW/Sea farers	27	12	39	0.91
Production/Factory workers	113	90	203	4.74
Public Officials	12	14	26	0.61
Sales	95	131	226	5.27
Service Industry	810	611	1421	33.15
Teaching/Education	14	34	48	1.12
Technology	21	5	26	0.61
Others	40	20	60	1.40
No response	197	169	366	8.54
<b>Total</b>	<b>2,508</b>	<b>1,778</b>	<b>4,286</b>	<b>100</b>
<b>%</b>	<b>58.52</b>	<b>41.48</b>	<b>100.00</b>	

210. The table below shows the status of employment for the wage-based as the primary source of income of household members by gender. There is a total of 4,286 HH members with wage-based as primary source of income. Of these 2,508 (58.52%), are 986 males with permanent or regular employment and 1,326 have seasonal/intermittent or contractual/casual employment. The female income earners are 1,778 (41.48%) composed of 829 APs with regular/permanent employment and 777 have contractual/casual or seasonal/intermittent employment status.

211. The total wage-based income earners with regular employment are 1,815 (42.35%) while there are 2,103 (49.07%) who have the status of contractual/ casual/ seasonal/ intermittent employment.

**Table 3-17. Status of Employment for the Wage-based Primary Income Source of HH Members by Gender**

Gender	Regular/ Permanent	Contractual/ Casual/ Seasonal/ Intermittent	No response	Total	%
Male	986	1,326	196	<b>2,508</b>	<b>58.52</b>
Female	829	777	172	<b>1,778</b>	<b>41.48</b>
<b>Total</b>	<b>1,815</b>	<b>2,103</b>	<b>368</b>	<b>4,286</b>	<b>100</b>
<b>%</b>	<b>42.35</b>	<b>49.07</b>	<b>8.59</b>	<b>100.00</b>	



## 12. Household Members Whose Primary Source of Income is Enterprise-based

212. The table below shows the gender distribution of household members whose primary source of income is enterprise-based. The total number of household members whose primary source of income is enterprise-based is 652 of which 295 (45.25%) are males and 357 (54.75%) are females. Among the type of enterprise, sari-sari store has the highest number with a total of 193 (29.60%) of which, 27 are male HH members and 166 are female HH members.
213. This is followed by transport enterprise with a total of 104 (15.95%) HH members engaged, of which 98 are males and 6 are females. The third highest number of HH members which is 98 (15.03%) have vending enterprise type of income source of which 44 are males and 54 are females.

**Table 3-18. Gender Distribution of Household Members Whose Primary Source of Income is Enterprise-Based**

Type of Enterprise	Male	Female	Total	%
Aircon Shop	2	0	2	0.31
Beauty, Cosmetic and Personal care dealership	1	6	7	1.07
Beauty Salons/Nail spa/ Hair dressing shop	8	4	12	1.84
Billiards	1	0	1	0.15
Buy and sell	12	9	21	3.22
Car tinting, car accessories selling, and auto supply	2	0	2	0.31
Cellphone Accessories Shop, Repair; and E-loading	3	4	7	1.07
Computer shops/ Pisonet/ Computer Ink Trading	2	1	3	0.46
Construction related enterprise	6	0	6	0.92
Food catering/Carinderia	24	45	69	10.58
Junkshop and Scrap Trading	3	2	5	0.77
Lending	2	2	4	0.61
Meat/Fish Retailer	4	5	9	1.38
Online selling	5	11	16	2.45
Printing and reproduction work	2	1	3	0.46
Sari-sari store	27	166	193	29.60
Shoe making	2	0	2	0.31
Tailoring/Dress shop	0	4	4	0.61
Tattoo/laundry shops/Repair shops	10	6	16	2.45
Transport	98	6	104	15.95
Trolley Operator	3	0	3	0.46
Used clothing (Ukay-ukay)	3	4	7	1.07
Vending	44	54	98	15.03
Vulcanizing shops	0	0	0	0.00

Water Refilling Station	2	0	2	0.31
Others	19	18	37	5.67
No response	10	9	19	2.91
<b>Total</b>	<b>295</b>	<b>357</b>	<b>652</b>	<b>100.00</b>
<b>%</b>	<b>45.25</b>	<b>54.75</b>	<b>100.00</b>	

### 13. Secondary Source of Household Income

214. For the secondary enterprise-based primary income source, men and women have separate enterprises such as: for men - Freelance Lawyer, Freelance Technician, Ice Delivery, Internet Service Provider, CAD Operator, Forex and Travel, Freelance Professional, Mechanical Equipment, Recruitment Agency, Upholstery, Dancer, School Supplies, Small Town Lotto, Tahoe Vendor, Welding and Wood Works Shop; while for women – Accountancy, Baby Sitter, E-bike Rental, Freelance Business Analyst, Freelance Midwife, Garlic Vendor, Gym Owner/Manager, Linis Bahay, LPG Dealer, Massage, Online Tutorial, Dental Clinic, Forex and Travel, Video Commercial Maker, Jewelry Making, Pharmacy, Rice Cake Vendor and Softdrinks and Liquor Retailer.
215. The table below shows the gender of household members with secondary source of income. There are 630 household members with secondary source of income of which 297 (47.14%) are males. Of these, there are 154 have wage-based as secondary source of income, 85 have enterprise-based and 58 have remittance-based.
216. A total of 333 (52.86%) are female household members out of the total of which 4 have land-based as a secondary source of income, 125 have wage-based, 91 have enterprise-based and 113 have remittance based.
217. Of the total 630 HH members with secondary source of household income, 4 (0.63%) are land-based, 279 (44.29%) are wage-based, 176 (27.94%) are enterprise-based, and 171 (27.14%) are remittance-based.

**Table 3-19. Gender of HH Members with Secondary Source of Household Income**

<b>Gender</b>	<b>Land-Based</b>	<b>Wage-Based</b>	<b>Enterprise-Based</b>	<b>Remittance-Based</b>	<b>Total</b>	<b>%</b>
Male	0	154	85	58	<b>297</b>	<b>47.14</b>
Female	4	125	91	113	<b>333</b>	<b>52.86</b>
<b>Total</b>	<b>4</b>	<b>279</b>	<b>176</b>	<b>171</b>	<b>630</b>	<b>100.00</b>
<b>%</b>	<b>0.63</b>	<b>44.29</b>	<b>27.94</b>	<b>27.14</b>	<b>100.00</b>	

218. The table below shows the location of the secondary source of household income. The location of the secondary source of household income is mostly found within the barangay or neighborhood having a total number of 191 (30.32%). Of these, 58 are remittance-based, 35 are enterprise-based, 97 are wage-based and 1 is a land-based.
219. A total of 150 (23.81%) household members out of 630 have their location of secondary source of income within own residence. Of these, 88 are enterprise-based, 49 are wage-based, and 13 are remittance-based.

**Table 3-20. Location of Secondary Source of Household Income**

<b>Location of Secondary Source of Income</b>	<b>Land-Based</b>	<b>Wage-Based</b>	<b>Enterprise-Based</b>	<b>Remittance-Based</b>	<b>Total</b>	<b>%</b>
Within own residence	0	49	88	13	150	23.81
Within Barangay / Neighborhood	1	97	35	58	191	30.32
Near barangay- within the same city/municipality (within Manila)	0	39	10	25	74	11.75
Other city / municipality	2	19	20	24	65	10.32
Overseas	0	1	1	13	15	2.38
No definite area	0	70	14	31	115	18.25
N/R	1	4	8	7	20	3.17
<b>Total</b>	<b>4</b>	<b>279</b>	<b>176</b>	<b>171</b>	<b>630</b>	<b>100.00</b>

#### **14. Household Members Whose Secondary Source of Income is Enterprise-Based**

220. The table below shows the gender of household members whose secondary source of income is enterprise-based. There are 176 household members who are engaged in enterprise-based as their secondary source of income. Of which, 85 (48.30%) are male and 91 (51.70%) are female.
221. Among the type of enterprise-based, 16 (9.09%) are sari-sari store with 10 females and 6 males. There are 16 (9.09%) who are engaged in transport activities with 14 males and 2 females. However, 61 (34.66%) have no response as to type of enterprise they are engaged in.

**Table 3-21. Gender of Household Members Whose Secondary Source of Income is Enterprise-Based**

Type of Enterprise	Male	Female	Total	%
Animal Breeding and Production	2	1	3	1.70
Beauty, Cosmetic, and Personal care dealership	1	2	3	1.70
Beauty Salons/Nail spa/ Hair dressing shop	0	2	2	1.14
Billiard and Videoke	2	0	2	1.14
Buy and sell	3	3	6	3.41
Computer shops/ Pisonet/ E-loading	1	3	4	2.27
Construction related enterprise	3	2	5	2.84
Food catering/ Carinderia	3	9	12	6.82
Online selling	1	8	9	5.11
Printing and reproduction works	2	2	4	2.27
Sari-sari store	6	10	16	9.09
Small Town Lottery	0	0	0	0.00
Tailoring/Dress shop	0	1	1	0.57
Tattoo/laundry shops/Repair shops	2	3	5	2.84
Transport	14	2	16	9.09
Used clothing (Ukay-ukay)	0	2	2	1.14
Vending	4	7	11	6.25
Vulcanizing shops	0	0	0	0.00
Others	7	7	14	7.95
No response	34	27	61	34.66
<b>Total</b>	<b>85</b>	<b>91</b>	<b>176</b>	<b>100.00</b>
<b>%</b>	<b>48.30</b>	<b>51.70</b>	<b>100.00</b>	

*Note: Transport activities also include tricycle rental and freelance logistics.*

222. The other secondary enterprise-based income sources are Motor Parts Shop, Lending, Aircon Technician, Selling of Chicken, Videoke Rental, Water Retailer, Woodcraft, Tutorials, Pet Food Shop and Tables and Chairs Rental.

### **15. Household Members Whose Secondary Source of Income is Wage-Based**

223. The table below shows the gender of household members whose secondary household income is wage-based occupation. The total household members whose secondary household income is wage-based occupation is 279. Of these, 154 (55.20%) are male and 125 (44.80%) are female. The highest number of household members whose secondary household income belongs to the service industry type of employment is 62 (22.22%). Of these, 39 are males and 23 are females. The next type of employment with the second highest number of HH members is construction works where all the 20 (7.17%) are males.
224. House help type of employment engaged a total of 12 (4.30%) HH members where only 1 is a male and 11 are females. However, the highest number of HH members with no response is 143 (51.25%) as to the secondary household income which is wage-based.

**Table 3-22. Gender of Household Members whose Secondary Household Income is Wage-Based Occupation**

Type of Employment	Male	Female	Total	%
Arts	1	0	1	0.36
Business	0	1	1	0.36
Construction works	20	0	20	7.17
Drivers	8	0	8	2.87
Engineering Professional	1	0	1	0.36
House help	1	11	12	4.30
Industry workers	7	0	7	2.51
Law enforcement/Military	1	0	1	0.36
Medical personnel	0	2	2	0.72
Office works	2	4	6	2.15
Production/Factory workers	0	1	1	0.36
Public Officials	1	0	1	0.36
Sales	0	3	3	1.08
Service Industry	39	23	62	22.22
Teaching/Education	1	1	2	0.72
Technology	3	0	3	1.08
Others	3	2	5	1.79
No response	66	77	143	51.25
<b>Total</b>	<b>154</b>	<b>125</b>	<b>279</b>	<b>100</b>
<b>%</b>	<b>55.20</b>	<b>44.80</b>	<b>100.00</b>	

225. Others include Cargo unloader, freelance massage therapist, caretaker Clergy Profession

#### 16. Affected Households Owning Stand-Alone Businesses

226. The table below shows the profile of affected households owning stand-alone businesses by LGU. The total male owners are 148 (47.44%) and the total female owners are 144 (46.15%). There are 20 (6.41%) who have no response.

227. In Makati, the total affected (AHs) is 34 (10.90%) of which 15 are male owners and 8 are female owners. Taguig has a total of 201 (64.42%) of which 96 are male owners and 104 are female owners. Paranaque has a total of 44 (14.10%) of which 25 are male owners and 18 are female owners. Muntinlupa has a total of 33 (10.58%) of which 12 are male owners and 14 are female owners.

**Table 3-23. Profile of AHs Owning Stand-Alone Businesses by LGU**

LGU	No. of Male Owners	No. of Female Owners	No response	Total	%
Makati	15	8	11	34	10.90
Taguig	96	104	1	201	64.42



Paranaque	25	18	1	44	14.10
Muntinlupa	12	14	7	33	10.58
<b>Total</b>	<b>148</b>	<b>144</b>	<b>20</b>	<b>312</b>	<b>100.00</b>
<b>%</b>	<b>47.44</b>	<b>46.15</b>	<b>6.41</b>	<b>100.00</b>	

228. No response from businesses regarding employees who declared having primary income enterprise-based and secondary-income enterprise-based.
229. The table below presents the gross monthly income of stand-alone businesses. There is a total of 312 enterprises in the stand-alone businesses. Of these, 108 (34.62%) are enterprises which monthly income between PhP 0 - 24,999 bracket. There are 57 (18.27%) enterprises with monthly income between the range of PhP 25,000 – PhP 49,999 bracket. Of the total enterprises, 25 (8.01%) belong to the income bracket between PhP 300,000 & above.

**Table 3-24. Gross Monthly Income of Stand-Alone Businesses**

<b>Income Bracket</b>	<b>Number of Enterprises</b>	<b>%</b>
PhP 0 – PhP24,999	108	34.62
PhP25,000 – PhP49,999	57	18.27
PhP50,000 – PhP74,999	31	9.94
PhP75,000 – PhP99,999	7	2.24
PhP100,000 – PhP124,999	6	1.92
PhP125,000 – PhP149,999	2	0.64
PhP150,000 – PhP174,999	6	1.92
PhP175,000 – PhP199,999	2	0.64
PhP200,000 – PhP224,999	6	1.92
PhP225,000 – PhP249,999	0	0.00
PhP250,000 – PhP274,999	0	0.00
PhP275,000 – PhP299,999	0	0.00
PhP300,000 & Above	25	8.01
N/R	62	19.87
<b>Total</b>	<b>312</b>	<b>100.00</b>
<b>Total Monthly Income</b>	<b>PhP541,835,256.52</b>	
<b>Average Monthly Income</b>	<b>PhP2,036,883.33</b>	
<b>Range of Monthly Income</b>	<b>PhP1,000.00 – PhP412,871,328.28</b>	

## **17. Affected Households Owning Renting-Out Businesses**

230. The table below shows the gross monthly income of renting out businesses. The total number of enterprises in the renting out businesses is 401. Of these, 313 (78.05%) belong to PhP 0-PhP24,999 income bracket followed by 34 (8.54%) which belong to PhP 25,000 – PhP 49,999 bracket. There are only 6 (1.51%) enterprises that belong to income bracket between PhP 300,000 & above.

**Table 3-25. Gross Monthly Income of Renting Out Businesses**

<b>Income Bracket</b>	<b>Number of Enterprises</b>	<b>%</b>
PhP 0 – PhP24,999	313	78.05
PhP25,000 – PhP49,999	34	8.48
PhP50,000 – PhP74,999	8	2.00
PhP75,000 – PhP99,999	4	1.00
PhP100,000 – PhP124,999	1	0.25
PhP125,000 – PhP149,999	0	0.00
PhP150,000 – PhP174,999	1	0.25
PhP175,000 – PhP199,999	1	0.25
PhP200,000 – PhP224,999	0	0.00
PhP225,000 – PhP249,999	0	0.00
PhP250,000 – PhP274,999	0	0.00
PhP275,000 – PhP299,999	0	0.00
PhP300,000 & Above	6	1.50
N/R	33	8.23
<b>Total</b>	<b>401</b>	<b>100</b>
<b>Total Monthly Income</b>	<b>PhP15,357,248.24</b>	
<b>Average Monthly Income</b>	<b>PhP170,636.09</b>	
<b>Range of Monthly Income</b>	<b>PhP500.00 – PhP6,271,950</b>	

## 18. Stand-Alone and Renting-Out Businesses Employee Information

231. The table below shows stand-alone and renting-out businesses' employee information and average monthly income of employees by LGU. There is a total of 1,567 identified employees in this Makati-Buli section. Of these, 951 (60.69%) are males and 616 (39.31%) are females.
232. There is a total of 713 stand-alone and renting-out businesses in this Makati-Buli section. Out of these, Makati has a total of 78 businesses with 594 employees identified. Of these, 360 are males and 234 are females. There are 26 businesses which average monthly income of employees is between PhP 10,000 and above and only 9 businesses have an income for their employees below PhP 10,000. Out of the total 87 businesses that provided information on the average monthly income of employees, 52 businesses have no response regarding the average monthly income of employees.
233. Taguig has a total of 422 businesses with 298 employees identified. Of these, 132 are males and 166 are females. There are 28 out of 567 businesses which average monthly income of employees is below PhP 10,000 and only 5 businesses which employees have income between PhP 10,000 and above. A total of 534 businesses has no response.

234. Paranaque has a total of 129 businesses with 366 employees identified. Of these, 266 are males and 100 are females. There are 31 out of 54 businesses which average monthly income of employees is between PhP 10,000 and above while only 4 have income below PhP 10,000.
235. Muntinlupa has a total of 84 businesses with 309 employees identified. Of these, 193 are males and 116 are females. Those having an income between PhP 10,000 and above are 4 and there are 3 have an income below PhP 10,000. There are 79 out of 86 with no response on their average monthly income.

**Table 3-26. Stand-Alone and Renting-Out Businesses Employee Information**

LGU	No. of Businesses	No. of Employees Identified				Average Monthly Income of Employees per Business			
		Male	Female	NR	Total	Below PhP10,000	PhP10,000 and Above	NR	Total
Makati	78	360	234	0	594	9	26	52	87
Taguig	422	132	166	0	298	28	5	534	567
Paranaque	129	266	100	0	366	4	31	19	54
Muntinlupa	84	193	116	0	309	3	4	79	86
<b>Total</b>	<b>713</b>	<b>951</b>	<b>616</b>	<b>0</b>	<b>1567</b>	<b>44</b>	<b>66</b>	<b>684</b>	<b>794</b>
<b>%</b>		<b>60.69</b>	<b>39.31</b>	<b>0</b>	<b>100.00</b>	<b>5.54</b>	<b>8.31</b>	<b>86.15</b>	<b>100.00</b>

#### 19. Type of Affected Stand alone and Renting out Businesses

236. The table below shows the type of affected stand alone and renting out businesses. The total number of businesses under this category is 713. ~~Of these, house/room rental with 388 (48.87%) has the highest number among the type of business followed by trading/retailing with 193 (24.31%)~~

**Table 3-27. Type of Affected Stand-alone and Renting out Businesses of Household Members**

Type of Business	No. of Business	%
Auto Services	1	0.14
Bank/Church/School	2	0.28
Commercial Space/Unit Rental	4	0.56
Computer Shop/Pisonet/ Billiards/Videoke	1	0.14
Construction	4	0.56
Home/Small-Scale Industry	401	56.24
House/Room Rental	5	0.70
Manufacturing	6	0.84
Online Selling	11	1.54
Personal Services	4	0.56
Printing and Reproduction	0	0.00
Restaurant/Fast Food/Eatery	35	4.91
Sari-sari Store	5	0.70
Service Contracting	11	1.54

Tables and Chairs	2	0.28
Trading/Retailing	193	27.07
Transport	5	0.70
Warehousing/Trucking	5	0.70
Others	17	2.38
N/R	1	0.14
<b>Total</b>	<b>713</b>	<b>100.00</b>

237. Others include dog breeding, education, financial services, holding company, internet service provider, machining and fabrication, medical services, massage spa, fitness center, finance, made to order palochina furniture, commissary, banking, commercial unit rental, real estate, telecommunication, and upholstery.

## 20. Affected Households with Home-Based Enterprises

238. The table below shows the gender profile of heads of affected households with home-based enterprises by LGU. In Makati, the total affected households (AHs) with home-based enterprise are 44 (15.88%) of the 277 HH heads. Of these, 24 are male-headed AHs and 20 are female-headed AHs.
239. Taguig has a total of 153 (68.70%) AHs with home-based enterprise. Of these, 84 are male-headed AHs and 69 are female-headed AHs.
240. Paranaque has a total of 20 (7.22%) AHs with home-based enterprise. Of these 10 are male-headed AHs with home-based enterprise and 10 are female-headed AHs.
241. Muntinlupa has a total of 60 (21.66%) AHs with home-based enterprise. Of these, 43 are male-headed AHs with home-based enterprise and 17 are female-headed AHs.

**Table 3-28. Gender Profile of Heads of AHs with Home-Based Enterprises by LGU**

<b>LGU</b>	<b>Male-Headed AHs with Home-Based Enterprise</b>	<b>Female-Headed AHs with Home-Based Enterprise</b>	<b>Total AHs with Home-Based Enterprise</b>	<b>%</b>
Makati	24	20	44	15.88
Taguig	69	84	153	55.23
Paranaque	10	10	20	7.22
Muntinlupa	43	17	60	21.66
<b>Total</b>	<b>146</b>	<b>131</b>	<b>277</b>	<b>100</b>
<b>%</b>	52.70	47.29	100.00	

242. The table below shows the 369 household members engaged in home-based enterprises. The type of home-based enterprise with the highest number of HH members is the sari-sari store having 161 (43.63%). This is followed by online selling with 46 (12.47%) HH member engaged out of the total 369.

**Table 3-29. Type of Home-Based Enterprises of Household Members**

Type of Home-Based Enterprise	No. of HH Members	%
Beauty and Personal care dealers	3	0.81
Beauty Salon	4	1.08
Billiards	1	0.27
Buy and sell	10	2.71
Computer shop/ Pisonet/ Eloading	3	0.81
Construction	3	0.81
Food catering	34	9.21
Food processing/ preparation	18	4.88
Lending	2	0.54
Online Selling	46	12.47
Peddling	4	1.08
Sari-sari store	161	43.63
Tailoring/Dressmaking	5	1.36
Tattoo/ Laundry/ Repair shop	5	1.36
Transport	6	1.63
Used Clothing (Ukay-ukay)	3	0.81
Vending	24	6.50
Others	29	7.86
N/R	8	2.17
<b>Total</b>	<b>369</b>	<b>100.00</b>

243. Others include: aluminum fabrication, bakery, chicken meat retailer, dishwasher, dog breeding, e-bike rental, freelance business analyst, garlic vendor, internet service provider, junkshop, LPG dealer, online streaming, online tutorial, aircon shop, upholstery, freelance work, auto supply, video commercial maker, paint center, pharmacy, repair services, rice cake vendor, school supplies, shoe-making, softdrinks and liquor, trolley operator, water refilling station, welding.
244. The table below shows the gross monthly income of 369 household members with home-based enterprises. Of these, the total number of household members with the gross monthly income between the income range of PhP 4,000 – 5,999 is 51 (13.82%). This is followed by 42 HH members (11.38%) with income range between PhP 2,000 – 3,999. The number of HH members with income between PhP 12,000 – PhP 15,999 is 40 (10.84%) and between PhP 40,000 & above is 40 (10.84%) as well.

**Table 3-30. Gross Monthly Income of Household Members with Home-Based Enterprises**

Income Range	No. of HH Members	%
PhP0 - PhP999	2	0.54
PhP1,000 - PhP1,999	7	1.90

PhP2,000 - PhP3,999	42	11.38
PhP4,000 - PhP5,999	51	13.82
PhP6,000 - PhP7,999	30	8.13
PhP8,000 - PhP9,999	30	8.13
PhP10,000 - PhP11,999	17	4.61
PhP12,000 - PhP15,999	40	10.84
PhP16,000 - PhP19,999	11	2.98
PhP20,000 - PhP24,999	24	6.50
PhP25,000 - PhP29,999	5	1.36
PhP30,000 - PhP34,999	34	9.21
PhP35,000 - PhP39,999	1	0.27
PhP40,000 and above	40	10.84
N/R	35	9.49
<b>Total</b>	<b>369</b>	<b>100.00</b>
<b>Total Gross Monthly Income</b>	<b>PhP77,745,470</b>	
<b>Average Gross Monthly Income</b>	<b>PhP7,939.06</b>	
<b>Range of Gross Monthly Income</b>	<b>PhP500.00 – PhP500,000.00</b>	

## 21. Type of Ownership of All Businesses

245. The table below shows the type of ownership of the stand-alone (312) and renting-out (401) businesses by LGU. Out of the 713 businesses, a total of 561 businesses presented proof of ownership. Makati has a total of 69 (12.30%) businesses of which, 38 are single proprietorships, 2 are partnerships, and 29 are corporations. Taguig has a total of 372 (66.31%) businesses of which, 364 are single proprietorships, 6 are partnerships, and 14 are corporations. Paranaque has a total of 51 (9.09%) businesses of which, 34 are single proprietorship, 14 are corporations and 3 are partnerships. Muntinlupa has a total of 69 (12.30%) businesses of which, 66 are single proprietorship and 3 are corporations.

**Table 3-31. Type of Ownership of All Businesses by LGU**

LGU	Single Proprietorship	Partnership	Corporation	Cooperative	No Response	Total	%
Makati	38	2	29	0	9	78	10.94
Taguig	364	6	2	0	50	422	59.19
Paranaque	34	3	14	0	78	129	18.09
Muntinlupa	66	0	3	0	15	84	11.78
<b>Total</b>	<b>502</b>	<b>11</b>	<b>48</b>	<b>0</b>	<b>152</b>	<b>713</b>	<b>100.00</b>
<b>%</b>	<b>70.41</b>	<b>1.54</b>	<b>6.73</b>	<b>0.00</b>	<b>21.32</b>	<b>100.00</b>	



## 22. Type of Registration/ License/ Permit of Businesses

246. The table below shows the type of registration/license/permit of business issued by the LGU. Of the total 69 (12.30%) businesses in Makati, 49 have licenses/permit/registration, 5 with city permits and 1 with barangay permit. There are however, 14 businesses without license/permit/registration.
247. Taguig has a total of 372 (66.31%) businesses. Out of that, 139 have barangay permits, 14 have city permits, 1 has license/permit/registration and 218 do not have license/permit/registration.
248. Paranaque has a total of 51 (9.09%) businesses. Out of that, 20 have license/permit/registration, 8 have barangay permits, 7 have city permit but 16 have no license/permit/registration.
249. Muntinlupa has a total of 69 (12.30%) businesses. Out of that, 18 have license/permits/registration, 10 have city permits but 41 do not have license/permit/registration.

**Table 3-32. Type of Registration/License/Permit of Businesses by LGU**

LGU	City Permit	Barangay Permit	With License/Permit/Registration (Not Specified)	Without License/Permit/Registration	No Response	Total	%
Makati	5	1	49	14	9	<b>78</b>	<b>10.94</b>
Taguig	14	139	1	218	50	<b>422</b>	<b>59.19</b>
Paranaque	7	8	20	16	78	<b>129</b>	<b>18.09</b>
Muntinlupa	10	0	18	41	15	<b>84</b>	<b>11.78</b>
<b>Total</b>	<b>36</b>	<b>148</b>	<b>88</b>	<b>289</b>	<b>152</b>	<b>713</b>	<b>100.00</b>
<b>%</b>	<b>5.05</b>	<b>20.76</b>	<b>12.34</b>	<b>40.53</b>	<b>21.32</b>	<b>100.00</b>	

## 23. Years of Operation of Businesses

250. The table below shows years of operation of businesses by LGU. Of the 561 businesses with proof of ownership, only 549 provided responses on the number of years in operation. The remaining 12 businesses have no answers. Out of the 549 businesses, 17 (3.10%) are operating for less than a year, 362 (65.94%) are operating between 1-10 years, 99 (18.03%) are operating between 11-20 years, 35 (6.38%) are operating between 21-30 years, 15 (2.73%) are operating between 31-40 years, and 21 (3.83%) are operating for more than 40 years.
251. Out of 69 businesses in Makati, 61 responded which include 4 businesses operating for less than 1 year, 27 businesses are operating between 1-10 years, 12 are operating between 11-20 years, 6 are operating between 21-30 years, 3 are operating between 31-40 years and 9 are operating for more than 40 years. The remaining 8 businesses did not provide responses.
252. Taguig has a total of 372 businesses and only 369 gave answers on years of business operation: 12 are operating for less than 1 year, 261 are operating between 1-10 years, 58 are operating between 11.20 years, 23 are operating between 21-30 years, 10 are

operating between 31-40 years and 5 are operating for more than 40 years. The remaining 3 businesses did not provide responses.

253. Paranaque has a total of 51 (9.29%) businesses of which only 1 is operating for less than a year, 27 are operating between 1-10 years, 13 are operating between 11-20 years, 4 are operating between 21-30 years, 1 is operating between 31-40 years and 5 are operating for more than 40 years.
254. Muntinlupa has a total of 69 businesses and 68 responded to the number of years of business operation and only 1 business which did not provide any response. The 68 businesses include the 47 businesses which are operating between 1-10 years, 16 are operating between 11-20 years, 2 are operating between 21-30 years, 1 is operating between 31-40 years, and 2 are operating for more than 40 years.

**Table 3-33. Years of Operation of Businesses by LGU**

Barangay	Less than 1 year	1 – 10 years	11 – 20 years	21 – 30 years	31 – 40 years	More than 40 years	Total	%	No response
Makati	4	27	12	6	3	9	61	11.11	8
Taguig	12	261	58	23	10	5	369	67.21	3
Paranaque	1	27	13	4	1	5	51	9.29	0
Muntinlupa	0	47	16	2	1	2	68	12.39	1
<b>Total</b>	<b>17</b>	<b>362</b>	<b>99</b>	<b>35</b>	<b>15</b>	<b>21</b>	<b>549</b>	<b>100</b>	<b>12</b>
<b>%</b>	<b>3.10</b>	<b>65.94</b>	<b>18.03</b>	<b>6.38</b>	<b>2.73</b>	<b>3.83</b>	<b>100.00</b>		

## 24. Membership in Financial Institutions

255. The table below shows the gender and membership of household heads in various financial institutions. There is a total of 3,068 household heads in this section of Makati-Buli with multiple membership to financial institutions. There are 1,732 HH heads who are members of HDMF/Pag-IBIG Fund, 50 are members of GSIS, 1,575 are members of SSS, 1,508 are members of other micro financing institutions/cooperatives, and 521 are not members of any financial institution.

**Table 3-34. Gender of HH Members and Membership in Financial Institutions (multiple responses)**

Gender	HDMF/Pag-IBIG Fund	GSIS	SSS	Other Micro financing Institutions/ Cooperatives	None	No response	Total	%
Male	1142	25	967	932	279	4	3349	62.09
Female	590	25	608	576	242	4	2045	37.91
<b>Total</b>	<b>1732</b>	<b>50</b>	<b>1575</b>	<b>1508</b>	<b>521</b>	<b>8</b>	<b>5394</b>	<b>100.00</b>
<b>%</b>	<b>32.11</b>	<b>0.93</b>	<b>29.20</b>	<b>27.96</b>	<b>9.66</b>	<b>0.15</b>	<b>100.00</b>	

## 25. Type of Residence of Households

256. The table below shows the type of residence of the 3,068 households by LGU. There is a total of 2,870 (93.55%) who use their place as primary residence and 181 (5.90%) are using their place as secondary residence.

257. In Makati, there is a total of 552 (17.99%) households of which, 424 use their place as primary residence and 128 use their place as secondary residence.
258. Taguig has a total of 1,812 (59.06%) households of which 1,761 use their place as primary residence and 36 use their place as secondary residence. There are 15 households without information.
259. Paranaque has a total of 137 (4.47%) households of which 128 use their place as primary residence and 9 use their place as secondary residence.
260. Muntinlupa has a total of 567 (18.48%) households of which 557 use their place as primary residence and 8 use their place as secondary residence.

**Table 3-35. Type of Residence of Households**

LGU	Primary Residence	Secondary Residence	No Information	Total	%
Makati	424	128	0	552	17.99
Taguig	1761	36	15	1812	59.06
Paranaque	128	9	0	137	4.47
Muntinlupa	557	8	2	567	18.48
<b>Total</b>	<b>2870</b>	<b>181</b>	<b>17</b>	<b>3,068</b>	<b>100</b>
<b>%</b>	<b>93.55</b>	<b>5.90</b>	<b>0.55</b>	<b>100.00</b>	

## 26. Number of Years in Current Location

261. The table below shows the number of years of affected households in their current location. There is a total of 3,068 affected households in this section of Makati-Buli. Of these, 86 (2.80%) have stayed in their current location for less than a year, 1,533 (49.97%) have stayed in their current location between 1-15 years, 982 (32.01%) have stayed in their current location between 16-30 years, 316 (10.30%) have stayed in their current location between 31-45 years, 99 (3.23%) have stayed in their current location between 46-60 years, 35 (1.14%) have stayed in their current location for more than 60 years.

**Table 3-36. 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	86	1533	982	316	99	35	17	3,068
%	2.80	49.97	32.01	10.30	3.23	1.14	0.55	100

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## Chapter 4 LEGAL FRAMEWORK AND PROJECT RESETTLEMENT POLICIES

262. In this project, the land acquisition and resettlement policies, especially the compensation and entitlements, need to comply with 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.
263. 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 (IPs). The Section 4.4 of this chapter compares JICA/ADB requirements and policies with those of the Philippines and 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, rules and regulations, and procedures, and ADB's and JICA's policies and requirements, the gap filling measures identified in Chapter 5 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 5, which outlines the project-specific policies to be followed in the preparation and implementation of the Resettlement Action Plan (RAP), as approved by the DOTr, JICA, and ADB.

### A. Philippine Legal Framework

264. The policy framework within which the RAP will be implemented is derived from the Philippine Constitution, pertinent laws and applicable executive, administrative and department orders. The applicable legal framework is listed in Table 4-1, and a summary of these laws and policies, in order to provide background information for the gap analysis and policy comparison is detailed in the succeeding sections.

**Table 4-1. List of Applicable Legal Framework**

<b>Philippine Constitution and Pertinent Laws</b>	
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) and Its Implementing Rules and Regulations
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)
13.	Republic Act No. 7277 (March 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)
<b>Executive, Administrative and Department Orders</b>	

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 (RR) No. 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
<b>Relevant Manuals, Policies, Memorandum Circulars and Memorandum of Agreement</b>	
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
4.	Memorandum of Agreement among DOTr, SHFC, PNR and HUDCC (2017 and 2018)

## 1. Philippine Constitution 1987

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

- i. 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."
- ii. Article III, Bill of Rights Section 9: "Private property shall not be taken for public use without just compensation".
- iii. 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)

266. This law, enacted on March 7, 2016, repeals Republic Act (R.A.) No. 8974 (An 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 was promulgated on May 25, 2016 to carry out the provisions of the said Act.

267. 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: (1) expansion in scope of national government projects, (2) refining the modes of acquisition, (3) compensation based on replacement cost for land, structures and improvements, (4) changes in guidelines for expropriation proceedings, (5) payment terms, and (6) appropriation.

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268. **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."
269. 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, LGUs may also adopt the provisions of this Act for use in the acquisition of ROW for local government infrastructure projects.
270. **Refining the Modes of Acquisition.** Under Section 4 of R.A. 10752, the government may acquire real property for the ROW through the following modes: donation, negotiated sale, expropriation, or any other mode of acquisition as provided by law (e.g., exchange or barter, easement of ROW, acquisition of properties under Commonwealth Act (C.A.) No. 141).
271. With regards to acquisition of properties under C.A. No. 141, the following provisions of Section 4 are noteworthy:
- i. If the landowner is not the original patent holder and any previous acquisition of said land is not through a gratuitous title (i.e. inheritance, donation or negotiation), then the government will follow the other modes of acquisition (in order) as enumerated above;
  - ii. If the landowner is the original patent holder or acquisition of the land from the original patent holder is through a gratuitous title i.e. by donation, inheritance, conveyance to kin without corresponding compensation), then they will be subject to the provisions of C.A. No. 141 or Presidential Decree (P.D.) No. 635. Under these statutes, the landowner is not qualified to compensation for land within the lien, but is qualified for compensation of structures and other improvements within the lien but at replacement cost, plus financial assistance as provided for in E.O. 1035. Under C.A. No. 141, a ROW strip not exceeding 20m in width within the land acquired under the law, or 60m (under P.D. 635) is reserved for public use. P.D. 1361 further allowed the utilization of the reserved ROW for temporary buildings for Resident/Project Engineers needed in the execution of an infrastructure project.
  - iii. 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 Land, Structures and Improvements, Crops and Trees***

272. **Current Market Value of Land.** Section 5(a)(1) of R.A. 10752 provides that the valuation of land under negotiated sale would be based on the current market value of the land. Section 7 of the same Act enumerates the standards for the assessment of the value of land to wit:
- i. The classification and use for which the property is suited;
  - ii. The development cost for improving the land;
  - iii. The value declared by owners;



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- iv. The current selling price of similar lands in the vicinity;
  - v. A reasonable disturbance compensation for the removal and demolition of certain improvements on the land and for the value of improvements thereon;
  - vi. The size, shape or location, tax declaration and zonal valuation of the land;
  - vii. The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
  - viii. Such facts and events 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.
273. **Replacement Cost of 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.
274. 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:
- i. If the affected structure has been damaged, then the replacement cost should be the pre-damaged condition of that structure;
  - ii. 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
  - iii. The replacement structure has to perform the same functions and meet the performance specifications as the original structure.
275. **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***

276. 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:
- i. Are Filipino citizens;
  - ii. Do not own any real property or other housing facility in any urban or rural area; and
  - iii. Are not professional squatters or members of a squatting syndicate as defined in the Urban Development and Housing Act of 1992.
277. 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.

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**c. Changes in Guidelines for Expropriation Proceedings**

278. Under Section 6 of R.A. 10752 and Section 7 of the IRR of R.A. 10752, for expropriation cases, the IA is mandated to deposit to the court the following upon filing of the expropriation complaint:
- i. 100% of the Bureau of Internal Revenue (BIR) zonal value of the land,
  - ii. 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
  - iii. Current market value of crops and trees within the property (as determined by the GFI or IPA).
279. 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.
280. 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**

281. 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.
282. 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.
283. 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**

284. Based on Section 5(f) of R.A. 10752, the IA will pay the property owner upon execution of the Deed of Sale:
- i. 50% of the negotiated price of the affected land (exclusive of unpaid taxes remitted to the LGU), and
  - ii. 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.
285. As stipulated in Section 5(g) of the same Act, the remaining payment for the affected property will be as follows:
286. 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):

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- i. 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
  - ii. At the time of the annotation of a deed of sale on the title, in cases where the land is partially affected.
287. 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***

288. 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.
289. 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.
290. Under such cases, the IA will pay the owner the following:
- i. Value for the portion of the lot based on the existing zonal value declared by the BIR, and
  - ii. Value of the structures and improvements on land based on replacement cost.
291. 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***

292. Section 10 of R.A. 10752, stipulates that the government shall provide adequate appropriations that will allow implementing agencies to acquire required ROW for the national government infrastructure projects in advance of the project implementation. This includes the following:
- i. Cost for parcellary surveys and appraisal of project-affected properties;
  - ii. Compensation for project-affected land, structures and improvements, crops and trees;
  - iii. Cost of development and implementation of resettlement projects including planning, social preparation, and other activities under the resettlement action plan; and
  - iv. 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.
293. 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 improvement, and other activities under RAP in coordination with concerned government agencies.

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

294. 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.
295. Section 5 of R.A. 7279, and Sections 3.1, and 6.6 of its Annex (Guidelines for the Inventory and Identification of Lands and Sites for Socialized Housing) states 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.
296. Section 6.3 of the Act's Annex sets the following criteria to be used for evaluating the suitability of sites for socialized housing:
- i. To the extent feasible, socialized housing and resettlement projects shall be located in new areas where employment opportunities are available;
  - ii. 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;
  - iii. Transportation costs to workplaces and other services should be affordable considering that the target beneficiaries are the homeless and underprivileged;
  - iv. 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;
  - v. Environmentally critical areas like those that are flood prone or earthquake zones or areas near rivers and canals shall be avoided;
  - vi. Compatibility with existing zoning;
  - vii. Financial feasibility and viability where land valuation offer is low; and
  - viii. Tenurial status must be ascertained.
297. Section 8 of the Act and its Annex A mandated all LGUs in coordination with the NHA, Housing and Land Use Regulatory Board (HLURB), 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.
298. Under Section 10, land acquisition may be acquired through the following modes: community mortgage, land swapping, land assembly or consolidation, donation, joint-

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venture agreements, negotiation, or expropriation – which should be resorted to only when other options have been exhausted.

299. Under Section 16, the following are eligible beneficiaries for socialized housing:
- i. Must be a Filipino citizen,
  - ii. 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))
  - iii. Must not own any real property whether in urban or rural areas, and
  - iv. Must not be a professional squatter or member of any squatting syndicate.
300. In the same Act, Professional Squatter and Squatting Syndicate are defined as follows:
- **Professional Squatter** – 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.
  - **Squatting Syndicate** - refers to groups of persons engaged in the business of squatter housing for profit or gain.
301. Section 28 of the Act stipulates that eviction or demolition as a practice shall be discouraged; however, it may be allowed under the following conditions:
- i. 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;
  - ii. When government infrastructure projects with available funding are about to be implemented; or
  - iii. When there is a court order for eviction and demolition.
302. In the execution of the above Section 28, the following shall be mandatory:
- i. Notice upon the affected persons or entities at least 30 days prior to date of eviction and demolition;
  - ii. 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;
  - iii. Presence of Local Government Officials or their representatives during eviction or demolitions;
  - iv. Proper identification of all persons taking part in the demolition;
  - v. Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise;
  - vi. No use of heavy equipment for demolition except for structures that are made of concrete/hard materials;

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- vii. 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
  - viii. 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.
303. **Community Mortgage Program.** Section 31 of the Act 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.
304. Section 33 stipulates that beneficiaries of the Program shall be responsible for:
- i. organizing themselves into associations to manage their subdivisions or places of residence,
  - ii. securing housing loans under existing Community Mortgage Program, and such other projects that are beneficial to them.
305. 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).
306. 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.
307. **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.
308. The IRR to Ensure the Observance of Proper and Humane Relocation and Resettlement Procedures Mandated by R.A. 7279 specifies the guidelines on relocation operation by the LGU including the following:
309. Pre-relocation Phase:
- i. Identification of Resettlement Site



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- ii. Pre-census
  - iii. Census
  - iv. Actual Census
  - v. Issuance of 30-day Notice
  - vi. Consultation Proper
  - vii. Completion of Relocation documents/requirements
  - viii. Voluntary relocation and resettlement
  - ix. Relocation Phase
  - x. Preparation before dismantling of structures
  - xi. Dismantling of structures and movement of families
  - xii. Issuance of Entry Pass
  - xiii. Loading and Transportation
  - xiv. Monitoring and documentation
  - xv. Welcome and reception
  - xvi. Processing of Documents and lot assignment
  - xvii. Transfer to assigned lot

310. Post Relocation Phase

- i. Place of Origin
- ii. Resettlement Site

**4. Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019) and Its Implementing Rules and Regulations**

311. The Act and its IRR was 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.
312. According to the Act, the department 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.
313. When it comes to its attached agencies, the 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) NHMFC; and (iv) Home Development Mutual Fund (HDMF); and (v) 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)**

314. This Code establishes the system and defines powers of provincial, city, municipal and barangay governments in the Philippines. Relevant sections include:
- i. Section 2(c) stipulates the policy of the State to require all national agencies and offices to conduct periodic consultations with appropriate LGUs, non-governmental

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- and people's organizations, and other concerned sectors of the community before any project or program is implemented in their respective jurisdictions.
- ii. Section 17(b) 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.
  - iii. Section 17(c) 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.
  - iv. Under Section 19, 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.
315. 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.
316. Under Section 20(a) of the same Act, a 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:
- i. When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture; or
  - ii. Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned.
317. 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:
- i. For highly urbanized and independent component cities, fifteen percent (15%);
  - ii. For component cities and first to third class municipalities, ten percent (10%); and
  - iii. For fourth to sixth class municipalities, five percent (5%): Provided, further, that agricultural lands distributed to agrarian reform beneficiaries pursuant to Republic Act Numbered Sixty-six hundred fifty-seven (R.A. No. 6657), 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.
318. Based on **Section 20(c)** 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

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resources. The requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of such plans.

319. **Section 27** 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.

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

320. Title VII of the Civil Code of the Philippines (hereafter shall be referred to as "Civil Code") provides methods for acquiring and extinguishing easements or servitudes. **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. 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**

- i. **Article 634** - Easements imposed by law have for their object either public use or the interest of private person.

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- ii. **Article 635** - All matters concerning easements established for public or communal use shall be governed by the special laws and regulations relating thereto.
  - iii. **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.
  - iv. **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)**

- 321. The Act defines the identity and entitlements of IPs, 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 IPs in the Philippines but also as a milestone in recognition of the rights of IPs 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:
  - i. Right to the indigenous communities' ancestral domains (Chapter III, Section 11);
  - ii. 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).
- 322. 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 Council for Indigenous People (NCIP) proving that the area affected does not overlap with any ancestral domain. Such certification shall only be issued after a 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 (AO) 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)**

- 323. 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 (P4,000.00) is on a voluntary basis.
- 324. 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.

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## **9. Republic Act No. 6389 (Agricultural Land Reform Code of 1971)**

325. This Act concerns agrarian reforms in the Philippines and aims to establish cooperative organizations and increase agricultural productivity and farm income through a system of production, processing, marketing, distribution, credit and services (Section 2). It amended certain provisions of the previous legislation on land reform (R.A. 3844). Under Section 7 of the amendment, agricultural lessees are entitled to receive disturbance compensation equivalent to five times the average gross harvests on his/her landholding during the last five preceding calendar years if dispossession has been authorized by the Court in a judgement that is final and executory, if after due hearing it is shown that the lessor-owner or a member of his/her immediate family will personally cultivate or convert the landholding into other useful non-agricultural purposes, thus depriving the lessee to continue possession and usage of land. This statute mentions compensation payment to agricultural lessees who will lose their source of livelihood due to dispossession of leased land.

## **10. Commonwealth Act No. 141 (Public Land Act of 1936)**

326. Under Section 12 of C.A. 141, any citizen of the Philippines over the age of eighteen years, or the head of a family, who does not own more than 24 hectares (ha) of land in the Philippines or has not had the benefit of any gratuitous allotment of more than 24 ha of land since the occupation of the Philippines by the United States, may take possession of land upon the approval of the Director of Lands and payment of entry fee. The applicant is mandated to work for the homestead within six (6) months from the date of the approval of the application; otherwise, he/she shall lose his/her prior right to the land. Further, no certificate shall be given, or patent issued for the land applied for until at least one-fifth of the land has been improved and cultivated. Cultivation should be for a period of not less than one year from, or more than five years after the date of the approval of the application. To obtain a patent (title), the applicant must show proof that he/she has been residing continuously for at least one (1) year in the municipality in which the land is located, or in a municipality adjacent to the same, and has cultivated at least one-fifth of the land continuously since the approval of the application and make affidavit that no part of the said land has been alienated or encumbered.
327. Section 112 prescribes that lands awarded by virtue of this Act shall further be subject to a ROW not exceeding 60 meters (m) in width for public highways, railroads, irrigation ditches, aqueducts, telegraph and telephone lines and similar works as the Government or any public or quasi-public service or enterprise, including mining or forest concessionaires, may reasonably require for carrying on their business, with damages for the improvements only.
328. P.D. 635 issued in 1975 amended Section 112 of C.A. 141 by increasing the width of the reserved strip of 20 to 60 m. Under Section 7 of the IRR for R.A. 10752, it states that if the government decides to exercise its right to use the ROW strip reserved for public use within the land acquired under C.A. No. 141, the owner is required to execute a quit claim. Only improvements will be compensated.

## **11. Republic Act No. 6685 (December 1988)**

329. 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

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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.

**12. Republic Act No. 9994 (February 2010)**

330. 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.

**13. Republic Act No. 7277 (March 1992) as Amended by R.A. 9442**

331. R.A. 7277, 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:
- i. 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
  - ii. 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.

**14. Batas Pambansa 220 (June 1982)**

332. 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. Section 1 of Batas Pambansa (BP) 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.
333. 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.

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

334. The Decree revises R.A. 6541 to conform with 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.



335. 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, quality of materials, construction, use, occupancy, and maintenance.
336. **Implementing Rules and Regulations of Presidential Degree No. 1096.** The IRR sets the minimum setback requirements for residential, commercial, industrial, and recreational buildings/structures for newly developed thoroughfares.
337. Specifically, Section 804 sets the minimum dimension of courts:
- Minimum sizes of courts and yards and their least dimensions shall be governed by the use, type of construction, and height of the building as provided hereunder, provided that the minimum horizontal dimension of the said courts and yards shall be not less than 2.00 m. All inner courts shall be connected to a street or yard, either by a passageway with a minimum width of 1.20 m or by a door through a room or rooms.
  - The required open space shall be located totally or distributed anywhere within the lot in such a manner as to provide the maximum light and ventilation into the building.
  - Yard – the required open space left between the outermost face of the building/structure and the property lines, e.g., front-, rear-, right-, and left-side yards. The width of the yard is the setback. Yards prescribed for commercial, industrial, institutional, and recreational buildings are shown in Table 4-3. hereafter.

**Table 4-2. Minimum Setbacks for Residential Buildings/Structures**

Yard	Type of Residential Use/ Occupancy						R - 5**** (m)
	R - 1 (m)	R - 2		R - 3		R - 4 (individual lot/ unit) (m)	
		Basic (m)	Maximum (m)	Basic (m)	Maximum (m)		
Front	4.50	3.00	8.00 *	3.00	8.00 *	4.50	6.00
Side	2.00	2.00 **	2.00 **	***	2.00 (optional)	2.00 (optional)	3.00
Rear	2.00	2.00	2.00	***	2.00	2.00	3.00

**Notes:**

*The setback requirements in Table VIII.2. above are for newly-developed subdivisions.*

\* Total setback only at grade (or natural ground) level, i.e., 3.00 m + 5.00 m = 8.00 m (to accommodate part of the minimum parking requirement outside the designated area for the front yard). The second and upper floors and mezzanine level shall thereafter comply with the minimum 3.00 m setback unless otherwise provided under the Code.

\*\* Setback required for only one (1) side. Setbacks on two (2) sides shall be optional.

\*\*\* Abutments on two sides and rear property lines may be allowed with conditions as enumerated under Section 804, Subsection 10 of this Rule.

\*\*\*\* Mixed-Use Buildings/Structures in R-5 lots shall be considered a commercial use or occupancy if a substantial percentage, i.e., 55% of the Gross Floor Area (GFA) is commercial.

*In cases where yards/setbacks are impossible to attain or where frontage and depth of lots are similar to that of Open Market or Medium Cost Housing Projects, abutments on the sides and rear property lines may be allowed and 1.50 m front yard is left open as transition area.*

**Table 4-3. Setbacks for Commercial\*, Industrial, Institutional, and Recreational Buildings**

Road Right-of-Way (RROW) Width (m)	Front (m)	Side (m)	Rear (m)
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30.00 & above	8.00	5.00	5.00
25.00 to 29.00	6.00	3.00	3.00
20.00 to 24.00	5.00	3.00	3.00
10.00 to 19.00	5.00	2.00	2.00
Below 10.00	5.00	2.00	2.00

Note:

\* *Mixed-Use Buildings/Structures in R-5 lots may be considered a commercial development if a substantial percentage of the GFA is commercial.*

338. The setback requirements in Table VIII.3. above are for newly-developed thoroughfares. For highly built-up urban areas with duly established lines and grades reflecting therein proposed road widening and elevation, the requirements in Table VIII.3. above may not be imposed, and the face of the building may abut on the side and/or rear property lines, provided that all the requirements on open space, window opening, artificial ventilation, if any, and firewalls (Rule VII) are first fully complied.

## **16. Republic Act No. 8424 (The National Internal Revenue Code of 1997)**

339. Sets policies on tax treatment of real property transaction for purposes of facilitating their registration with the Register of Deeds and the Assessor's Office of local government units. Specifically, the Act describes the imposition of tax on capital gains presumed to have been realized from the sale, exchange or disposition of real property classified as capital asset. Similarly, if the asset is classified as ordinary asset, the income from such sale is subject to ordinary income tax.

## **B. Executive/Administrative/Department Orders**

### **1. Executive Order No. 1035, Series of 1985**

340. 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**

341. 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.

### **3. Executive Order No. 708, Series of 2008**

342. 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

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involving the homeless and underprivileged citizens to respective LGUs with territorial jurisdiction over the proposed demolition and eviction activities of government agencies.

343. 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 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:

- i. 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;
- ii. 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;
- iii. 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;
- iv. Request any government agency for assistance and necessary information in the discharge of their respective functions under this Order;
- v. 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 the 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 the PCUP shall be balanced, fair, and true;
- vi. Administer oaths, issue subpoena and subpoena *duces tecum*, and take the testimonies of witnesses in the course of its investigation;
- vii. 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
- viii. Perform such other function as may hereafter be provided by law or executive issuance.

#### **4. Executive Order No. 272, Series of 2004**

344. 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**

345. The E.O. provides for the transfer of the PCUP to the Office of the President (OP) to effectively coordinate, formulate, and evaluate policies and programs concerning the urban poor. The E.O. also provides the following functions and power to the PCUP:

- i. 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
- ii. Representation in the HUDCC, Key Shelter Agencies (KSAs), and the LHB.

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## **6. Executive Order No. 272, Series of 2004**

346. The EO provides for the creation of the Social Housing Finance Corporation (SHFC) as a subsidiary of the National Home Mortgage Finance Corporation (NHMFC), to perform the latter's powers and functions relating to the administration, management and development of the community mortgage program (CMP), Abot Kaya Pabahay Fund Program, and other social housing powers and functions previously held by NHMFC. SHFC's mandate is to be the lead government agency that will cater to both formal and informal sectors in the low-income bracket. The EO also specifies the composition of its Board of Directors.

## **7. DOTr Department Order No. 2013-05**

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

## **8. BIR Revenue Regulations 2-98**

348. Prescribes the regulations to implement RA No. 8424 relative to the Withholding on Income subject to the Expanded Withholding Tax and Final Withholding Tax, Withholding of Income Tax on Compensation, Withholding of Creditable Value- Added Tax and Other Percentage Taxes.

## **9. HLURB Memorandum Circular No. 13, Series of 2017**

349. 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.

## **10. HUDCC Resolution No. 1, Series of 2018**

350. The resolution by the HUDCC sets up a new price ceiling for socialized subdivision projects as follows:

**Table 4-4. Price Ceiling for Socialized Subdivision Projects**

<b>Price Ceiling</b>	<b>Floor Area</b>
Php 480,000	22 square meters (m <sup>2</sup> ) with loft of at least 50% of the base structure; or 24 m <sup>2</sup>
Php 530,000	24 m <sup>2</sup> with loft of at least 50% of the base structure; or 28 m <sup>2</sup>
Php 580,000	28 m <sup>2</sup> with loft of at least 50% of the base structure; or 32 m <sup>2</sup>

## **11. HUDCC Resolution No. 2, Series of 2018**

351. The resolution by the HUDCC sets up a new price ceiling for socialized condominium project as follows:

**Table 4-5. Price Ceiling for Socialized Condominium Projects**

<b>Area</b>	<b>Price ceiling</b>	<b>Floor Area</b>
	Php 700,000	22 m <sup>2</sup>

For the National Capital Region; 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.	Php 750,000	24 m <sup>2</sup>
For other areas	Php 600,000	22 m <sup>2</sup>
	Php 650,000	24 m <sup>2</sup>

## C. Relevant Manuals, Policies and Memorandum Circulars

### 1. DOTr Right-of-Way and Site Acquisition Manual

352. 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). The 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.
353. The ROWSAM also mentions about the importance of due diligence and the DOTr's Core Values of the Department (as presented below) that must be applied in every step of the ROW acquisition process.

#### Core Values of the DOTr

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.

We are competent. We constantly search for and apply new ideas, technologies and practice to improve the delivery of services to our stakeholders.

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.

We value and treat our stakeholders with utmost respect and care.

We, the members of the DOTr family, work as a team to attain common goals and objectives.

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

354. For this project, the DOTr will also be adopting DPWH's ROW Acquisition Manual (DRAM) as a general guide in the implementation of the improved ROW process. It 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 IA (i.e., Implementing Agency) shall prepare

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and implement its own “Manual of Procedures for ROW Acquisition.” The DRAM covers the entire ROW acquisition process – including the following:

- i. Project Feasibility Study with Environmental Impact Assessment;
- ii. Preparation of Preliminary ROW Action Plan (RAP) with property appraisal;
- iii. Provision of appropriations in the General Appropriations Act (GAA);
- iv. Detailed Engineering Design (DED) including Parcellary Surveys and preparation of Final RAP;
- v. RAP Validation;
- vi. Actual ROW Acquisition through Donation, Negotiation, Expropriation, and Other Modes;
- vii. Payments to property owners;
- viii. Transfer of Title to the Republic of the Philippines;
- ix. Clearance of ROW, and
- x. Management of ROW.

355. The DRAM is also intended to be a reference for property owners and other PAPs on the requirements and procedures to be followed to facilitate 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 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 the GFIs and IPAs in determining the appropriate price offers to property owners affected by ROW acquisition.

356. The DRAM consists of the Main Volume and the Appendices Volume. In the Main Volume, the Manual presents and discusses the Workflow Chart, Objective, Lead Persons, Support Entities, Overview, and Procedures. The Appendices Volume provide the pertinent laws, rules and regulations, Department Orders, and template forms, agreements and reports.

**1. Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples’ Policy, 2007**

357. Prior to the DRAM, the policy and guidelines of the 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).

358. The LARRIPP indicates that social impacts of infrastructure projects should be avoided, minimized and/or mitigated. PAPs 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.

**3. Memorandum of Agreement (MOA) among DOTr, SHFC, HUDCC and PNR, December 27, 2017**

359. The MOA covers the relocation of informal settlers along the national railway in consonance with the public appeal and pronouncement of the President of “no demolition, no relocation” policy. The MOA stated the amount agreed upon between



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DOTr and SHFC for the resettlement of 26,000 families affected by the NSCR project from Tutuban, Manila to Los Banos, Laguna and from Calamba, Laguna to Batangas branch line. SHFC is responsible for the following:

- i. Assistance in formulating the community-driven housing project;
  - ii. Technical assistance in capacitating the community associations in the actual implementation of their community-driven housing project; and
  - iii. Interim housing to project-affected persons if, for whatever reasons, the resettlement site is still not ready to accept occupants at the time that the right-of-way needs to be cleared.
360. To implement this agreement, part of the fund provided to SHFC includes a grant to cover the following:
- i. Technical subsidy
  - ii. Administrative cost
  - iii. Relocation operations
  - iv. Interim housing, if necessary
  - v. Livelihood component, if necessary
  - vi. Lot portions allocated for open spaces and common facilities (30%) and green spaces (10%) subject to DOTr Department Order No. 2017-11 and DILG-DOTr Joint Memorandum Circular No. 01, Series of 2017.
  - vii. Community preparations for estate management
  - viii. Road right-of-way leading to the project site subject to DOTr Department Order No. 2017-11 and DILG-DOTr Joint Memorandum Circular No. 01, Series of 2017.
361. The cost of land acquisition for the resettlement site, site development and house construction will be provided to affected persons in a form of loan payable in a certain number of years. HUDCC shall exercise overall administrative supervision over the SHFC.
362. The MOA was amended in December 2018 to reflect the updated price ceiling for socialized subdivision and condominium projects pursuant to HUDCC Resolution Nos. 1 and 2 Series of 2018. SHFC shall adopt resettlement planning considerations and implementation process consistent with the provisions of R.A. 7279, its IRR and applicable policies, guidelines, rules and regulation with other implementing partners and stakeholders including Official Development Assistance (ODA) partners among others.

#### **D. JICA Policies on Involuntary Resettlement**

363. According to Section 2.6 of JICA Guidelines (2010), “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”.
364. The key principles of JICA policy on involuntary resettlement described in the guidelines is summarized below:

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- i. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
  - ii. When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.
  - iii. 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.
  - iv. Compensation must be based on the full replacement cost.
  - v. Compensation and other kinds of assistance must be provided prior to displacement.
  - vi. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.
  - vii. In preparing a resettlement action plan, 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.
  - viii. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.
  - ix. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.
  - x. 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 advance of such benefits. Eligibility of benefits include:
    - i. PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law);
    - ii. PAPs 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. PAPs who have no recognizable legal right to the land they are occupying.
365. 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.

## **E. ADB Policy on Involuntary Resettlement and Indigenous Peoples**

366. 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

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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.

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

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.

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- vi. 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.
  - vii. 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.
  - viii. Prepare a resettlement action plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
  - ix. Disclose a draft resettlement action plan, 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.
  - x. 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.
  - xi. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
  - xii. 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.
  - xiii. 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.
  - xiv. 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.
  - xv. 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 will be required for the rail ROW for the project, appropriate IP safeguard instrument will be prepared.
368. Other policies. 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 for ensuring participation of women and that their needs are explicitly addressed in the decision-

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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.

- 369. ADB's indigenous people's safeguards are triggered if a project directly or indirectly affects the dignity, human rights, livelihood systems, or culture of indigenous peoples or affects the territories or natural or cultural resources that indigenous people own, use, occupy, or claim as their ancestral domain. However, for this project, it has been assessed that no ancestral domain land is to be affected, nor are there any indigenous peoples affected by the project.
- 370. 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.

#### **F. Resettlement Policy Comparison**

- 371. Table 4-6 compares Philippine's legal framework with JICA Guidelines (2010) and ADB SPS (2009) on involuntary resettlement. Some policy gaps and gap filling measures have been identified.

**Table 4-6. 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	PAPs 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>PAPs without legal entitlements to affected land will be eligible for compensation for structures and improvements with the following criteria:</p> <p>Must be a Filipino citizen;</p> <p>Must not own any real property or any other housing facility, whether in an urban or rural area; and</p> <p>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> <p>(Section 5(b) of R.A. 10752)</p> <p>"Squatting syndicates" as defined in Section 3 of R.A. 7279 will not be eligible for compensation or assistance. Under Section 15 of the IRR of R.A. 10752, the government shall provide adequate appropriations including the cost of development and</p>	PAPs 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).	<p>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</p> <p>This includes those that do not meet the criteria within the laws of the Philippines, with the exception of "squatting syndicates" as defined in Section 3 of R.A. 7279 and who are certified by the HUDCC and Local Committee Against Squatting Syndicates and Professional Squatters (LCASSPS)<sup>12</sup> as such will not be eligible for compensation.</p> <p>Presence in the project affected area at cut-off date to be</p>

<sup>12</sup> LCASSPS is composed of the LGU Mayor, Local Chief of Police, PCUP, DHSUD, accredited Urban Poor organization, President of the Liga ng mga Barangay in the City/Municipality and a representative from the private sector. (DILG MC 2012-04)

		<p>implementation of resettlement projects, including planning, social preparation, provision of basic services, community facilities, livelihood restoration and improvement, and other activities in the resettlement action plan.</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:  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> <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>	<p>identified through census surveys and validated by the RAP Implementation Management Committee (RIMC) or a respective Local Housing Office (LHO) or the Local Inter-Agency Committee (LIAC) in the absence of the formers.</p> <p>All aspects of the RAP will be covered by adequate government appropriations.</p>
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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]</p> <p>Under Section 16 of R.A. 7279, informal settlers shall fulfill the following criteria to qualify for a socialized housing program, a beneficiary:</p> <p>Must be a Filipino citizen;</p> <p>Must be an underprivileged and homeless citizen;</p> <p>Must not own any real property whether in the urban or rural areas; and</p> <p>Must not be a professional squatter or a member of squatting syndicates.</p>	<p>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.</p>	<p>All relocating PAPs 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 and Local Committee Against Squatting Syndicates and Professional Squatters (LCASSPS)<sup>13</sup> as such will not be eligible for resettlement assistance.</p> <p>Members of squatting syndicates who do not actually occupy project-affected structures and are residing elsewhere will not be physically displaced as such will not be eligible for relocation assistance and transitional support.</p> <p>The Entitlement Matrix outlines the specifics of the support provided for self-relocation assistance and resettlement assistance options.</p>
3	Payment of CGT on land acquired through expropriation	<p>The rate of compensation for acquired housing, land, and other assets will be</p>	<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>Payment of CGT by PAPs 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 a PAP is unable to accept the negotiated sale as they lack the paperwork and are required</p>

<sup>13</sup> LCASSPS is composed of the LGU Mayor, Local Chief of Police, PCUP, DHSUD, accredited Urban Poor organization, President of the Liga ng mga Barangay in the City/Municipality and a representative from the private sector. (DILG MC 2012-04)

		<p>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"> <li>(i) fair market value;</li> <li>(ii) transaction costs;</li> <li>(iii) interest accrued;</li> <li>(iv) transitional and restoration costs;</li> <li>and (v) other applicable payments, if any.</li> </ul>	<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>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 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM) to wit:</p> <p><u>Advantages of Negotiated Sale:</u></p> <ul style="list-style-type: none"> <li>(i) Outright offer for land price will be based on fair market value.</li> <li>(ii) Payment of CGT will be shouldered by the IA, the DOTr.</li> <li>(iii) It has a shorter process (2-6 months if all required documents are complete).</li> </ul> <p><u>Disadvantages of Expropriation Proceeding:</u></p> <ul style="list-style-type: none"> <li>(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.</li> </ul>
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					<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 PAP may still revert from expropriation to negotiated sale at any 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</p>
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					<p>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 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.</p> <p>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	<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 housings can be expropriated but should be</p>	Potential gaps with respect to the application of policies and entitlements under the RAP to those who are affected by land acquisition to develop 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,</p>

		specifically for the project.	resorted only when other options have been exhausted.		resettlement sites, utilities relocation, and access roads, to apply the same standards and entitlements as set out in the RAP policy.
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, PAPs 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 PAPs 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</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.	<p>PAPs will not be displaced until they are paid in full compensation and applicable allowances.</p> <p>For negotiated sale, the following arrangements will be applied: 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 PAPs' request until relocation sites and socialized housing accommodations become available.</p> <p>For land: For full/severe impacts, the 1st installment of 50% will be made by the DOTr, and the remaining 50% will be paid to PAPs when land is officially transferred. On the other hand, for partial/marginal land taking, the remaining 50%</p>

			<p>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, PAPs may, at any time request the court to release such deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).</p>		<p>will be paid to PAPs upon annotation of the Title on Sale on the portion of land. However, no displacement nor civil works will commence until such transfer is effective and the balance is paid.</p> <p>In negotiated cases where PAPs 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 PAPs secure the paperwork.</p> <p>In cases wherein PAPs need to undergo the EJS process for the paperwork, the DOTr will assist them through the Help Desk, so that they can complete title segregation prior to the issuance of the OTB and thus can be eligible for negotiated sale.</p> <p>In cases wherein after due diligence DOTr finds the EJSE to be incurable, expropriation case will be filed while the EJS is still being processed. The PAPs can, at any time, request the court to release the initial payment deposited to the Court</p>
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					upon submittal of proof of ownership. The PAP will have the choice of accepting the check for BIR Zonal value for the land and replacement value for structures and improvements, and market value for crops and trees and await the court's findings, or once the EJS is completed, a joint motion in the court for a compromised judgement can be filed and the acquisition goes back to negotiated sale. In such cases, the DOTr will pay to the PAPs the difference between the initial payment released by the court and the market value indicated in the OTB.
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	Gaps with respect to the threshold and requirements for livelihood restoration assistance for all cases experiencing the loss of productive resources.	Participation in the Livelihood Restoration and Improvement Program (LRIP) will be provided for those whose productive resources are permanently affected by 10% or more.



			last five preceding calendar years (R.A. 6389).		
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.	No specific law prescribes acquisition of the remaining unviable portion of the acquired property.	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 PAP into consideration.
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,	There are requirements for supplementary assistance or training to certain categories of PAPs. However, the requirements do not have specific objectives to restore income-earning capacity and are limited in scope and application.  Nonetheless, the IRR of R.A. 10752 states that government appropriations should be available to cover the cost of	ADB/JICA guidelines are more specific regarding objectives of restoring income-earning capacity and include those whose income generation resources are severely affected.	Income restoration and livelihood improvement measures need to be designed in consultation with PAPs and be adequately resourced to restore income-earning capacity of all PAPs whose livelihoods are affected and improve income-earning capacity of vulnerable PAPs. The effectiveness of income restoration and livelihood improvement activities will be monitored and reviewed.

		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 reporting framework, budget, and time-bound implementation schedule.	the development and implementation of resettlement projects and may include livelihood restoration and improvement activities.		
9	Transitional assistance and	In the case of physically displaced persons, (i)	Section 10(c) of R.A. 10752 provides that the cost of the development and	Although there is no specific law and guideline which mentions assistance during the transition	Transitional support during the period when PAPs resettle and re-establish their livelihoods will

compensation for lost income	<p>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 reestablishing 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>implementation of resettlement projects covered by the Act, including planning, social preparation, and other activities under a resettlement action plan 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 resettlement action plan 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 Php 15,000 per hectare.</p>	<p>period, the relevant entitlements may be lumped under the clauses pertaining to “<i>livelihood restoration and improvement and other activities under the resettlement action plan</i>” 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>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>
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			<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 PAPs 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 Php 15,000 (based on the tax record for the business activities).</p>		
10	Disclosure of the RAP	JICA policy is to make the RAP accessible to the public through its website 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.	<p>The RAP will be prepared and accessible to the public through the JICA, ADB, and DOTr websites.</p> <p>Salient information from the RAP will be disclosed to PAPs prior to and following finalization during SCMs.</p>
11	GRM	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.	There is no specific law that stipulates GRMs within land acquisition laws in the Philippines.	There is no specific law that stipulates GRMs for land acquisition in the Philippines.	<p>An effective and accessible GRM will be established for the project to resolve disputes outside the judicial system.</p> <p>Prior to the start of ROW acquisition, the DOTr will establish the Help Desk at each city/municipality to address the concerns of PAPs pertaining to</p>

					<p>the RAP and ROW acquisition. Each Help Desk must be established before the delivery of the NoT to PAPs by the DOTr. A database of PAPs' concerns, actions taken, referrals made, and the resolution status of the said concerns will be developed and maintained by the DOTr. Once the ROW acquisition commences, the GRM is triggered and the Help Desk, in coordination with the RIMC and LIAC 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). The borrower/client will establish a cut-off date for eligibility. Information regarding the cut-off date will be</p>	<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). 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</p>	No specific requirement for the cut-off date.	<p>A census and socio-economic survey are conducted for the affected areas to prepare the RAP. For informal settlers, the cut-off date is set on the beginning date of the census and tagging. The cut-off date is publicly disclosed during the 1<sup>st</sup> stakeholder consultation meeting in the project affected areas. Date of the NoT issuance will be the cut-off date for legal property owners.</p>

		documented and disseminated throughout the project area.	families within their respective jurisdictions.		
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	There is a gap 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 PAPs/IPs 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.	<p>Voluntary land donation is not an option for this project, except for government-to-government negotiated donation.</p> <p>Voluntary donation will be an act of informed consent, and PAPs/IPs will not be forced to donate land or other assets with coercion or under duress. Any voluntary donation as requested by PAPs will follow international best practices and be confirmed through written records and verified by an independent third party.</p>

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## **G. Fundamental Project Policy**

372. The Government of the Philippines has adopted a Project Resettlement Policy (the Project Policy) for the project as described in this Resettlement Action Plan 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 the previous chapter. This is to ensure that PAPs are able to rehabilitate themselves to at least their pre-project condition, at the earliest possible time. The Project Policy will follow the provisions and entitlements laid out in this RAP. The following principles will govern project implementation:
- i. 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.
  - ii. Where displacement of households is unavoidable, all eligible PAPs 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.
  - iii. Where displacement of business enterprises is unavoidable, all PAPs losing livelihoods will be fully assisted so that they can improve, or at least restore, their former economic conditions.
  - iv. Rehabilitation assistance will be provided to any PAPs, that is, any person or household or business which on account of land acquisition for the project would have their:
    - a) Standard of living adversely affected;
    - b) 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); Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; and
    - c) Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
  - v. 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 PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives, unless proven disqualified under Philippine law, JICA Guidelines (2010) and ADB SPS (2009).
  - vi. All PAPs 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.
  - vii. PAPs partially affected by land acquisition will not be left with residual portions that would not be viable for continued use for the original purpose. PAPs 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



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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 Independent Property Appraiser (IPA) 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. PAPs are informed by DOTr during RAP implementation/ROW acquisition (after issuance of Notice of Taking/Offer to Buy and during discussion and execution of the Agreement to Demolish and Remove Improvement).

- viii. People temporarily affected will be considered PAPs. Prior to construction commencement, Contractors will secure the necessary ECCs for temporary facilities such as workers camps, construction yards, and warehouses for materials, stockpiling areas etc. from the appropriate DENR-EMB offices 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 and this RAP.
- ix. 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.
- x. The plans for resettlement and relocations will be designed in accordance with the Project Policy.
- xi. Any project related activities that triggers 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.
- xii. 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 the DPWH Right of Way Acquisition Manual (DRAM), however only where the manual applies to the policies stated in this document. The DOTr's Right of Way and Site Acquisition Manual (ROWSAM) will not be used in this project.
- xiii. Payment for land and/or non-land assets will be based on the principle of full replacement cost.
- xiv. Compensation for PAPs 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.

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- xv. Transitional assistance will be provided, in addition to compensation to assist PAPs to restore livelihood and standards of living. Such support could take the form of short-term jobs, subsistence support, and transitional allowance.
  - xvi. 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 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.
  - xvii. PAPs will be involved in the process of developing and implementing resettlement plans. PAPs and their communities will be consulted about the project 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.
  - xviii. 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.
  - xix. 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.
  - xx. 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.
  - xxi. 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, NGOs, research institutions or universities.

## **H. Cut-Off Date**

373. The cut-off date pertains to the date from which PAPs are considered eligible for compensation and other forms of assistance. The cut-off date for affected landowner is the date of receipt by the affected landowners of the Notice of Taking (NoT) issued by the DOTr in accordance with the relevant laws. The cut-off date was declared for non-landowners at the time of the census survey. Based on these statutes, any new structure or improvement to an existing one on the land covered by the Project Right-of-Way (PROW) acquisition will not be compensated after the respective cut-off dates. Legal PAPs 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.

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## I. Principle of Replacement Cost

374. 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.
375. The Replacement Cost Study (RCS) to determine compensation rates will be conducted by a licensed Independent Property Appraiser (IPA) or a Government Financial Institution (GFI) with adequate experience in property appraisal selected by the IA through a competitive process. The IA will use the RCS of the IPA and/or 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.
- i. 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:
    - 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;
    - Size, the lot area in relation to the highest and best use, present use and utilization of the property;
    - Physical characteristics such as shape, topography, utilities, easements, road frontage, etc.; and
    - 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;
  - i. 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;
  - ii. Replacement cost value for structures and improvements on the land;
  - iii. 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.
376. 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.
- i. **Direct Cost** - refers to cost of materials and labor;
  - ii. **Indirect Cost** - 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.
377. In determining the replacement cost of structures, depreciation was not factored in the computation. The RCS is part of the TOR of the IPA and it includes the project

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Entitlement Matrix as basis for valuation. The work requirements of the IPA to prepare an RCS as to be reflected in their TOR include the following elements:

378. **Scope of the RCS.** The scope is to verify and determine the current market values for lands, structures, improvements, and other physical properties or non-land-based incomes. For other crops and trees, value assessment shall be determined using Department of Environment and Natural Resources (DENR) applicable guidelines. Such market values shall serve as basis for calculating compensation and entitlements for PAPs, families, structures and properties to ensure that PAPs are compensated at replacement cost at the time of compensation.
379. **Methodology.** The RCS will be carried out by 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.
380. 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.
381. **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:
- i. 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;
  - ii. 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;
  - iii. The value declared by the owners based on the value shown in the owners' latest Tax Declaration Certificates or Sworn Statements;
  - iv. 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;
  - v. 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;
  - vi. 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;
  - vii. The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
  - viii. 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.

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- ix. 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.
382. **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.
383. 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 Department of Agriculture (fruit trees) or the Department of Environment and Natural Resources (for timber trees). A valuation matrix provided by the Department of Agriculture was the basis for the cost of each fruit trees based on its age size and tree productivity lifespan. The tree ownership validation has been conducted to ascertain number of trees they owned and their estimated cost as per valuation matrix provided by the Department of Agriculture.
384. **Salvage Materials and Demolition.** PAPs will not be responsible for demolition of structures. However, PAPs 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.

## **J. Eligibility and Project Impacts**

385. Eligibility defines the PAPs 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.
386. **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. Eligibility is based on this Project Resettlement Policy.
387. 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 PAPs may fall under the following categories:

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

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

- a. Those who have a full title (such as an Original Certificate of Title (OCT) or a Transfer Certificate of Title (TCT);
- b. 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);
- c. 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;
- d. Those who were former Informal Settler Families (ISF) but now hold a title of land through government socialized housing programs;
- e. Those who can present the following:
  - a) Tax Declaration showing his and her predecessors' open and continuous possession of the property for at least 30 years;
  - b) A certification from the DENR proving that the land is alienable and disposable; or
  - c) Other documents that may show proof of ownership.
- f. Those who are holders of an Emancipation Patent (EP) or Certificate of Land Ownership Award (CLOA) granted under the respective comprehensive agrarian reform statutes;
- g. Government agencies and local government units which are owners of affected public lands;
- h. Those who were former ISFs and Community Mortgaged Program (CMP) beneficiaries whose titles are still under the name of the organization; or
- i. Other paying PAPs of affected properties whose ownership is still under the name of funding entities or developers.

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

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

- i. Those who own land as described above and/or also own structures, non-land assets and/or improvements in the said land;
- ii. Those who own structures, non-land assets, and/or improvements used for business but do not own the land where the structures are;
- iii. 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);
- iv. 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;

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- v. 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);
  - vi. 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;
  - vii. 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;
  - viii. Government agencies and LGUs which are owners of affected public structures, non-land assets, and/or improvements on public or private lands; and/or
  - ix. Other paying PAPs of affected properties whose ownership is still under the name of funding entities or developers.

### **3. Renters/Lessees of Land and/or Structures**

390. Renters/Lessees of Land and/or Structures in this RAP refer to those who meet the following criteria:
- i. Residential/commercial/institutional/mixed use renters possessing a lease/rental agreement who are not classified as vulnerable or do not have low incomes:
  - ii. 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.
  - iii. 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 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**

391. 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.



392. 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.
393. 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 4-7. 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: Department of Trade and Industry (www.dti.gov.ph) under Small and Medium Enterprise Development (SMED) Council Resolution No. 01 Series of 2003 dated 16 January 2003*

## **6. Employees of Commercial, Agricultural, and Industrial Establishments**

394. 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 PAPs 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**

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

## **8. Vulnerable Groups**

396. 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 Person with Disability (PWD) or a person who needs special assistance. For the purpose of the RAP implementation, these categories of vulnerable households are further defined as follows:
397. **Poor household** - The Philippine Statistics Authority (PSA, 2015) 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. As of 2015, the annual per capita poverty threshold is set at PhP 25,007 for the National Capital Region (NCR), PhP 22,474 for Pampanga

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Province and PhP 21,989 for Bulacan Province, and PhP 21,770 for Laguna Province. Based on this definition, households with five family members whose combined annual household income is lower than PhP 125,035 for NCR, PhP 112,370 for Pampanga, PhP 109,945 for Bulacan and PhP 108,850 for Laguna Province are considered poor.

398. **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.
399. **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:
- i. A woman who gives birth as a result of rape and other crimes against chastity even without a final conviction of the offender: Provided, that the mother keeps and raises the child;
  - ii. Parent left solo or alone with the responsibility of parenthood due to death of a spouse;
  - iii. Parent left solo or alone with the responsibility of parenthood while the spouse is detained or is serving sentence for a criminal conviction for at least one year;
  - iv. Parent left solo or alone with the responsibility of parenthood due to physical and/or mental incapacity of spouse as certified by a public medical practitioner;
  - v. Parent left solo or alone with the responsibility of parenthood due to legal separation or de facto separation from spouse for at least one year, as long as he/she is entrusted with the custody of the children;
  - vi. Parent left solo or alone with the responsibility of parenthood due to declaration of nullity or annulment of marriage as decreed by a court or by a church as long as he/she is entrusted with the custody of the children;
  - vii. Parent left solo or alone with the responsibility of parenthood due to abandonment of spouse for at least one year;
  - viii. Unmarried mother/father who has preferred to keep and rear her/his child/children instead of having others care for them or give them up to a welfare institution;
  - ix. Any other person who solely provides parental care and support to a child or children;
  - x. Any family member who assumes the responsibility of head of family as a result of the death, abandonment, disappearance or prolonged absence of the parents or solo parent.
400. **Household with a family member who is a PWD, according to the Magna Carta for Disabled Persons (R.A. 7277)**, pertains to a 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.
401. PAPs 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 AH with persons needing special assistance and/or medical care, the LGUs concerned will

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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**

402. 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**

403. 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**

404. Concerning compensation and assistance provided to PAPs, the severity of the impact caused will be taken into consideration.
405. 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 PAPs 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.
406. If a PAP'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.

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## Chapter 5 COMPENSATION AND ENTITLEMENT

### A. Introduction

407. 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 V-3). As appropriate, compensation will be accompanied with assistances, as outlined in the Entitlement Matrix (EM).
408. Identification of APs' eligibility was carried out in accordance with the census tagging of structures, SES, and validation activities. For the relocation of low-income AHs, DOTr in cooperation with the Social Housing Finance Corporation (SHFC) for assisted resettlement, will work closely with the respective LGUs and other relevant government offices or units.
409. The Entitlement Matrix outlines the specifics of the compensations and entitlements, as per the impact and eligibility criteria. Specifically, it provides details of compensation and entitlements for:
- a. Loss of land
  - b. Loss of structures
  - c. Loss of income/livelihood
  - d. Loss of public land and public structures
  - e. Loss of non-land assets and improvements
  - f. Additional hardship due to vulnerability
  - g. Temporary impacts due to construction
  - h. Unanticipated involuntary resettlement impacts

### B. Units of Entitlements

410. 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:
- a. 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;
  - b. 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;
  - c. 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;
  - d. A household will be the unit of entitlement, in instances where the household will be impacted by physical displacement and requiring relocation assistance, including:

- a) Households who own the dwelling structure and also own the land where the structure is located.
  - b) Households who own the dwelling structure but do not have legal ownership on the land where the structure is located.
  - c) Households who are renting, leasing or sharing the structure.
  - d) Households who own structures and were former Informal Settler families (ISFs) but now hold title of land through government socialized housing programs.
  - e) Households who were former ISFs and are Community Mortgaged Program (CMP)/NHA beneficiaries whose titles are still under the name of the organization.
  - f) Households who have previously availed of government socialized housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.
  - g) Households/APs who occupy temporary dwellings.
- e. Working Individuals 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	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 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	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 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 and they retain their employment.
APs engaged in land-based activity	APs who are agricultural tenants and sharecroppers.  APs who are landowners or lessee who are directly engaged in farming.

Source: JICA Design Team

- f. The unit of entitlement for vulnerable groups are household, and includes:
  - Households below poverty threshold;

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- Households headed by the elderly;
  - Households headed by a solo parent with dependents; and
  - Households with any member of the family residing in the household who is categorized as person with disability (PWD).
- g. Government Agency/ LGU who are owners of affected public structures, community facility and areas on public land are considered the unit of entitlement for compensation relating to project impacts on these structures and public land.

### **C. Conditions**

411. In applying these units of entitlement, the following conditions apply:

- i. 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);
- ii. Female-headed households are to be equally recognized as a unit of entitlement, similar to male-headed households;
- iii. 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);
- iv. 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 landowners, lessees, tenants and sharecroppers who till the land. Wage-based workers in these farms are entitled to compensation for loss of income as employees;
- v. 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;
- vi. 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**

412. 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**

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413. Historically, public land was granted to agricultural farmers with the provision that should a piece of that land (up to 60m 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 exercise<sup>14</sup> 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**

414. 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.
415. Based on the project resettlement policy, squatting syndicates as defined in section 3 of R.A. 7279 and who are certified by the Local Committee Against Squatting Syndicates and Professional Squatters (CLASSPS) as such will not be eligible for government socialized housing. 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**

416. Previous awardees of government socialized housing program through a government program who are low-income and who sold their previously awarded house and lot/housing units 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.

## **4. Persons Who Have Moved Into the ROW After the Cut-off Date**

417. Persons or households who moved into the affected structure after the cut-off date<sup>15</sup> will be ineligible for resettlement assistance. Similarly, all illegal structures built and trees planted in the affected land after the cut-off date<sup>16</sup> are not compensable and persons living in these illegal structures will also be ineligible for resettlement assistance. Evicted renters/informal settler families who are in the household master list will be eligible for assistance. Eligibility will be determined through validation to be conducted jointly by DOTr, LGU/LIAC and SHFC.

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<sup>14</sup> In excess of government lien as specified above, other entitlements for APs who have full title would be followed.

<sup>15</sup> 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.

<sup>16</sup> Ibid.

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## **E. Modes of Acquisition**

418. The Entitlement Matrix outlines the entitlements for loss of land, structures and other non-land assets, loss of 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**

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

### **1. Process for Negotiated Sale**

420. DOTr will issue a Notice of Taking (NoT) to the affected property owners as early as possible to<sup>17</sup> (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 the concerned 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 purpose 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 regard to the location of the final alignment to the LGUs. This notice will serve as the basis of LGUs 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.
421. 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 offer<sup>18</sup>. 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.
422. If entire lot will be acquired for ROW, the sale may proceed directly to the execution of the Deed of Absolute Sale (DOAS). Otherwise, if it is a partial land acquisition, then a

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<sup>17</sup> As soon as parcellary survey plan is approved.

<sup>18</sup> Refer to Table VI-2 for cases when APs expressed willingness to accept the offer but lacks the necessary documents to qualify for compensation.



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lot subdivision plan/map will be submitted to DENR-LMB for approval prior to the execution of Deed of Absolute Sale.

423. For affected land with structures, improvements, and crops/trees, DOTr and the AP will, upon acceptance of offer and verification of ownership<sup>19</sup>, execute either a 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.
424. 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.
425. Should the AP need financial assistance to settle his/her accounts (i.e., RPT arrears, mortgaged property), DOTr may issue an advance payment upon the AP's request.
426. For APs with Extra Judicial Settlement (EJS) cases that are considered curable<sup>20</sup>, 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.
427. For APs with EJS cases that are considered incurable<sup>21</sup>, 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.
428. Similarly, APs who own the structures but do not own the land will sign a memorandum of Agreement (MOA) and execute an ADRI with DOTr. If the documents are complete and verified<sup>22</sup> at that time, the AP will receive full compensation for all the affected properties including crops and trees.
429. Figure V-1 illustrates the flow of right-of-way acquisition including Negotiated Sale and Expropriation Proceeding as explained in Sections G and H.

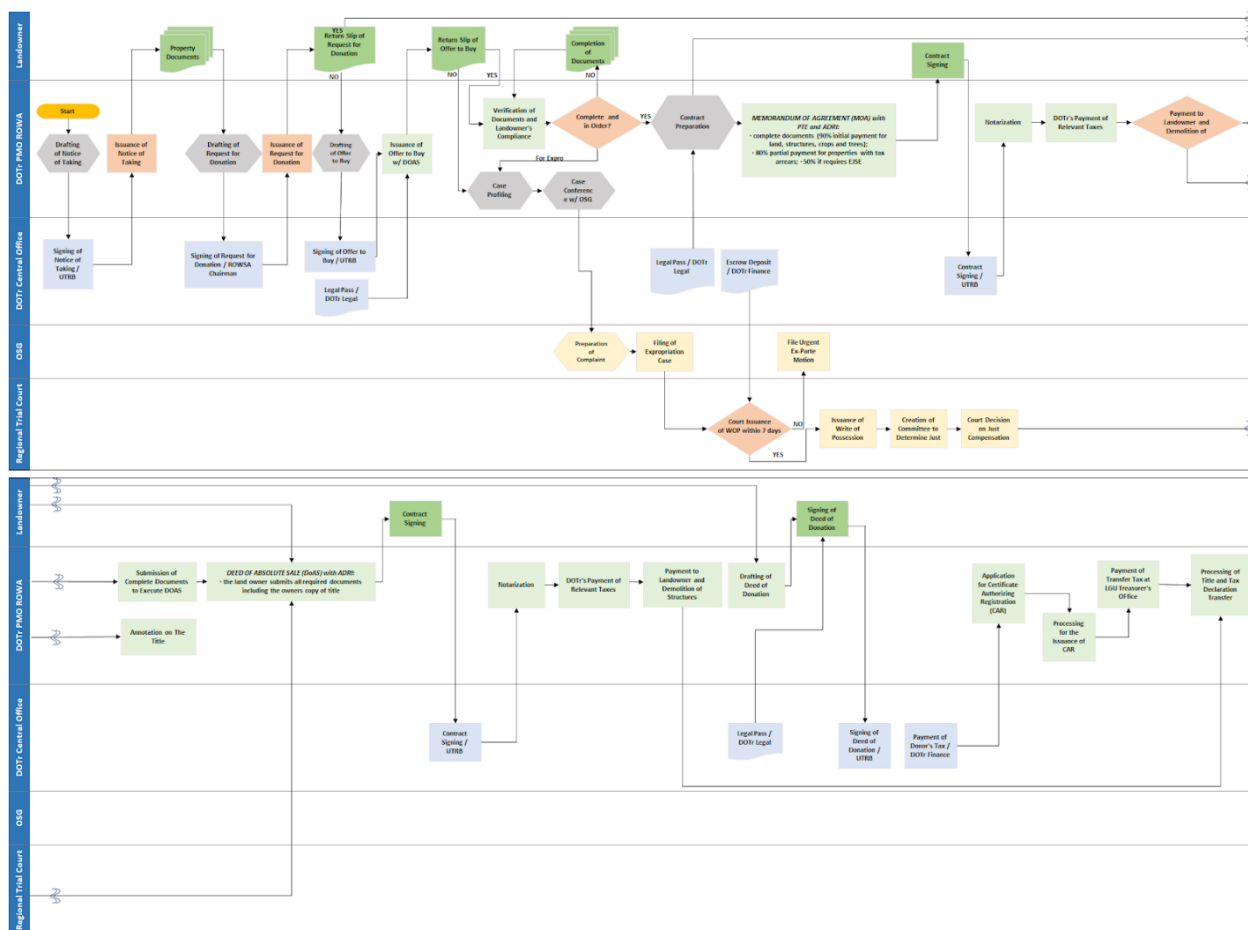
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<sup>19</sup> Upon completion of ownership documents

<sup>20</sup> *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.*

<sup>21</sup> *Subject to DOTr assessment, EJS cases wherein APs fail to reach out of court settlement among heirs.*

<sup>22</sup> *Please refer to Section 6.5.1(2) for details.*



**Figure 5-1. DOTr ROW Acquisition Swimlane Diagram**

## 2. Process of Expropriation

430. 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.
431. 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.

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432. 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 deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).
433. 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.
434. 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).
435. 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.
436. 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.
437. 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.

## **G. Required Documents for Payment of Compensation**

### **1. Land**

438. For negotiated sale, the following documents are required to be submitted by the landowners prior to the full payment:
- i. 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;
  - ii. Declaration of Lot;

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- iii. Tax Declaration of Improvements (if any)/Certificate of No Improvement;
  - iv. Tax Clearance;
  - v. Two government issued/valid Identification Cards (IDs).

## **2. Structures and Other Improvements**

439. Structure owners including informal settlers are required to present the following documents:
- i. Two (2) valid Government-issued identification cards;
  - ii. Clearance for Structures and Improvements if applicable to micro business owners;
  - iii. Special Power of Attorney (SPA), if applicable; and
  - iv. Tax Declaration of Improvements (if any);
  - v. 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;
  - vi. ISFs (non-landowners) are required to submit the following:
    - a) Certification from the barangay concerned stating that he/she is the rightful owner of the crops and trees;
    - b) Affidavit of the claimant, and two other persons not related to the claimant, preferably neighbor and/or landowner of the adjacent properties; and
    - c) Upon submission of these, validation of claims and issuance of certification from concerned LIAC.
    - d) Other documentary evidence available as proof of ownership of structure.

## **3. Crops and Trees**

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

## **4. Income Loss**

441. Owners of micro, small, medium, and large businesses, including their respective employees will present the following:
- i. For displaced employees of affected businesses:

- a. Two valid government IDs;
- b. 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
- c. 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
- d. Validation of claims and issuance of certification from concerned RIMC.

442. For affected micro business with annual income of Php 250,000<sup>23</sup> and below:

- a. Two valid government IDs;
- b. Validation of claims and issuance of certification from concerned RIMC.

443. For affected micro business with annual income above Php 250,000, and affected small, medium and large businesses:

- a. Two valid government IDs of business owner or authorized representative;
- b. DTI or Securities and Exchange Commission (SEC) registration, whichever is applicable; and
- c. Income Tax Return of the previous year.

#### H. Assistance to Obtain Necessary Documents

444. 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.

#### I. Payment Schedule

445. 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 <sup>st</sup> Payment	2 <sup>nd</sup> Payment	Documents to be Exchanged with DOTr Prior to Payments	Timing for APs to vacate
<b>A. Negotiated Sale</b>				
<u>Case 1.</u> 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).	100% of the land 100% for the structures, crops and trees	N/A	DOAS ADRI <sup>24</sup>	Following full compensation paid (after the 1 <sup>st</sup> payment as there is only one payment)

<sup>23</sup> 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](http://bir.gov.ph)

<sup>24</sup> ADRI is necessary only if there are affected structures.

<u>Case 2.</u> APs with complete documents but only submitted these after issuance of OTB, and as such DOTr needs to undertake due diligence first.	90% of the land 100% for the structures, crops and trees	10% of the land	DOAS ADRI	Following full compensation paid (after the 2 <sup>nd</sup> payment)
<u>Case 3.</u> APs with complete documents except tax clearance.	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	N/A	DOAS ADRI	Following full compensation paid (after the 2 <sup>nd</sup> payment)
<u>Case 4.</u> APs/cases which require EJS.	50% of the land 100% for the structures, crops and trees	50% of the land	DOAS ADRI	Following full compensation paid (after the 2 <sup>nd</sup> payment)
<b>B. Expropriated Property</b>				
Applicable to all cases.	<p>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.</p> <p>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;</p> <p>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</p>		<p>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.</p> <p><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></p>	

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	compensation as determined by the court.		
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Source: JICA Design Team

## **J. Entitlement Matrix**

446. 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 provided/finalized upon submission of related documents by the APs and verified by the DOTr during the issuance of notice of taking to landowners and a similar activity for non-landowners and business owners. DOTr shall likewise monitor the verification of entitlements and assessment of eligibility during RP implementation.

**Table 5-3. Entitlement Matrix**

<b>Type of Impact</b>		<b>Loss of Land</b>	
<b>Entitled Person</b>		<b>(Severe/Full)</b>	<b>(Marginal/Partial)</b>
1a	APs who have full title being OCT or TCT or Emancipation Patents (EP) or (CLOA).	<b>Entitlements:</b> 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.  <b>OR</b> 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.	<b>Entitlements:</b> 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.  <b>Easement Agreement:</b> 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).
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	<b>Entitlements:</b> Same as above, with less any amount still owing to the title.	<b>Entitlements:</b> Same as above.



	titles are still under the name of the organization.		
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.	<b>Entitlements:</b> 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. <sup>25</sup> In excess of government lien, follow other entitlements for 1a.	<b>Entitlements:</b> 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)	<b>Entitlements:</b> 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	<b>Entitlements:</b> 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 Mortgagor the remaining amortization amount needed to release portion of mortgaged property
1h	APs whose properties are ordinary assets <sup>26</sup> (i.e., property is used in trade or business or primarily held for sale).	<b>Entitlements:</b> 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	<b>Entitlements:</b> 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 <sup>3</sup> and RPT arrears.

<sup>25</sup> 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.

<sup>26</sup> 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.

		fees, except Expanded/Creditable Withholding Tax <sup>27</sup> (EWT) and RPT arrears.	
<p><b>Implementation Considerations:</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>In the event that the appraised value is lower than the BIR zonal value, DOTr will consider re-appraisal of the property.</p> <p>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.</p>			

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.	<b>Entitlements:</b> Cash compensation for the entire structure equivalent to full replacement	<b>Entitlements:</b> Cash compensation for the affected portion of the structure at full replacement cost without

<sup>27</sup> 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).

2b	<p>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>	<p>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:</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 for three days relocated or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>AND</p> <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"> <li>- Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m<sup>2</sup>;</li> </ul>	<p>deduction for depreciation or salvaged materials. Replacement cost includes repair and other associated costs for restoring damaged portion of the structure.</p> <p>Cash allowance for repair costs commensurate with actual costs.</p> <p>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 temporary vacate the place.</p>
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		<ul style="list-style-type: none"> <li>- Purchase of a residential house and lot, townhouse or condominium unit;</li> <li>- Construction or completion of a residential unit on a residential lot owned by the member;</li> <li>- Home Improvement; and/or</li> <li>- Refinancing of an existing housing loan.</li> </ul>	
<p><b>Implementation Considerations:</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Pag-IBIG loan term or maximum repayment period is 30 years.</p> <p>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, 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> <p>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.</p> <p>Compensation and entitlement to structure shall also apply to those whose structure/s will be affected by the provision of setback.</p> <p>Non-viability of remaining portion will be determined by DOTr in consultation with the AP.</p>			
<b>Type of Impact</b>		<b>Loss of Structure</b>	
<b>Entitled Person</b>		<b>(Severe/Full)</b>	<b>(Marginal/Partial)</b>

2c	APs who are renting, leasing or sharing the structure/improvement, and do not have a low income. <sup>28</sup>	<p><b>Entitlements:</b>  No compensation for land or structures.  In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows:</p> <p>1. Self-relocation assistance  (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> <p>OR</p> <p>2. Assisted resettlement  (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:  - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m<sup>2</sup>;  - 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</p>	<p><b>Entitlements:</b>  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.</p>
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<sup>28</sup> For this project, low-income families are those whose combined family monthly income is below Php 40,000.

		<ul style="list-style-type: none"> <li>- Refinancing of an existing housing loan.</li> <li>(ii) Cash compensation to cover the cost of connecting utilities such as water and power;</li> <li>(iii) Transportation to new dwelling inclusive of transportation of belongings; and</li> <li>(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).</li> </ul>	
2d	APs who are renting, leasing or sharing the structure/improvement, and have a low-income. <sup>29</sup>	<p><b>Entitlements:</b>  No compensation for land or structures.  In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows:</p> <p>1. Self-relocation assistance  (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> <p>OR</p> <p>2. Assisted resettlement  (i) Option to avail of government socialized housing (if qualified);</p>	<p><b>Entitlements:</b>  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.</p>

<sup>29</sup> For this project, low income families are those whose combined family monthly income is below Php 40,000.

		<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> <p>If completion of the socialized housing at the relocation site will not be ready in time, rental subsidy will be provided.</p>	
2e	APs who own structures/improvements but do not own the land where the structure is located on, and are a low-income household. <sup>30</sup>	<p><b>Entitlements:</b></p> <p>Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or salvaged materials.</p> <p>In cases where the structures are being used as dwellings, self-relocation or 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) 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</p> <p>(iii) Cash compensation to cover the cost of connecting utilities such as water and power;</p>	<p><b>Entitlements:</b></p> <p>Cash compensation for affected portion of the structure equivalent to full replacement cost without deduction for depreciation or salvaged materials.</p> <p>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.</p>
2f	APs who own structures/improvements and were former ISFs but now hold title of land through government socialized housing programs.		

<sup>30</sup> 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>(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 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> <p>If completion of the socialized housing accommodation will not be ready by time of displacement, rental allowance will be provided.</p>	
2g	APs who were former ISFs and CMP/NHA beneficiaries whose titles are still under the name of the organization.	<p><b>Entitlements:</b></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	<p><b>Entitlements:</b></p>	



	<p>who have previously availed of government socialized housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.</p>	<p>Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or salvaged materials.</p> <p>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:</p> <p>1. Self-relocation assistance</p> <p>(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;</p> <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power; and</p> <p>(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> <p>OR</p> <p>2. Assisted resettlement</p> <p>(i) Option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSA, NGOs and/or LGUs;</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>	
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		<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> <p>If completion of the public rental housing accommodation will not be ready by time of displacement, rental allowance will be provided.</p>	
<p><b>Implementation Considerations:</b>            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.</p>			
2i	APs who occupy temporary dwellings. <sup>31</sup>	<p><b>Entitlements:</b>            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</p>	<p><b>Entitlements:</b>            No compensation for structure.</p>

<sup>31</sup> Moveable sleeping materials located within the project right-of-way (e.g., tent, cart, tarpaulin)

		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. APs that do not meet the socialized housing program eligibility criteria but are able to present Certification may have the option to avail of affordable public rental facility through partnership with KSA, NGOs, and/or LGUs, to the extent possible. If completion of the public rental facility will not be ready by time of displacement, rental subsidy will be provided.	
<p><b>Implementation Considerations:</b> 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.</p>			

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><b>Entitlements:</b> Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.<sup>32</sup> 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. Participation in the Livelihood Restoration and Improvement Program (LRIP).</p>

<sup>32</sup> 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.

		<p>For APs who are leasing space from property owners: 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 33	<p><b>Entitlements:</b> Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.<sup>34</sup> 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.</p> <p>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.</p> <p>For APs who are owners of commercial/business entities and are leasing affected space/property: 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</p>

<sup>33</sup> 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.

<sup>34</sup> 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.

		property being leased. Not applicable to lease contracts that will expire at the time of taking.
3c	Vendors with no stalls <sup>35</sup>	<b>Entitlements:</b> 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.
3d	Trolley drivers	<b>Entitlements:</b> Transitional support of minimum wage for four months. <sup>36</sup> Participation in the LRIP. Provision of skills training in anticipation of available job positions during construction and operation of the project. Training allowance <sup>37</sup> . Priority in employment during construction and operation stage of the project.
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.	<b>Entitlements:</b> 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. <sup>38</sup> Participation in the LRIP. Provision of skills training in anticipation of available job positions during construction and operation of the project. Training allowance. <sup>39</sup> Priority in employment during construction and operation stage of the project.
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.	

<sup>35</sup> 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.

<sup>36</sup> 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

<sup>37</sup> Transportation allowance during training provided only if necessary

<sup>38</sup> 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

<sup>39</sup> Transportation allowance only if necessary

3g	APs who relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.	<b>Entitlements:</b> 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). <sup>40</sup>
3h	APs who are agricultural tenants and sharecroppers.	<b>Entitlements:</b> 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.	<b>Entitlements:</b> 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.
<b>Implementation Considerations:</b> 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.	<b>Entitlements:</b> 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.	<b>Entitlements:</b> Cash compensation for structures at full replacement cost. Transportation to be provided inclusive of transportation of belongings.

<sup>40</sup> *Commuting allowance will be provided only upon transfer to off-city permanent relocation site. No commuting allowance will be provided at the temporary accommodation*

Entitled Person		Loss of Non-Land Assets and Improvements
5a	Owners of fruit and timber trees (regardless of ownership status of affected land).	<b>Entitlements:</b> Cash compensation at replacement cost for affected fruit and timber trees.
5b	Owners of crops (regardless of ownership status of affected land).	<b>Entitlements:</b> Compensation for the affected perennial and annual crops at market value of the crop at full-term harvest time. <sup>41</sup>
5c	Owners of aquaculture produce (regardless of ownership status of affected land).	<b>Entitlements:</b> Compensation for aquaculture stock computed at harvest time. <sup>42</sup>
5d	Owners of other affected non-land assets and improvements (not mentioned in 5a, 5b or 5c).	<b>Entitlements:</b> 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.
<b>Implementation Considerations:</b> 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

<sup>41</sup> 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.

<sup>42</sup> APs will receive compensation for land and compensation for improvements. If the remaining area (remaining fish pond area) is no longer viable, APs will be compensated for entire area.

6a	APs who are classified as any of the following vulnerable groups: poor (based on the poverty income threshold), elderly and solo parent-headed households <sup>43</sup> , and persons with disabilities.	<b>Entitlements:</b> <u>In addition to applicable compensation:</u> 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.	<b>Entitlements:</b> 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.	<b>Entitlements:</b> The project will provide for crossings and continued access. 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.
<b>Implementation Considerations:</b> Contractors will be responsible for the arrangement and payment of land rent, restoration of land and compensation for non-land assets and lost income. Temporary impacts due to construction will be monitored and reported as part of the Environment Management Plan.		

Entitled Person	Unanticipated Involuntary Resettlement Impacts
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<sup>43</sup> 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.



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>
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**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,

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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.

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## Chapter 6 . RELOCATION AND RESETTLEMENT PLAN

447. This chapter describes the relocation and resettlement plan for landowners (LOs), and non-landowners (NLOs) in Makati, Paranaque, Taguig and Muntinlupa also known as the Makati-Buli 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.
448. The Department of Transportation (DOTr) as the implementing agency (IA), in coordination with the Local Government Unit (LGU) of Cities of Makati, Paranaque, Taguig and Muntinlupa 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.
449. The relocation approach of the NSCR-Ex Project, in coordination, and concurrence with the Cities of Makati, Paranaque, Taguig and Muntinlupa, and SHFC is the provision of in-city and off-city relocation. AHs were informed and consulted about the relocation site and were consulted on their preferred relocation option. Landowners of the relocation site will be compensated for affected land and other property at replacement cost.

### A. Landowner and Non-Landowner Beneficiaries of Relocation Assistance

450. In the 2018 and 2019 SES, there is a total of 3,447 affected households (AHs) with 543 LOs and 2,904 NLOs who stand to be displaced from their land, and/or residence, in the project ROW. They, however, will benefit from resettlement assistance that will be provided by the Project as spelled out in this resettlement planning document.
451. Of the total 543 LOs, 485 were interviewed (374 residing LOs and 111 non-residing LOs) and the remaining 58 were not interviewed. As to the NLOs, 2,694 were interviewed or with SES and 210 have no SES.
452. The total number of affected structures is 1,806, where 1,022 are used as residences, 281 as residence cum business, 132 are used solely for business, 23 structures are used as institutional/community facilities, and 348 are associated structures. The affected households outnumber the 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. **Error! Reference source not found.** presents the total number of AHs surveyed and not surveyed per barangay:

**Table 6-1: Number of Affected Households**

City	Affected Households				
	Residing LO AH (with SES)	NLO AH (with SES)	LOs and NLOs w/o SES	Non-residing LOs (with SES)	Total AHs
Makati	47	505	78	41	671
Taguig	287	1525	104	46	1962
Paranaque	7	130	77	3	217
Muntinlupa	33	534	9	21	597
<b>Total</b>	<b>374</b>	<b>2694</b>	<b>268</b>	<b>111</b>	<b>3447</b>

453. Out of the 3,068 interviewed residing AHs, 1,383 households (with 1,709 vulnerabilities) were identified as vulnerable and will receive inconvenience allowances of PhP10,000 each in addition to applicable compensation due them. Of the 1,709 vulnerabilities of AHs, 753 are solo parents with dependents, 379 are those whose household income is below the poverty threshold, 410 are households headed by the elderly, and 167 are households with a member with disability (PWD).

**Table 6-2: Number of Vulnerabilities Among AHs Per Municipality/LGU**

LGU	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	%
Makati	25	144	84	14	267	15.62
Taguig	277	444	224	60	1005	58.81
Paranaque	23	17	18	58	116	6.79
Muntinlupa	54	148	84	35	321	18.78
<b>Total</b>	<b>379</b>	<b>753</b>	<b>410</b>	<b>167</b>	<b>1,709</b>	<b>100</b>
<b>%</b>	<b>22.18</b>	<b>44.06</b>	<b>23.99</b>	<b>9.77</b>	<b>100.00</b>	

454. In terms of vulnerability per vulnerable household, 930 or 67.25% have single vulnerability, 341 or 24.66%% have double vulnerability, and 112 or 8.10% have triple or more vulnerabilities.

**Table 6-3. Households with Vulnerable Members and Requiring Special Assistance During Transfer (Multiple Response per Household Interviewed)**

LGU	HH with Triple or More Vulnerabilities	HH with Double Vulnerabilities	HH with Single Vulnerability	Total	%
Makati	3	47	164	214	15.47

Taguig	39	177	532	748	54.09
Paranaque	3	11	34	48	3.47
Muntinlupa	67	106	200	373	26.97
<b>Total</b>	<b>112</b>	<b>341</b>	<b>930</b>	<b>1,383</b>	<b>100</b>
<b>%</b>	<b>8.10</b>	<b>24.66</b>	<b>67.25</b>	<b>100</b>	

455. Aside from these vulnerable households, there are 1,346 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 6-4 shows the details:

**Table 6-4: APs Requiring Special Assistance During Transfer (multiple responses)**

Categories	Male		Female		Total	
	No.	%	No.	%	No.	%
Baby/Toddler	418	31.05	418	31.05	836	62.11
Elderly	155	11.52	251	18.65	406	30.16
Pregnant	0	0.00	29	2.15	29	2.15
HH with member who is physically disabled	26	1.93	31	2.30	57	4.23
HH with member who is mentally challenged	13	0.97	5	0.37	18	1.34
<b>Total</b>	<b>612</b>	<b>45.47</b>	<b>734</b>	<b>54.53</b>	<b>1346</b>	<b>100</b>

## B. Consultation with Affected Households

456. Series of consultation activities were conducted through blended methods such as face-to-face, online, and telephone interviews. Among these are the distribution of Project Information Brochure (PIBs) with feedback forms, conduct of small face to face meetings, online meetings and phone/mobile calls, which 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 Cities of Makati, Paranaque, Taguig and Muntinlupa 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.
457. The general SCM activities covered affected households in 13 barangays namely: San Antonio, Pio Del Pilar, Bangkal and Magallanes (4) in Makati; South Daang Hari, North Daang Hari, Bagumbayan, Tanyag, Western Bicutan and Fort Bonifacio (6) in Taguig; San Martin de Porres (1) in Paranaque; and Sucat and Buli (2) in Muntinlupa. The small face-to-face group meetings with the AHs were conducted in venues that these LGUs-approved following safety protocols.
458. 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

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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 Makati-Buli segment of the railway.

459. During the distribution of PIBs, feedback from the AHs were gathered by the trained community facilitator. Basic issues and concerns, inquiries, and questions about the project, GRM and relocation plans have been answered. For the complete details of this discussion, refer to chapter 7 of this report.
460. The PIBs feedback were gathered for the AH relocation preference which was administered by trained community facilitators that interviewed the households. PIB and feedback forms are 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 to get additional information to validate the existing socio-economic information of the AHs.
461. More prominent reasons cited by the 136 NLO AHs who preferred the option for self-relocation were hinged on the following:
  - 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.
  - Business owners who want to continue their business after the displacement.
  - AHs who want to have a better environment for their children.
  - 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.
  - They want to maintain and continue living in the same location with their relatives and friends.
462. 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.
463. 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.
464. 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.
465. DOTr will send letters/notices including PIBs to inform them again about the relocation program, particularly on their entitlements and 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.

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466. 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.
467. The DOTr, SHFC, and the Makati, Paranaque, Taguig and Muntinlupa 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.
468. The 136 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. Waiver forms that these AHs opted for self-relocation rather than the assisted resettlement shall be provided by DOTr for signature of the AHs. This documentation shall form part of the monitoring reports to be submitted to ADB and JICA.
469. Out of the 3,447 AHs, only 2,221 were surveyed for their relocation preferences. Out of the 2,221 surveyed households, 2,040 AHs , preferred assisted resettlement option and 136 opted for self-relocation. The remaining 45 AHs are still undecided. Further, prospective relocation sites were presented during consultations such as the properties of the LGUs/cities in Makati, Paranaque, Taguig and Muntinlupa and the off-city relocation site in Tanza, Cavite. During the conduct of series of consultations, it was explained to the AHs that locations chosen will be developed and will have high density housing units. Off-city relocation option has been chosen located in the Municipality of Tanza in Cavite Province. For the Tanza property, the land that is in the process of being acquired by SHFC 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).

### **C. Overview of the Presentation of Relocation Sites During the Consultations**

470. The properties within which the relocation sites are located are part of the comprehensive housing program of the respective city governments to provide in-city relocation sites for informal settlers. The project affected people of the NSCR project have been considered by the respective LGUs as one of the groups that will be served by their housing program. The DOTr and the SHFC agreed with the concerned LGUs to develop the relocation sites within their areas for the affected NLOs. The typical design of the High Density (HD) housing building includes individual units with sizes ranging from 21 to 41 square meters per unit with complete amenities and basic utilities. There are common community facilities that are within the design standards set out by SHFC. Further, DOTr will prepare a due diligence report on the land acquisition of the relocation sites involving involuntary resettlement impacts (such as loss or property or displacement). The Addendum RAP will be prepared in accordance with the provisions of this RAP including information on the related consultations and submit with its regular internal monitoring report with an advance copy of the due diligence report to be furnished to ADB and JICA. The Addendum RAP will need to be finalized and agreed by ADB and JICA prior to contract award for civil works.
471. It was explained further that the SHFC and the LGUs of Makati, Paranaque, Taguig and Muntinlupa will continue to discuss the details of the construction plans of the site chosen

by the affected people as their in-city relocation. Funding of said relocation site will be provided by the DOTr. Questions from the consultations included the timeline of construction, project relocation schedule and the benefits they will have for this project.

#### D. Relocation Preference of Affected Households

472. In the consultations where the proposed relocation sites were presented, most of the AHs said they know the locations of the proposed sites because the locations are within their respective cities. For the relocation preference survey form attached to the PIB, AHs were asked to provide their responses on their choice of location from among the sites presented to them.
473. Results of consultations indicate that some 2,040 or 59% AHs preferred assisted resettlement within the cities of Makati, Paranaque, Taguig and Muntinlupa proposed relocation sites. 136 or 4% of the AHs preferred self-relocation, 45 or 1% AHs are undecided, and 1226 or 36% AHs were not able to give their preference. Table 6-5 presents the result of the consultations:

**Table 6-5. Preferences of Affected Households for Relocation Options**

Municipality / LGUs	Assisted Resettlement	Self-Relocation	Undecided	Not available to give info	Total No. of AHs
	(a)	(b)	(c)	(d)	(e=a+b+c+d)
Makati	211	20	4	436	671
Paranaque	62	0	0	155	217
Taguig	1339	112	28	483	1962
Muntinlupa	428	4	13	152	597
<b>Total</b>	<b>2040</b>	<b>136</b>	<b>45</b>	<b>1226</b>	<b>3,447</b>
<b>%</b>	<b>59</b>	<b>4</b>	<b>1</b>	<b>36</b>	<b>100</b>

Source: DOTr

#### E. Affected Households Preferring Self-Relocation

474. The reasons given by the 136 AHs who preferred self-relocation are as follows:
- 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.
  - The business owners want to continue their business in the relocation area of their choice after the displacement.
  - They want to maintain and continue living in the same location where their relatives and friends are
  - They want to go back to their respective provinces.
  - They already had a prospective land to relocate to or have another place to transfer.
  - The resettlement site is far away from school; they do not have a car in case of emergency.
  - To repair remaining property and will continue residing in the area.
  - Already an awardee of a NHA housing program
  - AHs who want to have a better environment for their children.



- 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.

## F. Relocation Site Preference

475. The DOTr and the SHFC presented to the AHs the in-city and off-city relocation sites. The first set of presentation was done through distribution of a Public Information Brochure (PIB) with a tick form for the families to choose the relocation site preference and confirmation. These proposed sites in Table 6-6 have been confirmed with the affected NLO households as their preferred relocation sites.

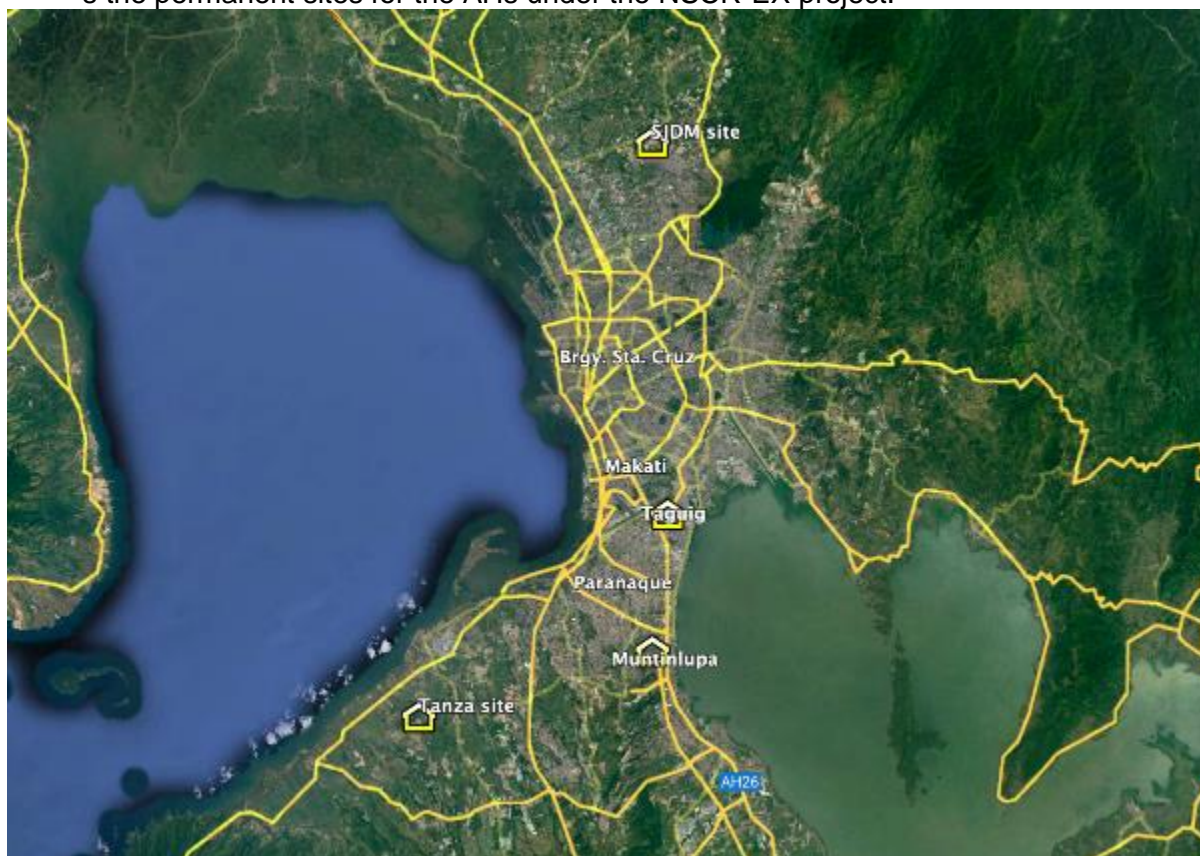
**Table 6-6: Relocation Sites that AHs preferred from each LGUs in Makati to Muntinlupa**

LGU	Location of Relocation Site
Makati	Carissa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite (off-city)
	Alpas II & Alpas I Housing, SHFC Project (Barangay Muzon, City of San Jose Del Monte Bulacan) (off-city)
Paranaque	Osorio Compound located in Brgy. San Martin de Porres, Parañaque City (in-city)
Taguig	Carissa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite (off-city)
Muntinlupa	Ipilan/Patdu Compound, South Green Heights, Lakeview Barangay, Putatan, Muntinlupa City (in-city)

476. The relocation sites in each of the LGUs were presented to the APs through face-to-face meetings within the bounds of Covid19 movement restrictions by the LGU. A copy of the Project Information Brochure (PIB) for Relocation Preference Survey with feedback form was given to the AH for their relocation and housing preference. They have been shown some typical development designs and features of the proposed relocation sites which include building, road networks, basic facilities, and amenities. A typical floor area space plan of each housing unit is also provided in the PIB. At the onset of project consultations undertaken by DOTr and SHFC, information on the housing design options such as vertical and horizontal type of building construction has been provided. Subsequently, discussion on building type has been undertaken in consideration to the limited lots that could accommodate the number required for AHs that needs to be relocated. After due diligence on what is feasible and affordable to the AHs, the design option that has been strongly considered by the AHs with guidance from the SHFC was vertical housing building. Notwithstanding the consultation sessions undertaken on the choice of relocation and housing designs, the DOTr will continue to hold iterative consultation activities with the AHs to finalize the details of the chosen housing design that must include access to basic social, livelihood and public services. Consultation modalities will follow the health and safety protocols enforced by the authorities. It will involve calling people by telephone, face to face assemblies with limited number of participants per group, until everyone is covered. SHFC is currently working on the specific factors

that need to be included in the detailed designs for each of the relocation sites. Once done, it will be presented to the APs through agreed schedule and venues.

477. The SHFC, with the assistance of the Local Inter-Agency Site Selection Subcommittee per LGU conducted site inspections to evaluate resettlement sites suitable for housing. Based on the suitability criteria of the proposed relocation sites from Makati to Muntinlupa is shown in **Error! Reference source not found.** where SHFC considered a s the permanent sites for the AHs under the NSCR-EX project.



**Figure 6-1. Proposed Relocation Sites for the AHs in Makati to Muntinlupa**

478. Generally, the sites selected will have community and educational facilities, such as K-12 schools, health centers, and basic public and social services like place of worship and near place of work among others. AHs availing of the social housing are those that opted assisted resettlement from the project. Accessibility, distance, and travel time to and back to important facilities and services of the relocation sites are presented in Table 6-7 below:

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

Travel Time by Public Transport to the Closest Facility (in minutes)								
Relocation Site	Category of Facility							
	Hospital	Worship Place	School	Market	Bus Terminal	Police Station	Factory	LGU Office
MAKATI								
Carissa Homes Phase 8, Brgy. Punta and Bagtas,	20	5	5	6	12	5	24	20

Travel Time by Public Transport to the Closest Facility (in minutes)								
Relocation Site	Category of Facility							
	Hospital	Worship Place	School	Market	Bus Terminal	Police Station	Factory	LGU Office
Tanza Cavite								
Alpas II & Alpas I Housing SHFC Project (Barangay Muzon, City of San Jose Del Monte, Bulacan)	12	12	8	12	8	16	12	14
PARANAQUE								
Osorio Compound located in Brgy. San Martin de Porres, Parañaque City	2	22	2	12	12	15	none	40
TAGUIG								
Carisa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite	20	5	5	6	12	5	24	20
MUNTINLUPA								
Ipilan/Patdu Compound, South Green Heights, Lakeview Barangay, Putatan, Muntinlupa City	7	7	4	8	8	7	7	7

479. Acceptability of the host LGUs has been assessed and there was no negative feedback thus far gathered, except for the off-city relocation Tanza LGU (previous administration) in Cavite, for Carissa Homes. As a way forward to resolve this issue and due to a new Mayor has been elected in Tanza, a meeting has been conducted with the new officials and discussed about the project. The initial agreement is DHSUD will schedule a workshop with Tanza LGU, sending LGUs and other stakeholders, for identification of

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their thematic concerns related to the relocation of PAPs of the NSCR-Ex Project. They agreed to this but with a condition that the DILG will be involved before a MoA between the receiving and sending LGUs relating to the relocation of APs can be discussed. The schedule of the workshop is being finalized between the stakeholder participants. Inspection and visit of the relocation sites were conducted by the DOTr during the preparation of the RAP to identify and assess the locations of these in-city relocation sites. SHFC conducted pre-construction planning with both contractors and coordination meeting with PrimeWater and Meralco. The contractors MIC and GBCCGI have submitted their updated site development plan for workflow of construction, coordination and negotiation between sending/receiving LGUs. Community scoping was also done on availability and accessibility of public and social services facilities, health and safety, place of worship, schools and learning centers and access to employment and livelihood was also conducted.

480. All of the relocation sites will require land acquisition with the Carissa Homes already purchased by SHFC. Acquisition of land for resettlement sites in Paranaque (Osario Compound) and Muntinlupa (Ipilan/Patdu Compound) is subject to successful negotiations with the landowners. Initial due diligence has been undertaken; a summary of initial due diligence findings for associated resettlement impacts is set out in the appendices. A Due Diligence Report (DDR) will be prepared for the relocation sites for Makati-Buli section and will be submitted on the 1<sup>st</sup> Quarter of 2023. An Addendum RAP will be prepared, if any involuntary resettlement impacts are identified through the due diligence and set out in the DDR.
481. The technical evaluation of the properties was performed last February 2022. The results were presented in the sections below. The finalization of agreement between the sending and receiving LGUs is targeted to be done by the first quarter of 2023.

## **1. Relocation Sites and Preferred Relocation Sites by Affected Persons**

482. The table below presents the number of affected households (AHs) by LGU, and their preferred relocation sites based on the PIB survey. It also shows the number of generated lots per relocation sites that could accommodate the corresponding number of AHs. As can be seen in Table 6-8, a total of 3,643 surveyed APs chose Carissa Homes in Tanza Cavite as their preference of relocation site. Although, 2,430 row housing units can be generated from the Carissa Homes, lots can be increased two-fold using a 2-level building configuration. As per latest direction of the DHSUD, they are to follow the instruction of the President to build housing projects using a vertical configuration to maximize the use of the land and increase the number of socialized housing units.

**Table 6-8. Details of Affected AHs by LGU with Corresponding Relocation Sites in Each DD RAP**

DD RAP				Makati - Buli Section					Manila Phase 2 Section	
LGU				Makati <sup>a</sup>		Paranaque <sup>b</sup>	Taguig <sup>c</sup>	Muntinlupa <sup>d</sup>	Manila	
Number of Affected HHs				671		217	1962	597	3994	
Surveyed HHs with PIBs	Total Number of Surveyed AHs <sup>k</sup>			235		62	1479	445	3017	
	% of Affected HHs			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 with Preferred Relocation	No. of AHs Relocation		211		62	1339	428	2895	
		% of Assisted Relocation		31.45%		74.70%	68.25%	71.69%	72.46%	
		<sup>g</sup> Undecided / Others <sup>h</sup>					193	91	42	
		% of AHs					9.84%	15.18%	1%	
		No. of Surveyed AHs		114	91	62	1146	337	2383	470
		% Preference of 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) <sup>i</sup>	Alpas II & Alpas I Housing, SHFC Project (Barangay Muzon, City of San Jose Del Monte Bulacan) (off-city) <sup>e</sup>	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) <sup>f</sup>	Carissa Homes Phase 8, Brgy. Punta and Bagtas, Tanza Cavite (off-city)	Osorio Property, Trece Martirez City <sup>j</sup>

		<b>Area (sq.m)</b>	86,347	19,275	700	86,347	12,942	86,347	450,000
		<b>Generated Row Units / Lot/s</b>	2,430	952	21	2,430	226	2,430	7,875
		<b>Generated units in 2-level Building / Lot/s</b>	4,860	1,904	-	4,860	452	4,860	-

Note:

<sup>a</sup>. Out of 671, only (35%) 235 were surveyed. Out of 235, only (17%) 40 preferred Carissa Homes.

<sup>b</sup>. Out of the 217 (74.7%), 162 were surveyed and preferred Osorio Compound.

<sup>c</sup>. Out of 1962 (75%), 1472 were surveyed and (58%) 854 preferred Carissa Homes

<sup>d</sup>. Out of 597, (73.5%) 439 were surveyed. Out of 439 (57%) 250 preferred Patdu compound

<sup>e</sup>. Estimated generated units based on 22 sqm per unit and 7 units per floor times 3 floors.

<sup>f</sup>. 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.

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

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

<sup>i</sup>. 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 1,213 HHs.

<sup>j</sup>. 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 7,875 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.<sup>k</sup> Not all AHs were PIB – Surveyed due to the following reasons; 1) Unavailable during the PIB – Survey, 2) Refused, 3) other



## 2. Makati Relocation Site

483. Makati relocation sites are Alpas II & Alpas I Housing in San Jose del Monte Bulacan and Carissa Homes in Tanza Cavite, with 17% of the AHs surveyed preferring Carissa Homes. The PIB relocation preference survey was able to reach out to 35% of the Makati AHs. The low percentage was partly due to refusal of AHs to participate in the survey, especially those renting out/occupying affected condominium units, to be called informal settler families. A more detailed breakdown can be found in the appendices of Volume 3 of this RAP.

### a. Profile of Alpas I & Alpas II Housing

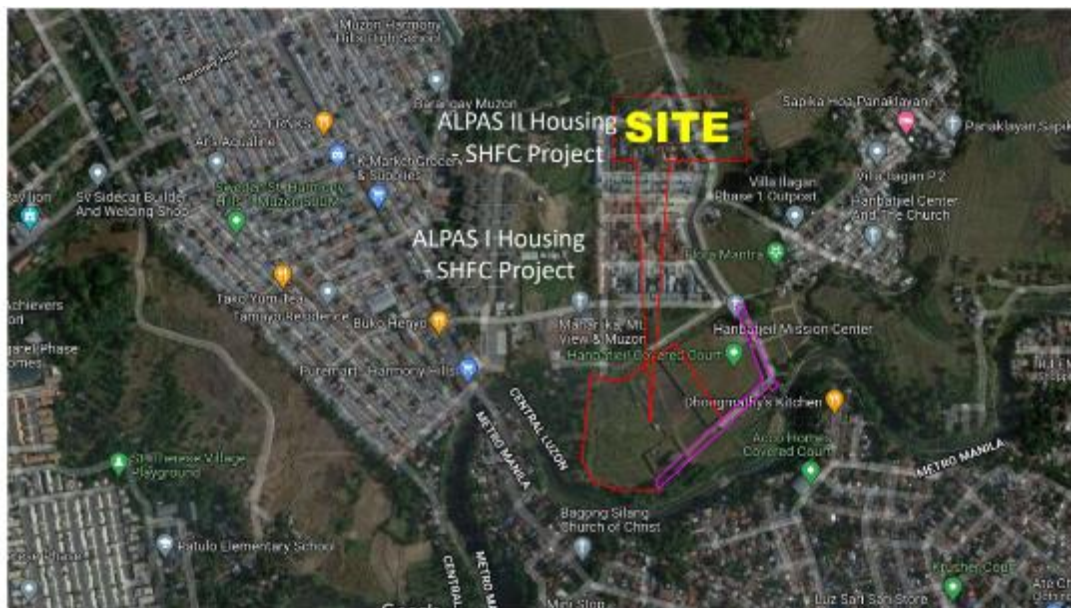
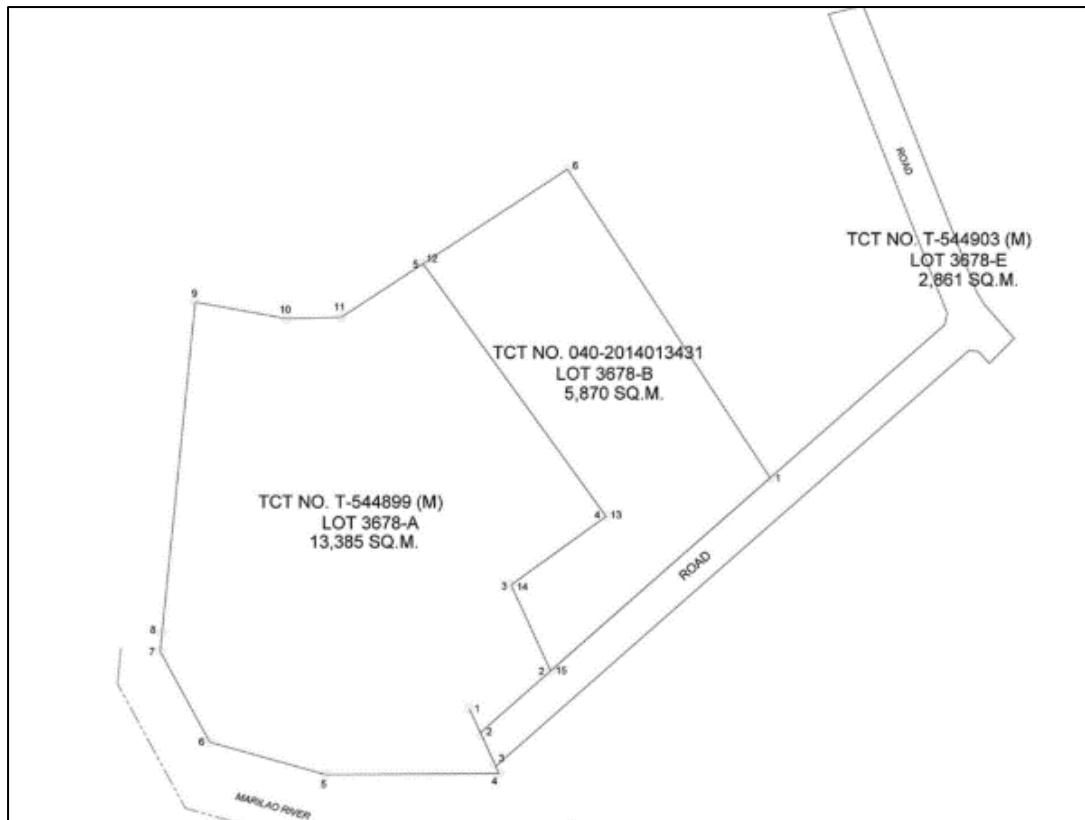


Figure 6-2. Location Map of Alpas I & Alpas II Housing

484. This off-city relocation site of Makati City is located in Barangay Muzon, City of San Jose Del Monte Bulacan. It is bounded on the North by Maharlika, Mt. View & Muzon, bounded on the west by Central Luzon, bounded by the south by Bagong Silang Church of Christ and bounded by the east by Hanbatjeil Mission Center.
485. Figure 6-3 shows that the land area is 19, 275 sq.m. Furthermore, this relocation site is preferred by 14% of the AHs surveyed. Figure 6-4 shows that it will be a three-storey building; each unit with loft with a floor area of 35 sq. m. Based on the total land area and assuming 20% of the area will be used for common facilities and roads, a total of 1,321 housing units can be built in the land area.



**Figure 6-3. Location Plan of the Relocation Site**



**Figure 6-4. ALPAS I & ALPAS II Housing Relocation**



**Table 6-9. Access to Public and Social Services from Relocation Site in Alpas II & Alpas I Housing SHFC Project (Barangay Muzon, City of San Jose Del Monte Bulacan)**

No.	Public Facility	Distance from Barangay Muzon	Travel Time by Public A Transport	Remarks
1	Hospitals	12 minutes 30 minutes	3.1 km 10.4 km	Kairos General Hospital Qualimed Hospital
2	Worship Place	12 minutes	3.1 km	San Isidro Labrador Parish Church
3	Educational Facilities	8 minutes minutes	1.9 km 3.4 km	Muzon National High School SJDM Cornerstone Academy
4	Market	12 minutes 12 minutes	3.1 km 3.0 km	Muzon Market Savemore Market Uptown Muzon
5	Terminal / Shuttle Bus	8 minutes	2.0 km	Muzon Central Terminal
6	Factory / Industry	12 minutes	3.2 km	SMR San Jose Del Monte Bulacan
7	City Hall/ Barangay Hall	14 minutes	3.3 km	Barangay Muzon Barangay Hall
8	Police Station	16 minutes	4.7 km	Police Station Office - City of San Jose del Monte, Bulacan
9	Fire Station	16 minutes	4.7 km	Bureau of Fire Protection SJDM Bulacan



Kairos General Hospital



Qualimed Hospital



SJDM Cornerstone Academy



Muzon National High School



San Isidro Labrador Parish Church



Muzon Market



Savemore Market Uptown Muzon



Muzon Central Terminal





SMR San Jose Del Monte Bulacan



Barangay Muzon Barangay Hall



Police Station San Jose Del Monte, Bulacan

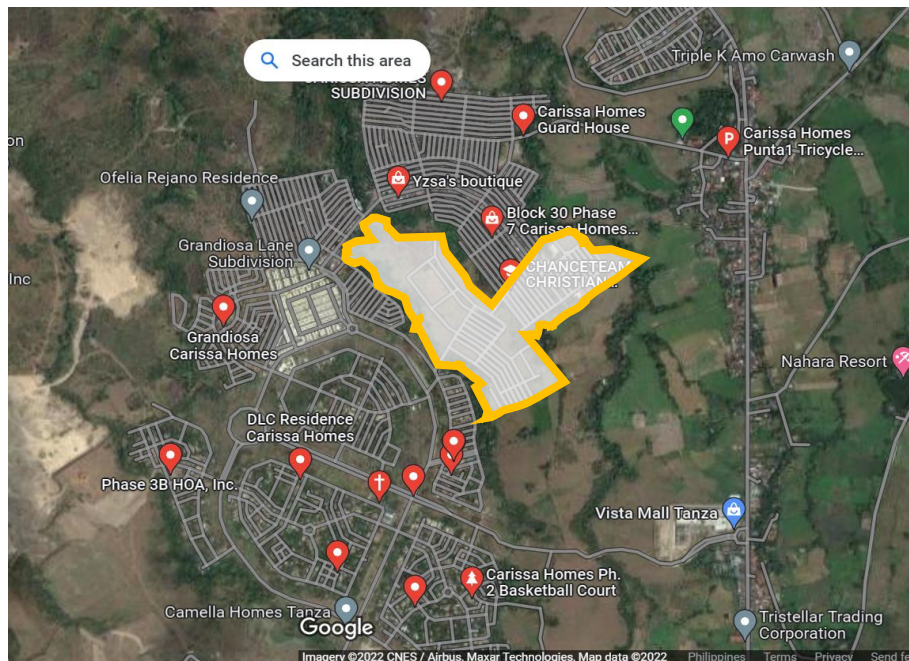


Bureau of Fire Protection SJDM Bulacan

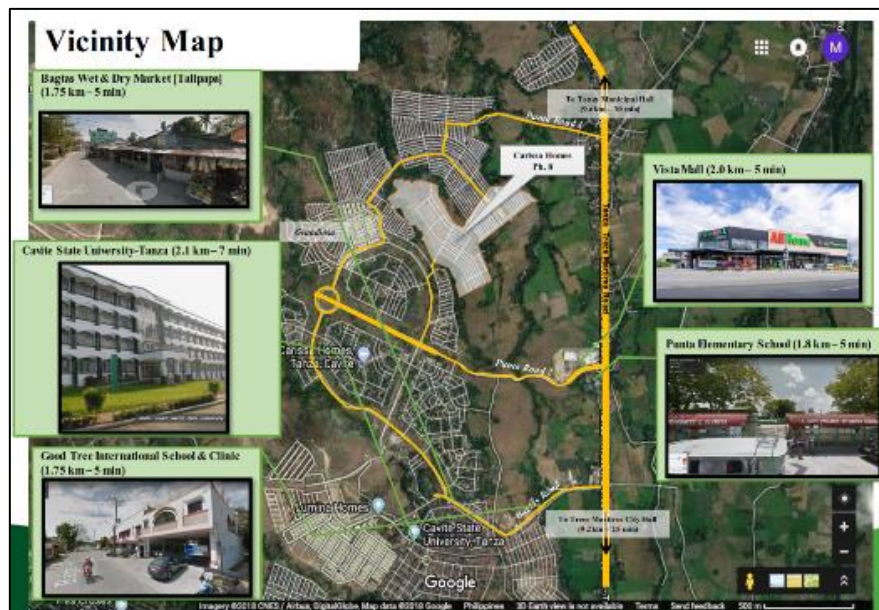
**Figure 6-5. Public Facilities within the vicinity of Alpas II & Alpas I Housing SHFC Project (Barangay Muzon, City of San Jose Del Monte Bulacan)**

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

- a.
486. 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 6-6 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.



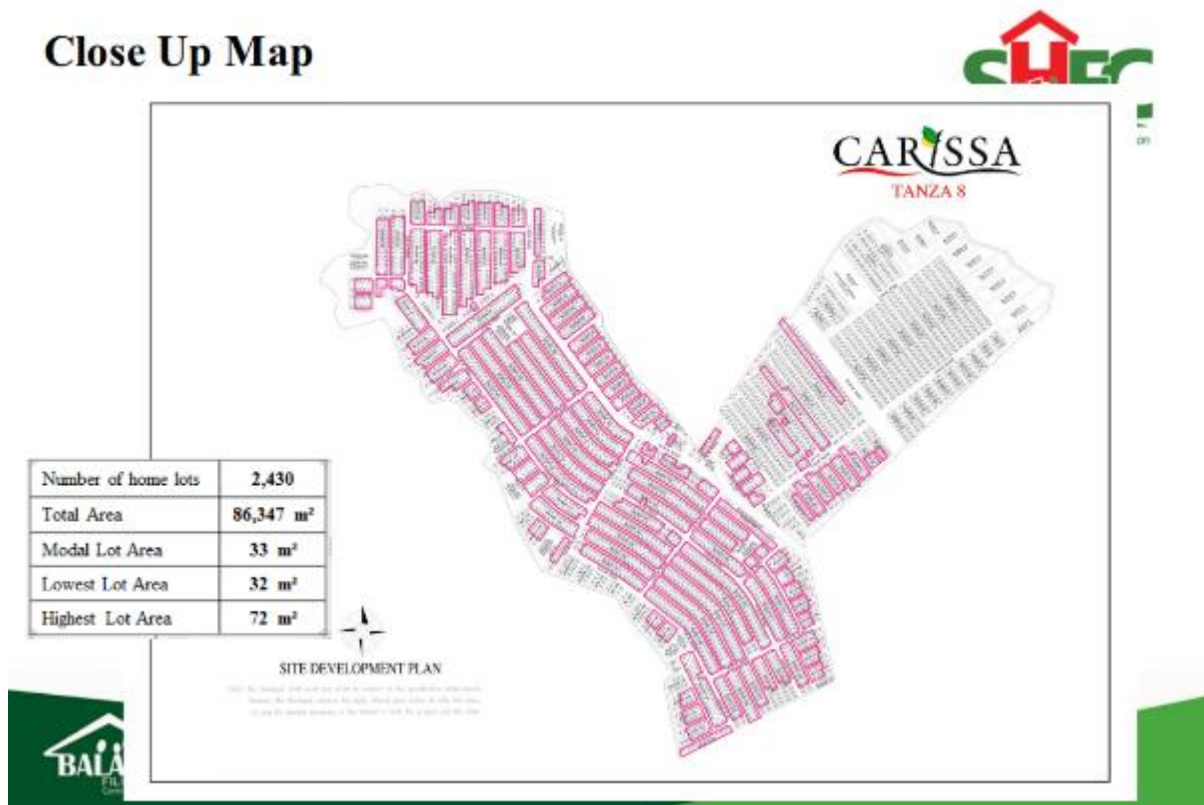
**Figure 6-6. Location Map of Carissa Homes Phase 8, Tanza, Cavite**



**Figure 6-7. Vicinity Map of Carissa Homes as Relocation Site**

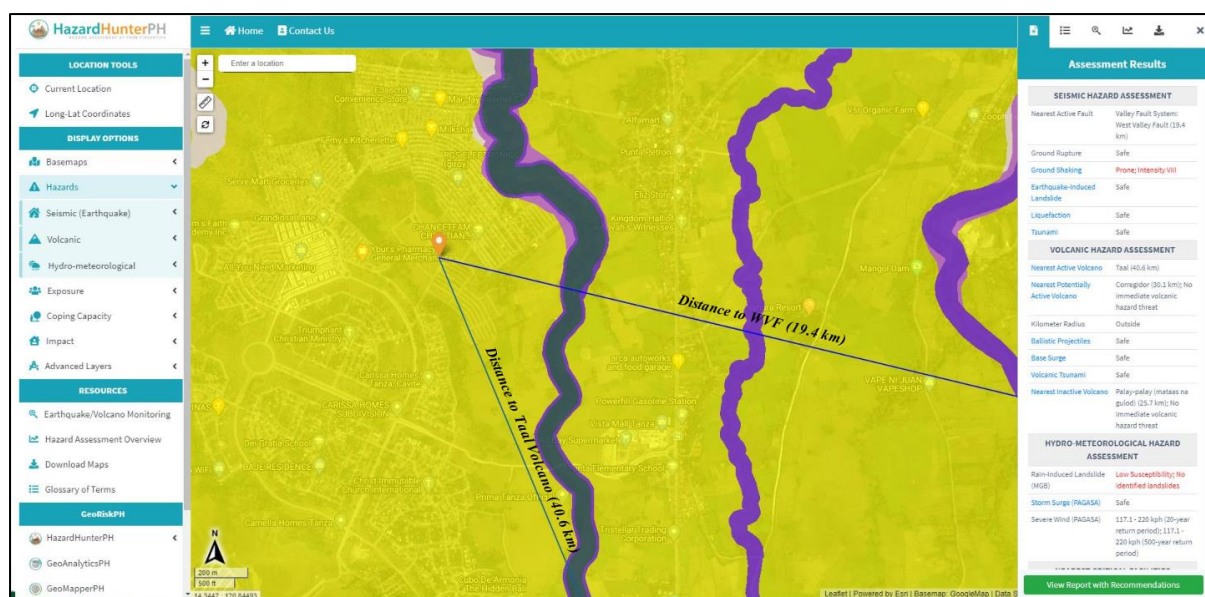


## Close Up Map



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

487. Figure 6-8 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 highest 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 6-9). 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 6-9. Hazard Map of Carissa Homes Phase 8, Tanza, Cavite**

488. The recommended design of low-rise housing structure in Carissa Homes as the relocation is appropriate based on the hazard assessments as follows;
489. For the seismic hazard assessment, West Valley Fault which spans 19.4 km was identified to be the nearest active fault system, with a distance of around 500 meters. Its ground is prone to 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.
490. 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 Corregidor Volcano with a distance of 30.1 km from the relocation site, the assessment reveals that there is no immediate volcanic hazard threat in the area.
491. 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 still safe from any storm surge.
492. Table 6-10 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 6-10. 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 Proecssing 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: Proposed Off-Site Relocation (Carissa Homes Ph. 8, Tanza, Cavite))

Please see below public facilities within the vicinity of Carissa Homes Phase 8 in Tanza, Cavite



Bagtas Wet and Dry Market



Vista Mall



Cavite State University – Tanza Campus



Good Tree International School & Clinic

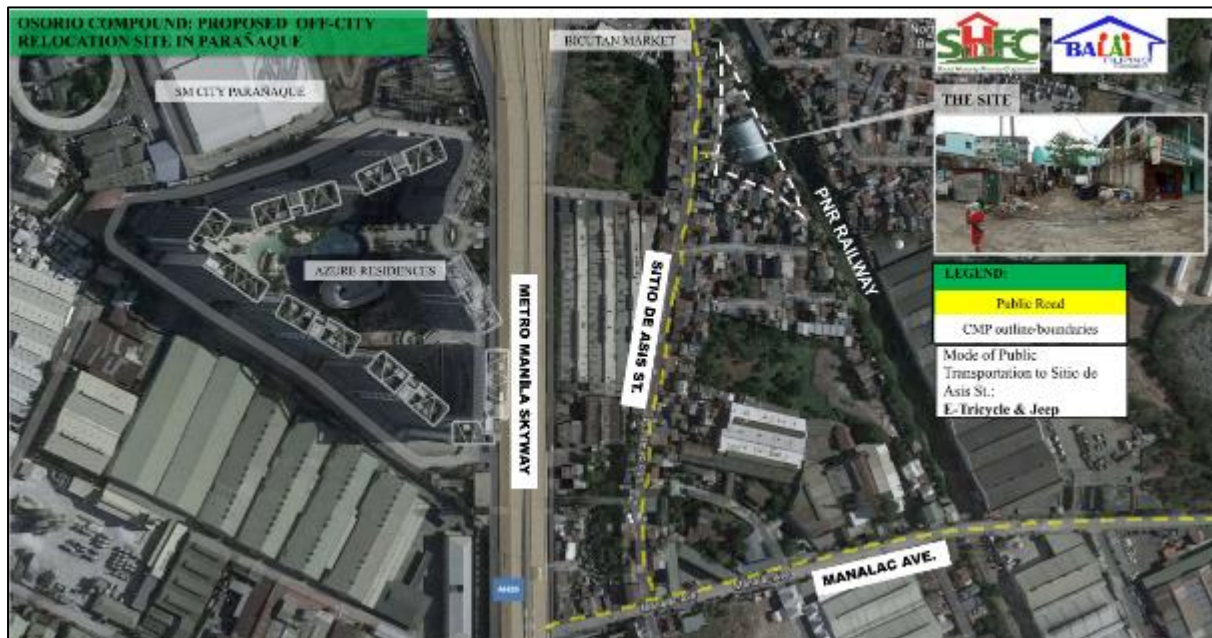


Punta Elementary School



**Figure 6-10. Public facilities within the vicinity of Carissa Homes Phase 8 in Tanza, Cavite (Source: SHFC Presentation: Proposed Off-Site Relocation (Carissa Homes Ph. 8, Tanza, Cavite))**

**3. Paranaque Relocation Site (Profile of Osorio Compound, Sitio De Asis St., Brgy San Martin De Porres, Paranaque City)**



**Figure 6-11. Location of Osorio Compound, Sitio De Asis St., Brgy. San Martin**


493. The relocation site for Paranaque city is the Osorio Compound located in Sitio De Asis St., Brgy. San Martin De Porres, Paranaque City. According to the LGU, it can accommodate the AHs of NSCR-Ex as a 3-storey residential building was planned to be built in this area. It is bounded by PNR Railway on the East, bounded by Bicutan Market on the North, Sitio De Asis. St on the West, Metro Manila Skyway and East Service Road (ESR) on the Far West and bounded of Manalac Avenue on the South.





**Figure 6-12. Original Vicinity Map of Osorio Compound, Sitio De Asis St. Brgy. San Martin De Porres, Paranaque City**

494. This in-city relocation site with a triangular shape area in Figure 6-12 has a total land area of 700 sq.m. and classified as residential area.

OSORIO COMPOUND		ASSESSMENT RESULT Per DOST Hazard Hunter			
SEISMIC HAZARD ASSESSMENT		VOLCANIC HAZARD ASSESSMENT		HYDRO-METEOROLOGICAL HAZARD ASSESSMENT	
Nearest Active Fault	Approximately 587 m west of the Valley Fault System: West Valley Fault	Nearest Active Volcano	Approximately 52.7 km north of Taal	Flood (MGB)	Low Susceptibility; less than 0.5 meters flood height and/or less than 1 day flooding
Ground Rupture	Safe	Nearest Potentially Active Volcano	Approximately 52.2 km east of Corregidor; No immediate volcanic hazard threat	Storm Surge (PAGASA)	Safe
Ground Shaking	Prone; Intensity VIII	Permanent Danger Zone	Outside	Severe Wind (PAGASA)	117.1 - 220 kph (20-year return period); 117.1 - 220 kph (500-year return period)
Earthquake-Induced Landslide	Safe	Ballistic Projectiles	Safe	NEAREST CRITICAL FACILITIES	
Liquefaction	Safe	Base Surge	Safe	Nearest Public Elementary School	Daanghari Elementary School (194 m)
Tsunami	Safe	Volcanic Tsunami	Safe	Nearest Public Secondary School	Maria Asuncion Rodriguez Tiñga High School (960 m)
* Hazards can be mitigated by following the provisions of the National Building Code and the Structural Code of the Philippines		Ashfall	Prone	Nearest Government Health Facility	North Daang Hari Health Center (222 m)
		Nearest Inactive Volcano	Approximately 27.1 km northwest of Talim (part of laguna caldera); No immediate volcanic hazard threat	Nearest Private Health Facility	South Superhighway Medical Center (1.1 km)
STRICTLY FOR INTERNAL USE OF SSC MEMBERS ONLY.				Nearest Primary Road Network	Paranaque-Sucat Rd; City Of Parataque (second District) (3.3 km)
				Nearest Secondary Road Network	Gen Santos Ave; Taguig (second District) (279 m)

**Figure 6-13. Seismic, Volcanic and Hydro-Meteorological Hazard Assessment Result of the Land Area of Osorio Compound**

495. The recommended design of three-storey housing structure in Osorio Compound, Sitio Asis St., Brgy. San Martin De Porres is appropriate based on the above Figure 6-13 and the hazard assessments are as follows:
496. For the seismic hazard assessment, the area is approximately 587 m west of the West Valley Fault System. Its ground is prone to ground shaking during an earthquake with

an Intensity VIII. However, the assessment reveals that the location is all safe on ground rupture, earthquake-induced landslide, liquefaction, and tsunami.

497. For volcanic hazard assessment, the nearest identified active volcano is the Taal Volcano with an approximate distance of 52.7 km north of Taal. For the nearest potentially active volcano, even though the assessment reveals that that Corregidor Volcano with a distance of approximately 52.2 km with the relocation site is the nearest, the assessment reveals that there is no immediate volcanic hazard. The area was assessed to be prone to ashfall. However, the assessment shows that it is safe to any ballistic properties, base surge and tsunami cause by volcanic eruption.
498. For the hydro-meteorological hazard assessment, there is a low susceptibility of flood in the area, less than 0.5 meters flood height and/or less than 1-day flooding. Although severe wind ranging from 117.1 to 220 kph can be experienced in the area, it is safe from any storm surge.



**Figure 6-14. Access Roads with List of Mode of Public Transportation to Osorio Compound**

499. The access road going to the site will lead from the Manila South Road through the 12-meter wide concrete paved Manalac Avenue then through a 6-meter wide concrete pave along Sitio de Asis Street as shown in Figure 6-13. The summary of the access to public and social services from relocation site in Osorio Compound, Brgy. San Martin De Porres, Paranaque City is in Table 6-11.

**Table 6-11. Access to Public and Social Services from the Relocation Site in Osorio Compound, Brgy. San Martin De Poress, Paranaque City**

No.	Public Facility	Distance from Carissa Homes	Travel Time by Public A Transport	Remarks
1	Hospitals	0.25 km 1.1 km	2 minutes 10 minutes	North Daanghari Health Center South Superhighway Medical Center

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2	Worship Place	2.8 km	22 minutes	Our Lady of the Holy Rosary Parish
3	Educational Facilities	0.21 km	2 minutes	Daang Hari Elementary School
		0.97 km	9 minutes	Maria Asuncion Rodriguez High School
4	Market	1.4 km	12 minutes	Bicutan Public Market
5	Terminal	1.6 km	12 minutes	PNR Bicutan Station
6	City Hall/ Barangay Hall	5.4 km	40 minutes	Parañaque City Hall
7	Police Station	2.1 km	15 minutes	NCR Police Camp Bagong Diwa
8	Fire Station	2.3 km	15 minutes	Don Bosco Fire Station





**Figure 6-15. Osorio Building, Paranaque City**

500. The existing site has three (3) main structures: covered multipurpose basketball court, ongoing construction of 5-storey residential building by NHA for a separate LGU housing project; and several structures made of light and concrete materials occupied by ISFs. The location is chosen by 100% of the surveyed AHs in Parañaque. The PIB relocation preference survey was able to reach to 74.7% of the Parañaque AHs.
501. A Due Diligence Report will be prepared for the IR impacts identified in each of the relocation sites and subsequently, an Addendum RAP will also be prepared, if warranted by the ADB.



502. Below are public facilities near Osorio Compound:



Daang Hari Elementary School



Paranaque Fire Station



North Daang Hari Health Center



South Superhighway Medical Center



Bicutan Public Market



PNR Bicutan Station

**Figure 6-16. Public Facilities within the Vicinity of Osorio Compound**

#### 4. Muntinlupa Relocation Site

503. The Muntinlupa AHs opted for Patdu compound as the relocation site of preference after selecting from among the 3 options presented to the AHs. About 57% of the Muntinlupa



AHs preferred the proposed site located in Brgy. Putatan, which is in South Green Heights, Lakeview. The other relocation site in Buli got 10% of the votes and the one (1) in Sucat got 5% acceptability. The PIB relocation preference survey was able to reach about 75% of the Muntinlupa AHs. The SHFC and the DOTr have already discussed with the Muntinlupa LGU for the development of this site that has been confirmed to be the preferred site of the AHs. The property is owned by the Patdu family, with six parcels of land that are individually titled to a sibling and/or family member. The total area of this in-city relocation site is 12, 942 sq. m., bounded by Mutual Homes on the North, bounded by an extended Patdu Compound in the West, bounded by UPAO Housing Site (by the South) and bounded by Bagong Sibol Community in the east. The owners of these properties have already discussed with the government about their property for the project and documentations are being prepared. Based on the site visits conducted, the property is located some 800 meters from the NSCR-EX project right of way.



**Figure 6-17. Patdu Property, Barangay Putatan, Muntinlupa City**

504. For the seismic hazard assessment, the area is approximately 1.3 km west of the West Valley Fault System. Its ground is prone in ground shaking during an earthquake with an Intensity VIII. However, the assessment reveals that the location is all safe on ground rupture, earthquake-induced landslide, liquefaction, and tsunami.
505. For volcanic hazard assessment, the nearest identified active volcano is the Taal Volcano with an approximate distance of 42.5 km north of Taal. For the nearest potentially active volcano, the Corregidor Volcano with a distance of approximately 49.0 km from the relocation site, the assessment reveals that there is no immediate volcanic hazard threat. For the nearest inactive volcano, it was identified that Talim Volcano, a part of Laguna Caldera and has a distance of 24.5 km from the relocation site has no immediate volcanic hazard threat. The assessment further shows that it is safe from any ballistic projectiles, base surge and tsunami cause by volcanic eruption.
506. For the hydro-meteorological hazard assessment, there is a low susceptibility of flood in the area, less than 0.5 meters flood height and/or less than 1 day flooding. Although severe wind ranging from 117.1 to 220 kph can be experienced in the area, it is safe from any storm surge.
507. The property has road access within the lakeview subdivision, has access to electricity and water. It is also accessible to the basic public services such as city hall, police, and fire station. Access to social services facilities such as, primary and secondary schools, market, hospitals, place of worship transportation services and transport terminals are

available. Factories and business activities are very active in this Barangay. Table VI-10 presents a summary of these basic public and social services.

**Table 6-12. Access to Public and Social Services from Proposed Relocation Site in front of Muntinlupa Patdu Compound (Barangay Putatan, Muntinlupa City)**

No.	Public Facility	Distance from Carissa Homes	Travel Time by Public A Transport	Remarks
1	Hospitals	1.5-4.9 km	6-20 Minutes	Medical Center Muntinlupa, Muntinlupa Public Hospital
2	Worship Place	2.1-3.8 km	7-11 Minutes	Mary Mother of God Parish, Shrine of Our Lady of the Abandoned, Iglesia Ni Cristo Temple
3	Educational Facilities	874 m 579 m	9 - 11 Minutes 3 – 5 Minutes	Itaas Elementary School Muntinlupa National High School
4	Market/ Transports Terminal	1.1 km – 3.7 km	5-15 Minutes	Muntinlupa City Public Market, Star mall and Transport Terminal
5	Factory	2.9-7 km	10-25 Minutes	Linens International Incorporated Veco Paper Mills
6	City Hall/ Barangay Hall	1.4 km	6 Minutes	Muntinlupa City Hall
7	Police Station	1.4 km	6 Minutes	Muntinlupa City Police Station
8	Fire Station	4 km	16 Minutes	Muntinlupa City Fire Station
9	Government Facility	1.3 km	5 Minutes	New Bilibid Prison Hospital
10	Private Health Facility	1.6 km	7 Minutes	Alabang Medical Center
11	Primary Road Network	1.6 km	7 Minutes	Daang Maharlika, City of Muntinlupa
12	Secondary Road Network	3.1 km	11 Minutes	Zapote-Alabang Y- Length Road

508. Please see below public facilities within the vicinity of Patdu Property:





Medical Center Muntinlupa, Muntinlupa Public Hospital



Muntinlupa National High School, Putatan Elementary School



Our Lady of the Holy Rosary Parish



Iglesia ni Cristo Temple



Muntinlupa City Public Market, Star mall and Transport Terminal



Linens International Incorporated





**Figure 6-18. Public Facilities within the Vicinity of Patdu Property**

#### **4. Taguig Relocation Site**

509. The relocation site for Taguig AHs is the same with Makati City, which is Carissa Homes located in Tanza, Cavite. 58% of the Taguig AHs accepted Carissa Homes as their relocation site, while 9.8% is still undecided to this relocation site. 5.7% of the AHs opted for self-relocation and 1.43% is undecided. The PIB relocation preference survey was able to reach 75% of the total Taguig AHs. The profile of Carissa Homes is already presented under Makati Relocation Sites in the previous paragraphs.

#### **G. Resettlement Assistance Options and Relocation Package for Affected Non-Landowners**

510. Resettlement assistance options include (i) self-relocation assistance and (ii) assisted resettlement. APs who agreed or refused the proposal on assisted resettlement, and self-relocation will be documented by the DOTr. The different entitlements are indicated in Chapter 5.

##### **1. Option (i): Self-Relocation Assistance**

511. In the July to August 2021 relocation preference survey, 143 NLO- AHs 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

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continue renting somewhere near their current location, to return to previously availed socialized housing or to relocate in a permanent dwelling of their choice.

512. 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:
- a. In-kind transportation including their belongings;
  - b. Food allowance of PhP150 per person per day for three days or food parcels of equal or greater amount as determined by the DOTr;
  - c. Cash compensation to cover the cost of reconnecting utilities such as water, and power; and
  - d. Rental Subsidy for self-relocating AHs.

## **2. Option (ii): Assisted Resettlement**

513. 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 3,671 NLO-AHs conducted in July to August 2021, 2,886 or 78.61% 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 resettlement options are understood, and (iii) relocation site options are presented. The package for this option includes a combination of the following:
- i. Housing support;
  - ii. Relocation expenses;
  - iii. Commuting allowance;
  - iv. Livelihood restoration program; and
  - v. Rental subsidy while waiting for the permanent housing unit to be completed.
514. 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.
515. 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.
516. 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 Makati to Buli 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.

517. The eligibility for the housing support will be based on entitlements of APs as prescribed in the entitlement matrix of Chapter 5. Table 6-13 shows eligibility for housing program by category of AHs:

**Table 6-13: 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	In-city and off-city relocation sites
Owning, renting, sharing the structures, and are low income	Socialized housing program provided by the SHFC through CMP	
Elderly without kin living with them	Public rental housing accommodation	
Returnees who were previous participants of a socialized housing program and abandoned the awarded lot/house and lot/housing unit	Public rental housing accommodation	
Returnees who were previous participants of a socialized housing program and sold the awarded lot/house and lot/housing unit	Public rental housing accommodation	

#### **H. Community Mortgage Program (CMP) of the Social Housing Finance Corporation**

518. 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 reside within the proposed project alignment of the NSCR described in previous chapters. Based on the signed housing project guidelines between the DOTr and the SHFC (Please see Appendix 7 Vol. 3 SHFC-DOTr Housing Project Guidelines), 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.
519. 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).

520. SHFC upon completion of the needed documents, will assist the AHs to form an organization, if no organization yet, and register their organization with the Homeowners Associations and Community Development Bureau of the DSHUD. 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.

521. Table 6-13 shows the SHFC's updated timeline on the Resettlement in Carissa Homes. For the other sites, timeline is still for drafting as DOTr needs to get the approval of the site/s first from each respective LGU so that they can finalize the timeline for each site/s.

**Table 6-14. Updated Timeline of Carissa Homes Phase 8 Relocation Site**

Main Activity	Sub Activities	Date Completed	Target Date
Identification of properties for relocation sites	Offered to Manila, Makati, and Taguig through a letter for DOTr	December 2021	
Technical Evaluation of Properties	Site Inspection	February 2022	
SSC Endorsement and LIAC Approval of Site	SHFC already acquired Carissa Homes Phase 8 Last 2020  Routing of SSC Resolution and LIAC Resolution for signing (LGU Manila and Taguig)		
Finalization of Agreement between Sending and Receiving LGU			First Quarter of 2023
	Still waiting for the DHSUD Initiation on the thematic workshop for the receiving LGUs.		
	Discussion with Casa Regalla together with DHSUD and SHFC Management to addressed issues on non-saleable lots		November 2022
Contractor Evaluation and Selection			Fourth Quarter of 2022
	Ongoing evaluation with Modern Innovation		
	Construction based on submitted report by SFHC-PRD dated September 23, 2022		

Construction and Development for Relocation Site	SHFC Board Approval:		December 31, 2022
	Target Start of Construction		First Quarter of 2023
Target End of Construction and Development Site	Target End of Construction		Third Quarter of 2023
	Target Start of Construction		First Quarter of 2023 (18 Months construction period)
Identification of Properties for Relocation Sites	LGU Muntinlupa identified off-city properties in Laguna, Cavite, and Quezon Province		
	Manila Brgy. 351 is endorsing a property for their PAFs separately		
Inspection and Technical Evaluation of Properties	Conducted site inspection with Muntinlupa LGU on off-city properties	Batch 1: November 2021 Batch 2: February 2022	
	Inspection of other proposed properties from other LGUs will be scheduled after the SSC Workshop		
SSC Endorsement and LIAC Approval of Site	SSC Resolution for endorsement of Brgy. Aguado, Cabuco and Osorio is approved and routed for signing		Fourth Quarter of 2022
	Endorsement and approval of other properties will depend on the result of the SSC Workshop		
Coordination between Sending and Receiving LGUs			First Quarter of 2023
	The receiving LGUs of the finalized property for relocation site will depend on the result of the SSC Workshop		
	Still waiting for the DHSUD initiation on the thematic workshop for the receiving LGUS		
Contractor Selection Process			Fourth Quarter of 2022

	Alterrarin Construction is still undergoing accreditation process from SFHC		
	Other endorsed contractoes will still undergo the same process of accreditation by SHFC		
Start of Construction Phase	Target Construction Duration		18 months (June 2023 – September 2024)

522. 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:

- **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.
- **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.
- **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%).
- **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.

523. Appendix 7 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.

524. **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 Makati-Buli. Those qualified are:

- 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
- Those who reside in affected structures such as renters, sharers or rent-free occupants who have a low income.

525. **Relocation Package.** The relocation package for each qualified NLO includes the following:
- 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);
  - 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.
  - Development features of the housing site adhering to the SHFC's CMP project standards of development.
  - 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;
  - Utility connection; and
  - Livelihood development and implementation.
526. **Monthly Cost of Amortization.** Based on discussions with 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 6-15 shows the amortization of the housing unit package vis a vis the loan amount:

**Table 6-15: 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

527. 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.
528. Payment of monthly amortization in SHFC's regular program commences two (2) months upon issuance of Certificate of Completion and Acceptance (COCA). Unit allocation arrangements for NSCR Ex PAPs shall be determined by the site selection sub-committee and the Homeowners Association organized by SHFC.
529. **Public Rental Accommodations.** A public rental facility for the Makati to Buli Segment refers to a housing unit of 21 to 41 m2 in a multi-story building, complete amenities standard to a housing unit with ready electrical wiring, water and Meralco electric utility company.



530. 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).
531. The elderly without close kin living with them and returnees will be prioritized in the public rental housing accommodation. The Resettlement Implementation Management Committee (RIMC) led by LGUs will carry out the estate management functions of public rental accommodations. The LGUs of Makati, Paranaque, Taguig and Muntinlupa with technical assistance from the SHFC will review and revise the amount of monthly rental that is based on the Rental Control Act of 2009, also known as Republic Act 9653, or any other applicable laws/legal issuances at the time of renting.
532. All AHs under this category will have perpetual lease agreement with LGUs as their tenure instrument to secure their permanent residency. LGUs with technical assistance from the SHFC will manage these units. LGUs share on the proceeds from the rentals collected will be reflowed to their local housing program. The finalized masterlist of APs will be determined through the pre-qualification process, BSAAC deliberations for the following cities: (a) Makati: February 2022, (b) Taguig: March 2023, and (c) Parañaque: March 2023. The verification and validation to be conducted by SHFC through NHA will determine the number of units required for public rental facilities. All NLO-AHs will be eligible for relocation and provided with a rental subsidy on their chosen temporary accommodation while waiting for the completion of their housing units. The construction timeline is between 12 to 24 months; thus, the rental subsidy will be on the same timeline.

#### I. Rental Subsidy for Landowners and Non-Landowners

533. All AHs to be relocated will be provided a rental subsidy while the relocation building/housing units are being constructed. The prevailing monthly average rental rate in Makati to Muntinlupa is PhP2,500 per unit at the minimum and PhP40,000 per month rental rate at the maximum with a housing unit of 21 to 34 square meters in size. **Error! Reference source not found.** shows rate based on research conducted from January 8, 2021 to September 24, 2021 on the prevailing housing rental rates in Makati, Paranaque, Taguig and Muntinlupa, certified by the Barangays as the range of prices for rentable spaces. The maximum rental rates were obtained per barangay based on the certifications issued. From these data of maximum rates, the rental rate for a given city was obtained by getting the highest. There were barangays whose rental rate for a particular type of abode seem to be an outlier compared to the rates from other barangays, so these were excluded. Rental subsidy per household in 4 LGUs is at PhP 10,000 per month.

**Table 6-16: Prevailing Rental Rates Research in Cities of Makati, Paranaque, Taguig and Muntinlupa Area**

City/Municipality	Barangay	Range Rental Rate	Remarks
Makati	Bangkal	2,500 – 25,000	Typical rentable spaces are as follows: Bed space a studio type with proximately 21 - 34 square meters
	Magallanes	1,100 – 1,500/sq.m/month	
	Pio Del Pilar	2,500 – 25,000	
	San Antonio	6,500 – 40,000	
Paranaque	San Martin de Porres	3,000 – 35,000	

City/Municipality	Barangay	Range Rental Rate	Remarks
Taguig	Bagumbayan	6,500 – 10,000	Houses or apartments from one bedroom to more than 3 bedrooms semi-furnished to fully furnished. Apartment with 2 bedrooms and one-bathroom, combined kitchen and living area plus a laundry area. proximate to the project ROW and distanced up to 5-kilometer radius from the Project.
	Fort Bonifacio	25,000 – 39,000	
	Lower Bicutan	5,000 – 8,000	
	North Daang Hari	5,500	
	Western Bicutan	5,000 – 10,000	
	Upper Bicutan	5,500 – 13,000	
Muntinlupa	Buli	4,000 – 8,000	

534. The Business Licensing Permit division of the concerned LGUs issued certifications of the prevailing rental rates as of February 2021 within 5-kilometer radius from the affected barangays. Also, in the SCMs held in Makati, Taguig, Paranaque and Muntinlupa, LGU representatives confirmed the rental rates prevailing in the areas. (Please see Volume 3 Appendix 8. Certification of Rental Rates from the LGUs of Makati, Paranaque, Taguig and Muntinlupa). Said documents 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. **Error! Reference source not found.** shows the rental subsidy for AHs:

**Table 6-17: Rental Subsidy for Temporary Accommodation of Non-Landowners**

Item	Details
Rental Subsidy	Until permanent relocation site is ready
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	Checklist for property Lease/Rental Contract/Agreement with landlord or signed template letter from owner (relative)

535. Qualified AHs will be provided with a rental subsidy of PhP10,000 each until a socialized housing unit is turned over to them. AHs are scheduled to move into their housing units after construction completion at the relocation sites. 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.
536. 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.
537. **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:

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538. 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.
539. 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.
540. 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.
541. 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. 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: priority in physical mobilization and transfer to relocation site; transportation assistance to temporary accommodation and then to permanent transfers relocation site; and manpower assistance to provide specific cases requiring support.
542. **Local Inter-Agency Committee.** 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.) which has been completed, and amendments have been filed to accommodate additional members.
543. **RAP Implementation and Management Committee (RIMC).** 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.
544. 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 keeping the salvaged materials, without deduction from compensation due them.

## **J. Resettlement Assistance Options for Landowners and Non-Landowners**

There are two resettlement options for the landowners and non-landowners: (i) Self-Relocation Assistance and (ii) Assisted Resettlement. Non-landowners who are interested and those not qualified for government socialized housing program provided they meet the eligibility criteria are covered in this section.

### **1. Option 1: Self-Relocation Assistance**

545. 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 DED stage RAP, further analysis and consultations with low-income households will be undertaken to ensure that the offered self-relocation option is suitable and appropriate to provide a viable relocation option.

546. 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 self-relocation, and that they voluntarily declined assisted resettlement, and are confident that they can successfully restore their pre-project standards of living or better.
547. Upon execution of the waiver, APs will be required to submit the following documents summarized in Table 6-18, 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 6-18: Required Documents for Compensation Under Self-Relocation**

Requirements for Legal/Formal APs/Los
Address of the proposed location (rental structure and permanent dwelling area) with location map;
Lease/Rent Agreement/Contract (for rental subsidy);
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.

Source: JICA Design Team

548. 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 Permit<sup>44</sup>. 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 equivalent 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 months subsidy 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: (i) no property available in the vicinity of the present residence that can match the needs of the AHs, (ii) 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 Cities of Makati, Paranaque, Taguig and Muntinlupa), and (iii) limited opportunities to find a new property in the market due to COVID-related lockdowns that restrict movement.

<sup>44</sup> More detailed discussion on this in 7.2.3 below

549. A certification of rental rates has been issued by the Cities of Makati, Paranaque, Taguig and Muntinlupa 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 Makati, Paranaque, Taguig and Muntinlupa Cities LIAC to request for adjustment of rate.

## 2. Option 2: Assisted Resettlement

550. Assisted Resettlement for LO-AHs and Non-LO-AHs consists of the option to avail of permanent economic/medium cost housing. 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.
551. APs with low incomes are more susceptible to the impacts of physical displacement, thus (as much as possible) ISF APs who have low incomes will be encouraged to opt for socialized housing on the assisted resettlement option as it is a formal and sustainable settlement option that will enable improvement of their living conditions.
552. 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:
- 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
  - Cash compensation to cover the cost of connecting utilities such as water and power
  - Transportation to new dwelling, inclusive of transportation of materials
  - Food allowance
  - Availment of Community Mortgage Program by SHFC for properties belonging to an association
553. 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 housing<sup>45</sup>, economic housing<sup>46</sup> and medium cost housing<sup>47</sup>. Table below details the features of this housing modality.

**Table 6-19: Housing Modality for Affected Residing Landowners and Non-Landowners in NSCR-Ex**

	Housing Modalities
	Pag-IBIG Housing Program
Type of Housing Support	Affordable Housing Economic Housing

<sup>45</sup> Caters to families earning Php15,000 and below per month, regardless of whether they have been previously awarded a housing unit by the government.

<sup>46</sup> 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.

<sup>47</sup> Medium Cost Housing costs above Php 1,700,000 up to Php 4,000,000 and designed for average to mid-level income earners.

	Medium Cost Housing
DOTr Partner Agency	Pag- IBIG / HDMF
Entitled APs	Formal/legal APs
Housing Package inclusions	Any or a combination of the following: 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	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
Indicative Monthly Amortization	Php 1,782 lowest/month
Security of Tenure	For ownership

#### **K. Required Documents for submission upon loan application to Pag-IBIG:**

- HLA Form (HDMF H1-1) with ID photos of borrower (properly accomplished and duly notarized)
- Income Tax Returns and BIR Form No. 2316 for the last two years immediately preceding date of loan application
- 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)
- Latest Pay slip (one-month)
- 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)
- Location Plan and Vicinity Map
- Photocopy of the Updated Tax Declaration and Tax Receipt of the property that the APs will purchase
- 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)
- Medical Questionnaire and/or Full Medical Examination (For loans over P750,000 and for borrowers over 60 years old)
- Proof of Billing Address
- Contract-to-Sell (HDMF H4-73a)

#### **L. Release of Loan**

554. 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).

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## **M. Right-of-Way Acquisition and Displacement Procedure**

555. Prior to displacement of AHs, the following series of activities have to be completed by DOTr:

### **1. Issuance of Notice of Taking**

556. 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 GIFs**

557. 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 competitive procurement process may simultaneously conduct the appraisal of affected land, structures, and improvements.

### **3. Issuance of Offer to Buy (NoT)**

558. 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 documents<sup>48</sup>.

### **4. Signing of DOAS, ADRI, and Entry Permit**

559. Upon acceptance of the offer and submission of required documents, APs will be required to sign a DOAS, an ADRI, and an Entry Permit. These documents will be executed between the APs and DOTr upon the agreement of the APs. The ADRI will describe the agreement between DOTr and PAP 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**

560. After the signing of DOAS, ADRI and Entry Permit and prior to the release of compensation, DOTr will prepare the following in preparation for the actual transfer of APs:

- Transportation arrangements;

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<sup>48</sup> See Chapter 6 for more details on OTB



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- Manpower Assistance Team (MAT) and health case workers;
  - List of APs and their corresponding compensation;
  - List of APs who need extra manpower during relocation; and
  - Release of APs Compensation and Entitlements.

561. Compensation for affected properties and other entitlements will be paid to APs in full prior to their physical displacement.

#### **N. Structure Dismantling**

562. Structures will be dismantled after the following documents are secured:

- Requirements for Structure Dismantling (Under Negotiated Sale)
- Deed of Absolute Sale (DOAS)
- Agreement to Demolish and Remove Improvement (ADRI)
- Entry Permit
- Location Plan or Vicinity Map showing the boundary of PROW and PNR ROW (area)
- Photographs of the area (before dismantling operation)

563. Requirements for Structure Dismantling (Under Expropriation Case)

- Writ of Possession
- Certificate of Turn-Over from the Sheriff

#### **O. Post Resettlement**

564. 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.

#### **P. DOTr Relocation Plan for Affected Community, Institutional, and Government Structures**

565. The DOTr's relocation plan for severely affected community structures is coordinated with the SHFC and the Cities of Makati, Paranaque, Taguig and Muntinlupa. Basic community facilities are part of the development features that have been articulated in the MOA between the SHFC and DOTr. The Cities of Makati, Paranaque, Taguig and Muntinlupa support of extending and accessing already available community facilities has been agreed with the DOTr through the RIMC. SHFC ensures that designated relocation sites for the affected people by the NSCR-Ex project in Makati to Buli 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.

566. The 23 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 accessible nearby areas preferably in lands which will not trigger involuntary impacts to facilitate continued access of remaining residents outside of the ROW to programs and services being

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offered by these facilities. The rebuilding of these facilities will be in consultation with the affected communities, and in coordination with concerned LGUs and other government agencies.

567. DOTr will prepare a due diligence report on the acquisition of the replacement land for the barangay halls/centers and other community facilities including information on the related consultations and submit with its regular internal monitoring report with an advance copy of the due diligence report to be furnished to ADB and JICA upon preparation. Should the land acquisition involve involuntary resettlement impacts (such as loss of property or displacement), DOTr will prepare an Addendum RAP in accordance with the provisions of this RAP covering the land acquisition.

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## Chapter 7 . PUBLIC CONSULTATION AND INFORMATION DISSEMINATION

568. In conducting public consultation activities, best practices worldwide prescribe that APs be fully informed, consulted, and encouraged to participate in the public consultation activities. Such is performed to solicit their views on the impact of the project, economically, socially; and include their opinion in the decision-making process since it will affect their current living condition. This is consistent with JICA policy and ADB's SPS on stakeholder engagement that requires APs to be involved in the resettlement process.
569. Information dissemination and meaningful consultation at the early stage provide an avenue for APs to express their opinions, apprehensions, and even objections so that DOTr will promptly address matters raised and minimize grievances that will delay implementation, if not avoided. This will be considered and will be incorporated in the updating of RAP during implementation stage.
570. DOTr will give special attention to the needs of the disadvantaged or vulnerable groups, especially those below the poverty line, the landless, the elderly, solo parent headed households, women and children, Indigenous Peoples, and those without legal rights to land.
571. This chapter will discuss in detail the project stakeholders, principles for consultation and mechanisms used in the different stages of the project cycle. It also includes the activities undertaken during the project detailed engineering design study to disseminate the project information, and the results of the consultation with affected persons. A comprehensive communications strategy will be included as an attachment to the DED RAP which will be developed in consultation with APs.

### A. Principles for Consultations and Participation

572. DOTr will carry out meaningful consultations with the APs throughout the project cycle and ensure their participation. Meaningful consultation is a process comprising the following elements:
1. It begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle.
  2. It provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people.
  3. It is undertaken in an atmosphere free of intimidation or coercion.
  4. It is gender inclusive and responsive that is tailored to the needs of disadvantaged and vulnerable groups.
  5. It enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.
  6. All land acquisition and resettlement activities will be carried out with the cooperation of APs assistance of the respective Local Government Units (LGUs), specifically on the following:
  7. The concerned local government officials, both at the City and barangay levels have been informed about the project through Information Education and Communication (IEC) meetings. DOTr will continue to coordinate with them to assure their assistance in the supervision and validation of the AP census and the inventory of affected assets.
  8. The APs that have been participating throughout the various stages of the RAP preparation and updating were provided with the following information:
    - a. **Information about the project**
    - b. **Project designs**

- c. Schedules of implementation
- d. Probable benefits and adverse impacts; and mitigating measures to be taken
- e. Process of determining replacement cost values for compensation
- f. Details and explanation of the acquisition process, including advantages of negotiated sale over expropriation proceedings
- g. Compensation payment
- h. Resettlement options and relocation sites. This will include information on options and eligibility for the various forms of assisted resettlement and self-relocation options
- i. Grievance redress process

## B. Project Stakeholders

573. The project stakeholders include the Local Government Unit (LGUs) located within the project right-of-way (ROW), landowners, non-landowners and owners of crops and trees as well as businesses within the project-affected area.
574. Landowners and structure owners may include government agencies, privately-owned corporations, and private individuals. Affected families are those who actually reside in the area and may include the legal owners of lot parcels, informal settler families, renters, sharers and structure caretakers. The project stakeholders may also include the employees of potentially affected businesses and lessees of land or structures.

## C. Consultation and Participation Mechanisms for Information Disclosure

575. Engagement from the public is a must for a comprehensive planning and implementation of the project. In compliance with JICA and ADB Policy on stakeholder engagement, APs ought to be informed of the resettlement process. Information dissemination and meaningful consultations provide an avenue for APs and key stakeholders to express their opinions, apprehensions, and even objections in order for DOTr to promptly address matters raised and minimize grievances that may delay implementation, if not avoided.
576. Meaningful consultations have been conducted with the APs and relevant project information have been disclosed to ensure their full participation at all levels of project planning and implementation. Table 7-1 shows the mechanisms for consultation and various means of information disclosure at different stages of project cycle.

**Table 7-1. Mechanism for Consultation and Information Disclosure**

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
<b>A. Planning and Pre-Project Implementation</b>			
Feasibility Study	IEC	Once per LGU (city level), prior to all field activities	DOTr
	1st Stakeholder Consultation Meetings (SCMs)	Once per LGU (barangay level), prior to Census & Tagging	DOTr
	2nd SCM	Once per LGU (barangay level), after Census & Tagging	DOTr
	3rd SCM	Once per LGU (barangay level), after approval of Entitlement Matrix	DOTr

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
	FGD	Once per LGU (barangay level), after Census and Tagging	DOTr
Detailed Engineering Design	IEC	Twice per LGU (city level), prior to all field activities	DOTr
	1st SCM	Once per LGU (barangay level), prior to Parcellary Survey	DOTr
	2nd SCM	Once per LGU (barangay level), after updated Census & Tagging	DOTr
	FGD	Once per LGU (barangay level), between 1st and 2nd SCM	DOTr
	Production and distribution of printed IEC materials	Printed materials are prepared to inform APs where to address their grievances; schedule of public consultation; procedure & requirements for extra judicial settlement (EJS), and inventory of land, etc.  Project Information brochure (Tagalog and English versions) Project poster Flyers promoting GRM (two types) Help Desk tarps (4 types) Standard DOTr presentation material (audiovisual production)	DOTr
	Online disclosure of project information	As needed. Information disclosed through project Facebook page, Twitter and website.	DOTr
	Media release/Press briefing	As needed. Press briefings are meant to disclose key project information, key project highlights, and as a risk mitigation measure	DOTr
	Coordination with APs and other stakeholders	As needed. Consultation and coordination meeting to be conducted with APs and other stakeholders in reference to their requests to discuss queries and clarifications on the project implementation.	DOTr
<b>B. Project Implementation</b>			
ROW acquisition	Issuance of Notice of Taking	Once for each project affected formal property owner(s) after finalization of design and approval of parcellary survey	DOTr
	Help Desk	The Help Desk is operated in each LGU twice a month after the issuance of NoT	DOTr
	Round Table Discussions on EJS	Twice per LGU after issuance of NoT	DOTr
Livelihood Restoration and Improvement Program	Consultation on Livelihood Restoration Program	Once per Barangay LGU, prior to displacement	DOTr

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
Civil Works	Consultation on Civil Works	Once per City/Municipality	DOTr
Monitoring & Evaluation	Stakeholder Consultation Meeting	Once per LGU, every year from the commencement of civil works	DOTr
Information dissemination and disclosure	Production and distribution of printed IEC materials	As needed Printed materials show information about the process/procedure and the contact person, if APs have grievances or complaints	DOTr
	Online disclosure of project information	As needed. Information disclosed through project Facebook page, Twitter and website.	DOTr
	Media release/Press briefing	As needed. Press briefings are meant to disclose key project information, key project highlights, and as a risk mitigation measure.	DOTr
<b>C. Post-Project Implementation</b>			
Information dissemination and disclosure	Production and distribution of printed IEC materials	As needed Printed materials show information about the process/procedure and the contact person, if APs have grievances; and the available livelihood and employment opportunities in NSCR-Ex operation, skills required, and jobs fair.	DOTr
	Online disclosure of project information	As needed. Information disclosed through project Facebook page, Twitter, and website.	DOTr
	Media release/Press briefing	As needed. Press briefings are meant to disclose key project information, key project highlights, and as a risk mitigation measure	DOTr

## D. Information, Education and Communication (IEC) Meeting

577. The IECs were conducted in September 2018 – March 2021. The following agenda were discussed and clarified to the representatives:
- Project overview and timeline;
  - Project Alignment;
  - Scope of RAP Activities; and
  - Health and Safety Protocols.
578. During the IEC meeting, representatives from DOTr, the agency's consultant and sub-consultant were also present. Summary of the representatives that had attended the IEC meeting is summarized on Table 7-2. Questions raised by the LGU representatives were addressed during the meeting. Presented in Table 7-3 are the issues and concerns raised during the meeting.

**Table 7-2. Stakeholders in IEC Meetings**

City/ Municipalit y	Date	Stakeholders Participated	Number of Participants		
			Male	Femal e	Total
1 <sup>ST</sup> IEC					
Makati	September 21, 2018, 10:00 am	City and Brgy LGU, DepEd, DOTr, JDT, Ecosys	8	12	20
Paranaque	March 24, 2021, 8:00 am	LGU, DOTr, GCR, EcosysCorp	8	14	22
Taguig	October 3, 2018, 1:00 pm	City and Brgy LGU, DepEd, DOTr, JDT, Ecosys	16	14	30
Muntinlupa	September 21, 2018, 3:00 pm	City and Brgy LGU, DOTr, JDT, Ecosys	20	15	35
Sub Total			52	55	107
2 <sup>ND</sup> IEC					
Makati	June 27, 2019, 3:00 pm	City and Brgy LGU, DOTr, ADB, PNR, MSWD, BPO, JDT, Ecosys	21	12	33
Paranaque	March 26, 2021	LGU, DOTr, GCR, EcosysCorp.	5	9	14
Taguig	September 10, 2019, 1:30 pm	City and Brgy LGU, DOTr, PNR, ADB,JDT, Ecosys	26	14	40
Muntinlupa	July 25, 2019, 1:00 pm	City and Brgy LGU, NHA, SHFC, PCUP, HUDCC, DOTr, PNR, ADB, JDT	14	17	31
Sub Total			66	78	118
3 <sup>RD</sup> IEC					
Makati	September 30, 2020, 3:00 pm	City LGU, Brgy. LGU, ADB, DOTr, PNR, SHFC, JDT, Ecosys	11	23	34



City/ Municipality	Date	Stakeholders Participated	Number of Participants		
			Male	Female	Total
Taguig	September 24, 2020, 9:00 am	City LGU, Brgy. LGU, ADB, DOTr, JDT, MMSP JDT, Ecosys	20	18	38
Muntinlupa	July 15, 2020, 1:00 pm	City LGU, Brgy. LGU, DOTr, ADB, JDT, Ecosy	9	6	15
Sub Total			40	47	87
Total			158	180	312

Source: DOTr (2021)

**Table 7-3. Issues and Concerns Raised During the IEC Meetings**

Queries/Comments/Suggestions/Concerns	Response to Queries
<b>Paranaque IEC summary</b>	
Raised concern with regards to the Informal Settler Families and Legal Owners that will be affected, mainly in San Martin De Porres. Raised concern that legal owners have a strong stance with the realignment of the project.	Responded that there were a series of consultations conducted to lessen the impact in the FTI station area. Added that all the studies and considerations have been made to have this current project alignment. Added that the project alignment version is already considering minimal impact.
Proposed that the proponents hire an independent third party appraiser so that the valuation of the property would be reasonable.	Responded that proper appraisal will be conducted to have current market value for land and replacement cost for the affected structures.
Proposed that for ISF APs, before facing them that a list of entitlements may be presented to them to expedite the process.	Responded that a complete program will be presented to the affected ISFs to properly process their land acquisition. Responded that it is also important for the LGU to help identify and propose relocation sites for the project affected. Added that in-city relocation is what is encouraged. Responded that several forms of assistance will be available for the project affected such as self-relocation, rental subsidy.
Raised concern that there might be a problem when it comes to in-city relocation. Raised that there are no longer properties in Paranaque for a relocation site.	Responded that DOTr would seek assistance from the LGU in connecting and reaching out to the barangay representatives for the project. Added that there will be a close coordination between the project proponents and the DOTr for this project.

Source: DOTr (2021)

## 1. First Stakeholder Consultation Meeting

580. After the conduct of IEC Meetings, a series of SCMs were carried out. The First SCM intended to inform the potentially affected persons (APs) about the Project, explain the RAP Activities to be carried out, and discuss the Legal Framework followed in the RAP Preparation. The first SCM was conducted through an online platform based on the APs preference. Queries and responses were documented, and it has been observed that there were common questions raised for the several sessions of meetings among the different barangays, as shown in Table 7-5. The questions raised were during the first SCM covered topics on: (1) Project Updates and Timeline; (2) Process of Compensation for Landowners; and (3) Resettlement options.
581. A total of 1,996 participants from the affected barangays attended the First SCM as presented in Table 7-4 where 1,142 attended comprising of females and 854 are males. Further details are summarized below.

**Table 7-4. Number of Participants during the 1st SCM**

City/ Municipality	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
Makati	August 15, 2019, 8:00 am	Parada Covered Court, Ben Harisson, Mayor's St. Brgy. Pio Del Pilar, Makati City	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	129	124	253
Paranaque	14 April 2021, Wednesday, 1:00 P.M.-5:00 P.M	San Martin De Porres	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	16	30	46
	14 April 2021, Wednesday, 8:00 A.M.-12:00 N.N.	San Martin De Porres	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	38	48	86
	26 May 2021, Wednesday, 3:00 P.M. -5:00 P.M.	Merville	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	4	1	5
Taguig	December 16, 2020, 8:00 am	Brgy. South Daang Hari Covered Court, Brgy South Daang Hari, Taguig	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	12	21	33
	December 16, 2020, 1:00 pm	Brgy. South Daang Hari Covered Court, Brgy South Daang Hari, Taguig	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	8	19	27
	January 5, 2021, 8:00 am	2 <sup>nd</sup> Floor Multipurpose Hall, Brgy. Bagumbayan, Taguig	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	2	5	7
	January 6, 2021, 8:00 am	Purok Singko and Purok Siyete Covered Court, Brgy. Tanyag, Taguig	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	26	26	52

City/ Municipality	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
	January 6, 2021, 1:00 pm	Purok Singko and Purok Syete Covered Court, Brgy. Tanyag, Taguig	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	24	31	55
	06 April 2021, Tuesday, 8:00 A.M.-12:00 N.N.	Bagumbayan, Tanyag, Western Bicutan, and North Daang Hari	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	83	112	195
	06 April 2021, Tuesday, 1:00 P.M.-5:00 P.M.	Bagumbayan, Tanyag, Western Bicutan, and North Daang Hari	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	59	117	176
	16 April 2021, Friday, 8:00 A.M.-12:00 N.N.	Fort Bonifacio	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	89	118	207
	16 April 2021, Friday, 1:00 P.M.-5:00 P.M.	Fort Bonifacio	APs, BLGU, DOTr, PNR, GCR, EcosysCorp	114	117	231
Muntinlupa	August 27, 2019, 8:00 am	Brgy. Sucat Covered Court	PAPs, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc.	197	286	483
	August 27, 2019, 2:00 pm	Brgy. Buli Brgy. Hall	PAPs, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc.	35	41	76
	February 3, 2021, 1:00 pm	JRF Covered Court, Brgy. Sucat, Muntinlupa	PAPs, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc.	4	12	16
	February 3, 2021, 3:00 pm	Online meeting	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	12	31	43
	February 4, 2021, 8:00 am	Online meeting	PAPs, BLGUs, DOTr, JDT, EcosysCorp, Inc.	2	3	5
Total				854	1142	1996

Source: DOTr (2021)

**Table 7-5. Summary of Queries and Concerns raised at the First SCM**

Issues and Concerns	Responses
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 PAPs cannot be identified yet on the 1st SCM. These will be identified once the demarcations are set. The demarcation and the

	structures with sticker tag 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 gain permission from the PAPs 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 posit to replicate before dismantling the utility lines.  DOTr had discussions with utility service providers and that they would set up another utility line before existing lines will be cut. DOTr assured that continued access to services of these utility providers will be ensured.
How long will the project cover?	146 kms. to Calamba but until survey was conducted, we will never know the exact areas and measurements.
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 3rd 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 PAPs 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.

When is the start of the project and its duration?	The timeline is indicative because of the Pandemic but the project should start at the 3 <sup>rd</sup> Quarter of 2021 and will be partial in operation on 2025.
RAP Activities Concerns	
Timeline of survey and tagging activities	The survey and tagging activities will commence after the SCM which will be coordinated with the 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 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.	Further assessment is still needed to understand the PAP's case and determine the PAP's status. DOTr gave assurance that a team will conduct the necessary assessment to confirm the PAP's status.
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 <sup>nd</sup> SCM will be conducted to discuss the entitlements for both landowners and non-landowners.
What is the survey process for the renters?	Regardless of stakeholder status, whether structure owners or renters, all affected persons will be interviewed. PAPs 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.
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.
A list of requirements presented in the video was requested.	They may request DOTr GRM for the presentation material.
Renter and tagged with a white sticker, but the structure was burned.	We will validate on the ground this particular case.
When is the scheduled Tagging in our Barangay?	Tagging in Tanyag and Western Bicutan is on-going
We are 3 families in the structure, but one of us is in Bicol. Is that family still included?	To conduct a validation activity regarding residency with a cut-off period, series of activity starts after this first consultation meeting
I am a renter, and my wife is in the province and can't go home because of lockdown. And I am not always in the house, what will happen if the survey commences, and I happened to be not included in the list?	Request or ask the neighbor to include you in the survey permit. The survey permit will be one structure, one permit.
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 taxes were unpaid for a long time.
Their house is named after their deceased relative and has been partitioned among relatives.	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>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 the whole structure be named only to one person?	<p>Both the structure owners and all the households living in the structure will be interviewed. There will only be one 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 PAP 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 PAPs will receive the necessary assistance.</p>
Will there be financial assistance for PAPs who are not qualified for relocation?	<p>The legal framework of the RAP will be discussed during the 2<sup>nd</sup> SCM.</p>
What company will pay us (compensation)?	<p>It will be DOTr in partnership with PNR.</p>
What is your treatment with residential property with business in it?	<p>This should be disclosed during the survey so that we will know the impact of the project in your property.</p>
Property is not yet under my name, I only hold a CELA, will I be compensated?	<p>As long as you are a Project-Affected person, you will be compensated.</p>
What if the amount I spent in building my house is higher than the appraised value?	<p>Materials will be appraised including labor cost at the current market value.</p>
Somebody owns the structure, then she pawned the rooms to us, will we be compensated?	<p>The registered owner is the one who will be paid.</p>



The structure owner just squatted on the lot, how is that?	During the survey this will be noted and we will inform you about the findings.
We have a contract of Sangla-Tira, will we be compensated?	Such in an internal agreement and DOTr cannot intervene, We will compensate whoever is the rightful owner.
We are renters, what help can we receive?	If ever the property is affected, you will be subject to relocation. But this will be discussed after the survey.
Only a portion of our structure/property will be affected, will the DOTr pay for the entire property?	We will schedule and conduct a survey to validate the affected structure.
Affected structure with one sticker, but the affected families are ten.	All affected APs should be in the survey permit, so that they will be interviewed.
<b>Resettlement</b>	
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 PAPs 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 PAPs for the relocation program will be discussed in the 2 <sup>nd</sup> SCM.
Where will be the relocation site for PAPs?	Relocation, compensation, and entitlements will be discussed on the 2 <sup>nd</sup> SCM There is no identified location yet, but this is being planned and discussed by the LGU, DOTr and PNR: Once there is already a location, we will inform you.
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 PAPs 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, PAPs will be notified. All project activities will still proceed even without an identified relocation site, since a rental subsidy will be provided.
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/housing unit.
What if there are 4 families living in one house, will all be given a place (for relocation)?	There is a possibility, if in the survey, it was shown that you are qualified, you will be included in the relocation.

What if I will transfer in a more spacious place (house), will I still be included in the relocation?	During the survey, if you are still in the project affected area, you will still be considered in the relocation.
If I am a renter, will I be subject of housing project?	I cannot answer that, because a survey will be conducted to confirm if you are qualified. If ever you will be qualified, you are eligible for relocation.
We are homeowners, they said that we will be prioritized in relocation and possible employment when the PNR Train is already operational.	The PAPs will still be determined during the survey. We will have another meeting about the entitlements and eligibility requirements.
When will I leave the premises?	Unless you are 100% paid, we will not enter the premises.
Where is the relocation site for renter?	Relocation site is still being discussed by the LIAC.
Will it be possible to be relocated within Taguig?	LIAC is still studying the proposed resettlement site (in-city) and any suggestions will be addressed to the LGU.
Where is the possible site relocation so we can prepare?	Site relocation is still being studied by the LIAC.
Will I still be included in the relocation even though I am a renter? When is the timeline of demolition?	We will have an identification if all the renters are APs. The indicative timeline is on the 3 <sup>rd</sup> Quarter of 2021 but subject to change due to the Pandemic.
<b>Demolition of Structures</b>	
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 occupants and the structure's integrity is compromised. The whole structure will be compensated in such cases.
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.
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 reconstruction will be based on the current market value including labor cost.
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. 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.
When will be the demolition?	It will be on the 3 <sup>rd</sup> quarter of 2021 but due to pandemic this might be changed.
What if half of the structure will be affected, will the whole property be demolished?	It depends, this case will be assessed by our Engineers. If the rest of the property is not economically viable or cannot be used for its intended purpose or not habitable, then we will acquire the whole property taking also the wishes of the property owner.
Will the demolition of the structure be self-demolition or will it be done by a demolition team?	Demolition will be handled by the civil team. We have a demolition team provided by the contractor for safety.
<b>Livelihood</b>	
Will there be an alternate livelihood for PAPs 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' preferences.
<b>Surveys</b>	
When will the survey start?	April 21-22. If you are not present then, kindly leave your schedule of availability.
When will be the appraisal? Can we get our own appraiser? What if we're not given an invitation to register?	No schedule of appraisal yet, survey will be conducted by Ecosys first.  You can hire your own appraiser but we follow the appraisal of our authorized appraisal body.  It is normal that there will be glitch and some will not be given invitations. In case, please contact us.
Prior to survey, will you give advice?	No, we cannot give individual advice because there will be no certainty as to when they can reach your property.
The requirement we have is the census, can we present that?	That is not valid, the valid tagging will be conducted by our authorized surveyor.
May the survey permit be handed to our neighbor for us to fill out?	We will contact you for your availability for the Census Tagging.
<b>Other Issues and Concerns</b>	
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.

Our property was measured before, will the measured area the only considered as affected property?	No, there are areas where alignment was changed.
Tagged last 2018 with only one sticker but the structure has two families.	All families should be listed in survey permit. Sticker is for structure only, not for families residing of the structure marked.
Our house is on mortgaged and to be auctioned in July	This should be discussed between the mortgagee and Mortgagor. DOTr, however, will verify the documents presented by the AP.
Affected APs but not residents in Taguig	All affected APs should present two valid IDs.
Will there be a next meeting? Some of us were not invited, others were not able to attend.	Yes, since this is the only 1 <sup>st</sup> SCM and the purpose of this is to inform the APs of the planned survey activities.
How will they identify whether the PAPs are LO, NLO or ISF? Some are structure owners but with no documents. What if the project starts and the documents are still on process?	There are two categories of PAPs, the LO and NLO. Any documents available/presented will be checked and validated by the case handler.
What will be the treatment or status of CELA?	LIAC is still on an ongoing discussion regarding CELA.

Source: DOTr (2021)

582. Table 7.6 details the Updates on the CELA Holders during the SCM on the affected areas in Taguig City. This is in relation with Presidential Proclamation 124 series of 1999 which is an amendment of Proclamation No. 684 signed in April 1970<sup>49</sup>. Proclamation 124 amends Proclamation No. 684, by excluding portions of the land embraced in Proclamation 684 and declaring the same open for disposition to qualified occupants in accordance with Republic Act (R.A.) No. 730, in relation to the provisions of Public Land Act (C.A. 141, as amended), subject to private rights. PMO initially identified 184 lots based on Proclamation No. 124 occupied by AHs with CELAs at Brgy. Fort Bonifacio. Under the IRR of this Proclamation, it was stated that all beneficiaries pre-qualified by LIAC shall file their respective application on or before December 31, 2008. Furthermore, failure to file the application within the prescribed period shall be construed as a lack of interest and shall be ground for disqualification. Last March 16, 2022, DENR clarified that in effect since the prescribed period of application lapsed in 2008, technically everyone, including original CELA holders will be subjected to the same process of publication and bidding.

**Table 7-6. Updates on the CELA Holders during the SCM**

Dates	Updates
March 21, 2022	PMO sent a list of lots under Proclamation 124 of Barangay Fort Bonifacio Taguig to DENR

<sup>49</sup> Proclamation no. 684, entitled, "EXCLUDING FROM THE OPERATION OF PROCLAMATION NO. 461 DATED SEPTEMBER 29, 1965, OVER A CERTAIN PIECE OF LAND SITUATED IN FORT BONIFACIO, MUNICIPALITY OF MAKATI, PROVINCE OF RIZAL, ISLAND OF LUZON, A CERTAIN PORTION OF THE LAND EMBRACED THEREIN AND RESERVING THE SAME FOR THE UNIVERSITY CENTER PURPOSES UNDER THE DEPARTMENT OF EDUCATION".

April 29, 2022	DENR shared a copy of the Survey plan of lots under Proclamation 12
July 05, 2022	DENR emailed the DOTr-LA Team regarding the advice from their Legal to send them a letter informing them that some of the affected properties in Taguig are under CELA for them to provide Legal Opinion regarding the matter
August 08, 2022	Send an official letter to DENR Officially endorsing potential affected proclaimed areas;
August 09, 2022	Discussed the plan to conduct Rapid Land Tenure Survey to help DOTr PMO Categorize the CELA Holders; Discussed the Integration of RLTA Survey form to ArcGIS 123
August 15, 2022	Reconvene meeting; Reviewed the RLTA Survey (from LGU) and revise it according to the needed information of DOTr; Present/Introduce the ArcGIS Survey 123 based on comments and agreed template
August 22, 2022	Reconvene Meeting with DENR, LGU, and Brgy; Finalization of the Arc GIS Form and installation of the QR Code; Discussed the preparations for the upcoming RLTA Activity
September 02, 2022	Arc GIS 123 Orientation to LGU; Discussed the schedule of the General Assembly and the Actual Survey; Schedule of the General Assembly is on Sept. 10, 2022,
September 10, 2022	Conducted General Assembly to all CELA holders in Brgy. Fort Bonifacio
September 12, 2022	Started the RLTA Survey
September 14, 2022	Last day of RLTA Survey
October 17, 2022	Last day of RLTA Survey
	DOTr provided the date when we issued the NoT and other necessary data regarding the project for the to provide further instruction on what will happen to those CELA Holders that have not processed their title; It is with DENR Legal Division to give final statements with the CELA Awardee status
November 2022	Sweeping Activity for the RLTA Survey in Fort Bonifacio under CELA; 31 CELA Holders are yet to be interviewed.

## 2. 2nd Stakeholder Consultation Meeting

583. The second stakeholder consultation meeting for landowners was held in March 2021 – July 2021 for landowners. Depending on the preference of the APs, the meetings were conducted simultaneously online and onsite<sup>50</sup> to accommodate the APs preference. During the second round of consultation, project updates and Detailed Engineering Design (DED) RAP activities were disclosed, the compensation and entitlement matrix was discussed. In addition to this, the Land Acquisition Process was also discussed to the APs who legally own their land property. A survey was also rolled out to gather the resettlement option preference of the landowners.
584. A total of 1,024 APs attended the meeting wherein 567 are female and the remaining 457 are men.
585. Table 7-7 presents the number of participants during the Second SCM.

<sup>50</sup> For this Project, on-site meetings complied with the necessary social distancing measures as part of the health and safety Protocol.

**Table 7-7. Number of Participants during the Second SCM for Landowners**

City/ Municipality	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
Makati	May 19, 2021, 8:00 am	Online Meeting	PAPs, BLGU, DOTr, PNR, ADB, JDT, EcosysCorp, Inc.	167	167	334
	May 19, 2021, 2:00 pm	Online Meeting	PAPs, BLGU, DOTr, JDT, EcosysCorp, Inc.	90	133	223
Paranaque	06 July 2021, Tuesday, 8:00 A.M.-12:00 N.N.	Online Meeting	PAPs, LGU, DOTr, PNR, GCR, EcosysCorp	16	11	27
Taguig	March 18, 2021, 8:00 am	Online Meeting	PAPs, LGU, BLGU, DOTr, ADB, JDT, EcosysCorp, Inc.	9	8	17
	March 18, 2021, 1:00 pm	Online Meeting	PAPs, LGU, BLGU, DOTr, JDT, EcosysCorp, Inc.	8	11	19
	March 19, 2021, 8:00 am	Purok Singko and Syete, Covered Court, Brgy. Tanyag, Taguig	PAPs, LGU, BLGU, DOTr, JDT, EcosysCorp, Inc.	2	7	9
	07 July 2021, Wednesday, 8:00 A.M. – 12:00 N.N.	Bagumbayan, Western Bicutan, Fort Bonifacio	Landowner Aps, LGU, DOTr, PNR, JDT	70	92	162
	07 July 2021, Wednesday, 1:00 P.M. – 5:00 P.M.	Bagumbayan, Western Bicutan, Fort Bonifacio	LO Aps, LGU, DOTr, PNR, GCR, EcosysCorp	34	37	71
	08 July 2021, Thursday, 8:00 A.M. – 12:00 N.N.	North Daang Hari	LO Aps, LGU, DOTr, PNR, GCR, EcosysCorp	20	49	69
	08 July 2021, Thursday, 1:00 P.M. – 5:00 P.M.	North Daang Hari	LO Aps, LGU, DOTr, PNR, GCR, EcosysCorp	20	36	56

City/ Municipality	Date & Time	Venue	Main Participants	Number of Participants		
				Male	Female	Total
Muntinlupa	March 26, 2021, 8:00 am	Online Meeting	PAPs, BLGU, DOTr, PNR, JDT EcosysCorp, Inc.	15	9	24
	March 26, 2021, 1:00 pm	Online Meeting	PAPs, BLGU, DOTr, PNR, JDT EcosysCorp, Inc.	6	7	13
Total				457	567	1024

Source: DOTr (2021)

**Table 7-8. Summary of Queries and Concerns raised at the Second SCM for Land Owners**

Issues and Concerns	Response/Actions Taken
<b>Project/Alignment Concerns</b>	
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.
<b>Timeline of the Project</b>	
Timeline for the civil works of the project.	The target date for the construction is on the 1st quarter of 2022.
<b>RAP Activities Concerns</b>	
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 PAPs. 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.
Will the list of requirements be provided as well as the contact details in case there are further questions?	The list of requirements will be part of the NoT that will be issued by the DOTr. The GRM hotline number will be shown after the open forum.
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.
<b>Entitlements</b>	



Issues and Concerns	Response/Actions Taken
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.
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 PAP's responsibility to process the documents with the concerned government agencies.
Will PAPs be relocated within the area where they reside?	For landowners, it will depend, whether the remaining area is still economically viable or habitable or can still be utilized for its intended purpose. 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 PAPs, 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. Socialized housing will be provided after pre-qualification by NHA.
Will PAPs 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.

<b>Issues and Concerns</b>	<b>Response/Actions Taken</b>
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.
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?	This will be determined after the data has been consolidated to know if the property is still habitable. It will be up to the PAPs if they wanted a self-relocation or assisted relocation.
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-day period 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 with 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 prescribed period to pay the Real Property Tax (RPT) is 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: DOTr (2021)

586. The second stakeholder consultation meeting for non-landowners was held in February 2021 – September 2021 for landowners.
587. A total of 1,626 APs attended the meeting wherein 793 are female and the remaining 833 are men. Table 7-9 presents the number of participants during the Second SCM.

**Table 7-9. Number of Participants during the Second SCM for Non-Landowners**

Mode of SCM	Date	LGU	Brgy	Participants	Male	Female	Total
Online	21 February 2021, Monday 1:00 PM – 5:00 PM	Makati	Pio Del Pilar	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	25	31	56
Online	21 August 2021, Tuesday 8:00 AM – 12:00 PM	Makati	Pio Del Pilar, San Antonio	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	113	117	230
Online	April 4, 2022, 8:00 AM – 5:00 PM	Taguig	Tanyag	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	59	73	132
Online	April 4, 2022 1:00 – 5:00 PM	Taguig	North Daang Hari	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	113	93	206
Online	April 6, 2022 8:00 AM – 12:00 PM	Taguig	North Daang Hari and South Daang Hari	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	73	75	148
Online	April 6, 2022 1:00 PM – 5:00 PM	Taguig	Bagumbayan, Western Bicutan, Fort Bonifacio	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	77	84	161
Online	April 7, 2022 1:00 PM – 5:00 PM	Taguig	Forth Bonifacio	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	89	90	179
Online	April 7, 2022 8:00 AM – 12:00 PM	Taguig	Forth Bonifacio	APs, DOTr, GCR, SHFC, DSHUD, LGU, PCUP, PNR, DILG, ADB	89	80	169
Online	April 7, 2022 1:00 PM – 5:00 PM	Muntinlupa	Buli	DOTr, GCR, PCUP, SHFC, Brgy Buli, LGU of Muntinlupa, APs	65	53	118
Online	31 August 2021, Tuesday 1:00 PM – 5:00 PM	Muntinlupa	Buli	DOTr, GCR, PCUP, SHFC, Brgy Buli, APs	56	42	98
Online	1 September 2021, Wednesday 1:00 PM – 5:00 PM	Muntinlupa	Sucat	DOTr, GCR, PCUP, SHFC, Brgy Sucat, LGU of Muntinlupa, APs	49	35	84

Online	2 September 2021, Thursday 1:00 PM – 5:00 PM	Muntinlupa	Sucat	DOTr, GCR, PCUP, SHFC, Brgy Sucat, LGU of Muntinlupa, APs	25	20	45
<b>TOTAL</b>					833	793	1626

**Table 7-10. Summary of Queries and Concerns raised at the Second SCM for Non-Landowners**

Queries/Comments/Suggestions/Concerns	Response to Queries
<b>Project Description and Design</b>	
Asked how many meters (on both sides) from the center of the old/existing PNR railway will be affected by the Project.	Explained that on average, the total measurement of the Project Right-of-Way (PROW) is 30 meters.
Asked for the measurement of the Project Right-of-Way (PROW) from the center of the old/existing PNR railway. Explained that there are already red markings in the area.	Explained that the measurement of the PROW varies (depending on the area and the design of the alignment), but the total width of the PROW is 30 meters on average for the main alignment, and 250 meters for stations.
<b>Timeline of the Project</b>	
Asked if there is a possibility for the project to be discontinued, considering that there will soon be a change in administration.	Explained that the Project will continue despite changes in administration and assured that all Affected Persons (APs) will receive their entitlements and will be provided assistance.
<b>RAP Process</b>	
Asked that she was not included in the census since she was at work when the census was conducted but the owner of the structure, she is living in was included in the census, and that there are three renters (including her) who live in the affected structure. Added that the affected structure has white, pink, and green structure tags. The structure tag number on the green tag is NSRP-05-02-ML009.	Confirmed that she is in the masterlist as the owner of structure NSRP-05-02-ML009.
Asked when is the final date of the demolition of structures in Barangay Buli.	The timeline for the Project is on the fourth quarter of 2021. Explained that there is still no initial date for demolition activities. Explained that PAPs will be notified of demolition activities beforehand.
Asked about the remaining portion of his partially-affected structure.	Explained that if half of a structure is affected by the Project, the whole structure will be acquired instead. Explained that validation activities and studies will be conducted.

	<p>Added that the structure might no longer be safe if only half of it is left.</p> <p>Explained that if the affected portion of the structure is minimal (the structure can still stand on its own after the acquisition of the affected portion), it is up to Mr. Novenario if he would still want to stay in the remaining portion of the structure.</p> <p>Explained that if the affected portion of the structure is more than half the size of the whole structure, or if the foundation of the structure is affected and the structure would not be able to stand on its own after the acquisition of the affected portion, the whole structure will be acquired and compensated instead.</p>
<p>Informed that she is not in the masterlist despite her new neighbor being included because during the census, she was at work. Structure tag number is NSRP-05-02-ML045.</p>	<p>Suggested to raise concern at the Grievance Redress Mechanism (GRM) Hotline of the DOTr however, if it is proven she was living in the affected area on or before the cut-off date, and if the DOTr determines that she should be part of the masterlist and endorses the masterlist to the Local Inter-Agency Committee (LIAC), it is possible that she will be able to avail the socialized housing.</p> <p>Explained that the concern may be resolved by the Beneficiary Selection, Awards, and Arbitration Committee (BSAAC) of the LIAC but documents proving that she has been living in the affected structure prior to the cut-off date will need to be submitted.</p> <p>Added that validation activities can also identify PAPs who were skipped during the census.</p> <p>Explained that whoever is in the masterlist are the ones who will be validated on-ground.</p>
<p>Asked if her structure, NSRP-05-02-ML099 (blue tag), is affected by the Project.</p>	<p>Explained the meaning of the colors of structure tags:</p> <p>White – The structure was affected during the Feasibility Study (FS) stage.</p> <p>Green – During the Detailed Engineering Design (DED) stage, it was determined that the structure is confirmed to be affected by the Project.</p> <p>Blue – The structure is a newly-identified affected structure (identified only during the DED Stage). It was not identified as an affected structure during the FS stage.</p>

	<p>Pink – The structure is an affected associated structure such as comfort rooms, fences, and garages.</p> <p>Explained that structures with green, blue, and pink structure tags are affected by the Project.</p>
<p>Asked if he, an owner and occupant of an affected structure, is entitled to housing.</p>	<p>Explained that NLOs may be beneficiaries of government housing if found to be qualified based on validation activities.</p> <p>Added that NLO Structure Owners (SOs) will be compensated for their affected structures based on the structures' current market values.</p> <p>Explained that for LOs, their affected land and structures will be compensated based on current market values.</p>
<p>Asked if the different types of relocation units (single detached, vertical housing) will be available in the relocation sites.</p>	<p>Explained that relocation sites and units will be presented to PAPs and whatever will be built on the relocation sites will be the ones available for qualified PAPs.</p>
<p>Asked about the requirements that need to be submitted by those who were not included in the census and tagging to prove that they have been living in the affected area prior to the cut-off date.</p>	<p>Explained that the requirements include valid government identification cards with addresses (it must be proven that the addresses existed even prior to the cut-off date), a barangay certification stating that you have been living in the affected area prior to the cut-off date, and other documents from the barangay.</p>
<p>Asked if the documents can be e-mailed to the DOTr GRM e-mail.</p>	<p>Explained that PAPs will be notified about the submission of the required documents.</p> <p>Suggested that she already prepares the documents mentioned.</p>
<p>Explained that she is a renter, and that the structure she has been living in for twenty (20) years has no structure tag.</p>	<p>Explained that it is possible that structures without structure tags are not affected by the Project.</p> <p>Confirmed that based on the masterlist, Ms. Caridad Soriano is affected by the Project.</p>
<p>Explained that there are two (2) families in their affected structure.</p> <p>Asked if the two families will be able to avail of government housing.</p>	<p>Explained that regardless of the number of households in one structure, as long as each household is in the masterlist, each household may have the right to avail of socialized housing.</p> <p>Explained that each household will have to comply with the requirements of SHFC and go through the process of qualification.</p> <p>Explained that each qualified family/household will be entitled to one housing unit. If there are five (5) qualified families in one (1) affected structure, then they may have five (5) housing units.</p>

	Explained that that new families/ households that were not included in the census and tagging activities will not be qualified for government housing.
Explained that they are renters, and that she and the structure owner were interviewed. Asked if they could both avail of housing.	Explained that the two families in the structure that were included in the census may be qualified for socialized housing. Explained that it is possible for one tagged structure to have multiple households/ families who were part of the census and thus, the masterlist. These families who are part of the masterlist will go through the process to determine who will be qualified to avail of socialized housing.
Explained there is an affected renter whose structure was tagged, but he/she already left the affected area last December 2020. Asked if the said renter can still avail of relocation.	Explained that renters who already left the area but are included in the masterlist still have the right to undergo the qualification process to determine if they are qualified to avail of socialized housing. The SHFC team will also need to know the reasons why the renter left the affected area.
Asked about the documents required to prove ownership over the affected structure.	Explained that an Offer to Compensate (OtC) will be issued, which will state which documents will need to be submitted by structure owners. DOTr will also issue Notices of Taking which will indicate the required document. Added that the usual documents required include valid government-issued identification cards.
Asked if there will still be meetings regarding the Project.	Stated that there will still be meetings for PAPs regarding the Projects. Ensured that PAPs will be informed of the conduct of future meetings.
<b>Compensation and Entitlement</b>	
Explained that their house was built in 1992, and that papers show that it costed Php 75,000.00. Asked about the compensation for affected structures.	Explained that the appraisal team will go to affected structures and assess their values based on their current market values. Explained that the Government Financial Institution (GFI) will appraise affected structures. Mentioned that the DOTr will ask Structure Owners for documents to prove their ownership of the structures.
Asked if a re-assessment of affected structures will be made. Mentioned that improvements/renovations were made on the affected structure (renovations on the second floor and kitchen, and re-wiring of electrical lines) after the initial	Explained that the appraisal team of the Landbank of the Philippines will conduct an appraisal of affected properties. Mentioned that the appraisal activities were moved to a later date due to the Enhanced

assessment of the structure in 2019. Mentioned that portions of the structures that were made of wood back then are now made of stone.	and Modified Enhanced Community Quarantine. Explained that they will be informed of the conduct of appraisal activities in their area. Explained that the appraisal will be based on the assessment made during the census and tagging activities. Explained further that according to the Project's Resettlement Action Plan (RAP), data on and before the cut-off dates will be followed. Explained that the appraisal activities will not be a re-assessment of affected structures.
Mentioned that they own the land which the affected structure is built on.	Explained that the meeting is for NLOs, and that there is a separate avenue for Land Owners (LOs). Explained that LOs have different entitlements compared to NLOs. Explained that LOs will first receive a Notice of Taking. This will be their cut-off date.
<b>Stakeholder's Consultation Meetings</b>	
Asked why the presentations are for informal settlers, when there are attendees who are Land Owners (LOs) or who have titles to their affected land.	Explained that there is a separate meeting for LOs
Asked why he was invited to the SCM for NLOs even though he owns affected titled land.	Explained that this SCM is for NLOs, and that there are separate meetings for LOs. Assured him that he will be invited to meetings for LOs.
Explained that he was invited to this SCM for NLOs, despite his having a land title and paying of real property taxes. Explained that the land title is still a mother title. Asked if LOs have different entitlements compared to NLOs. His structure tag number is NSRP-05-02-ML072	Added that upon checking, the affected land is registered under Mr. Mariano Rivera, which is probably the reason why Mr. Anastacio Torres Rivera was invited as an NLO. Confirmed that the affected lot is registered under the name of his father, Mr. Mariano Rivera
Explained that his mother owns three (3) tagged structures that are being rented out, however, based on the last time DOTr called him, one of these structures (NSRP-05-02-ML075) is named under their renters, and not his mother, who is the structure owner. Expressed concern on this matter. Explained that during the conduct of the first census activities, they were told that their structures cannot be named after one person only. That is why the structures were named after their family members/relatives.	Explained that structures NSRP-05-02-ML073, NSRP-05-02-ML074, and NSRP-05-02-ML075 are being rented out, but are owned by his mother, Ms. Herminia Soriano Belda. Asked about their entitlements as the structure owner, and the proofs of ownership that need to be provided. Explained that during the census, if the renters were the ones in the structures, they are the ones who will be included in the masterlist. Their entitlements will depend on



	<p>the validation that will be conducted, and the documents that they will provide.</p> <p>Owners of affected structures will be compensated for their structures based on their current market values.</p> <p>Asked if his mother has an option to be compensated with rental units or houses instead, as her affected structures, which are being rented out, are her sources of income.</p> <p>Explained that the target of government housing are NLOs such as the renters of your structures.</p> <p>Asked if their status can be updated from NLO to LO, as they have always been invited to meetings for NLOs.</p> <p>Noted the concern and assured that Mr. Belda will be invited to meetings for LOs.</p> <p>Explained that there is a separate set of documentary requirements for LOs.</p> <p>Explained that the reason why Mr. Belda is part of the NLO list is because the land title is still a mother title.</p> <p>Clarified that LOs will be compensated for their affected land and structures, but will not be able to avail of socialized housing, pursuant to Republic Act No. 10752.</p> <p>Mentioned that queries regarding documentary requirements and entitlements can also be raised at the GRM hotlines.</p> <p>Explained that LOs will receive Notices of Taking which will state which documents will need to be submitted.</p>
Asked if there will be other meetings within the month of September 2021	<p>Explained that there are planned future activities, but it will depend on the restrictions due to the pandemic.</p> <p>Assured him that PAPs will be notified of future meetings/activities.</p>
Asked if it is okay for someone who was invited to the afternoon session of the SCM to attend the morning session instead.	<p>Explained that there is no problem if the PAP will attend the morning session. However, the PAP must be able to fill-up and submit the attendance form.</p>
<p>Stated that she was not being allowed to speak despite her having wanted to speak early on in the SCM.</p> <p>Asked if the LIAC is included in the SCM, because the LIAC is not being addressed during the meeting.</p> <p>Asked if the LIAC is only an observer in the SCM.</p> <p>Explained that the UPAO also has answers to the questions being raised by PAPs.</p>	<p>Apologized and mentioned that Ms. Ramirez of the UPAO and Mr. Olaco of the PCUP were acknowledged during the meeting.</p>

<p>Asked if the UPAO will still attend the next SCMs.</p> <p>Requested that the UPAO and the PCUP also be called to answer questions of PAPs in the next SCMs.</p>	
<b>Masterlist</b>	
<p>Asked if the name in the masterlist can be transferred to her husband, as the person in the masterlist, her mother-in-law, is in the province.</p>	<p>Explained that names in the masterlist cannot just be transferred easily.</p> <p>Explained that those in the masterlist are the ones who will undergo the qualification process for socialized housing.</p> <p>Explained that Relocation Project Information Brochures (PIBs) are only to be filled-up by those who are in the masterlist</p> <p>Asked if her husband was living with his mother at the time of the census, and whether or not he was included in the census.</p> <p>Explained that the two (2) households should have been included in the census.</p> <p>Asked the DOTr if the husband of Ms. Gellido was skipped during the census.</p> <p>Explained that all affected households should have been interviewed, and all their household members should have been accounted for in the Household Information Sheet (HIS).</p> <p>Explained that if during the census, household members were living in another place, it is possible that they were not included in the census.</p>
<p>Asked about the case of a renter who was included in the masterlist, but does not live in the affected area anymore.</p>	<p>Explained that those in the masterlist who have already left the affected area must still be able to attend meetings and be able to submit required documents.</p> <p>Explained that all NLOs in the masterlist who were included in the census will not be deprived of their right to be qualified to avail of socialized housing. These NLOs will go through all the required processes.</p> <p>Added that their team will study and document the cases of APs, and determine if they will be qualified or disqualified to avail of socialized housing.</p>
<p>Asked why she wasn't called by the Barangay (reiterated her question on whether or not she is in the masterlist).</p>	<p>Explained that the barangay recently called those who needed to fill-up and submit the Relocation PIBs. The list used by the barangay is a masterlist of those who were included in the Socio-Economic Survey (SES) previously conducted by EcosysCorp.</p>

	<p>Explained further that it is possible that Ms. Rebleza was not previously interviewed and thus was not included in the SES masterlist. Confirmed that Ms. Rebleza is included in the masterlist.</p>
<p>Explained that she was a renter of an affected structure and was included in the census, but was asked by the structure owner to vacate the affected structure.</p>	<p>Assured Ms. Ramos that those in the masterlist are those who may possibly receive entitlements.</p> <p>Explained that she will need to provide proof that she previously lived in the affected structure.</p> <p>Added that she may request the barangay for a certification stating that she was living in the affected structure during the census, but was asked by the structure owner to leave</p>
<p>Explained that there is a PAP who owns an affected store approached him saying that he/she is not included in the masterlist. His/her structure tag is also missing, and he/she also changed his/her contact number.</p>	
<p>Asked about the case of Ms. Paez, a renter who was included in the tagging and census and is part of the masterlist but had already left the affected structure.</p>	<p>Those in the masterlist are the potential beneficiaries of the Project.</p> <p>Added that the reasons why PAPs left affected structures need to be documented.</p> <p>Explained that those in the masterlist who already left the affected area will still be contacted.</p> <p>Reiterated that those who were not included in the census and tagging activities will not be able to avail of socialized housing.</p>
<p>Explained that during the recent ground activities, she noticed that her husband is not included in the masterlist. When she called the contact number provided to them, it was explained to her that there are three (3) names associated with her sticker/structure tag number.</p> <p>She owns the structure with tag number NSRP-05-02-ML081, which is under the name of Mr. Charlie Pontillas.</p>	<p><del>Explained that during the recent ground activities, she noticed that her husband is not included in the masterlist. When she called the contact number provided to them, it was explained to her that there are three (3) names associated with her sticker/structure tag number.</del></p> <p><del>She owns the structure with tag number NSRP-05-02-ML081, which is under the name of Mr. Charlie Pontillas.</del></p> <p>Explained that validation activities will be conducted to determine the occupants of affected structures, and that various meetings and other activities will also be conducted.</p> <p>Explained that in the masterlist, Ms. Rubyleen Ajeno is the structure owner of NSRP-05-02-ML081.</p>

	<p>Explained that a certain Ms. Edith Espinosa is in the masterlist under NSRP-05-02-ML081, but they do not know who she is. Mentioned that she was previously interviewed.</p>
<p>Asked about their case, as there are two (2) families in their affected structure. The other family is his son's, and he has been living in the structure ever since he was born. His son already has a 3-year old child.</p>	<p>Explained that qualified household members may be able to avail of socialized housing. Added that if prior to the cut-off date, the household member already had a family living in the affected structure, they may have been counted as a separate household. If the household member did not have a family prior to the cut-off date, that member might have been included as a member of the household, and not as a separate household.</p> <p>Explained that if his son and his son's family were included in the census prior to the cut-off date, it is possible that his son is also qualified to avail of a separate housing unit, but he will also need to go through the qualification process and will need to submit certain documents.</p> <p>Mentioned that there will be a separate activity where documentary requirements will be explained in detail.</p>
<b>Relocations</b>	
<p>Asked if there is a legal way for awardees of relocation units to sell the units awarded to them.</p>	<p>Explained that based on law, if the awarded socialized housing unit has not yet been fully paid by the awardee but is already being sold by the awardee, it is possible that the awarded unit be revoked, and the awardee be disqualified.</p> <p>Clarified that relocation sites are for qualified NLO Project-Affected Families (PAFs). Added that the final relocation sites will be presented to the qualified NLO PAFs.</p> <p>Explained that there are no relocation units yet on the presented possible relocation sites, as the final sites and the final designs will still be decided upon by the LIAC and will be presented to the PAFs. Added that this is part of the process – the community will be involved in planning.</p>
<p>Asked if awardees of housing can pay the amount of the awarded housing unit in full. Explained that she is a renter whose unit is above Mr. Emilio Rebleza's unit. They are in one structure.</p>	<p>Explained that payment schemes and the monthly amortization will be discussed in the next meetings and during community planning.</p>

<p>Expressed concern on not having a structure tag unlike Mr. Rebleza (NSRP-05-02-ML009), who is also a renter.</p> <p>Explained that she must have been away from her unit during the census.</p> <p>Mentioned that she has been a renter of the structure since August 2015.</p>	<p>Explained that based on the masterlists, she is not among those who were interviewed under structure tag NSRP-05-02-ML009.</p> <p>Explained that for cases like these, validation activities will be conducted to verify if there were PAPs who were not included in the census and tagging activities. Reiterated that documents proving that these claimants have been living in affected structures prior to the cut-off date will be needed.</p> <p>Reiterated that PAPs with cases like this can raise their concerns at the DOTr GRM hotline.</p> <p>Clarified that only one structure tag is placed on each affected structure, regardless of the number of households residing in it.</p> <p>Explained that she has a structure with a blue structure tag with structure tag number NSRP-05-02-ML008.</p> <p>Mentioned that the previous occupant of the structure who was included in the census has already left the area.</p> <p>Asked if she can avail of housing.</p> <p>Explained that those in the masterlist are the beneficiaries of DOTr.</p> <p>Explained that structures will be compensated based on their current market values.</p> <p>Explained that validation activities and BSAAC deliberations will be conducted to study her case and to determine what can be done.</p> <p>Explained that in the masterlist, the person associated to her structure tag is Mr. Rillan De Guzman.</p>
<p>Explained that he is an NLO Structure Owner (SO). His structure tag number is NSRP-05-02-ML129.</p> <p>Asked if his six (6) children will be qualified to avail of housing.</p> <p>Explained that his children have their own families, but are living inside the affected structure in separate rooms together with him.</p> <p>Explained that during the census and tagging activities, his children already had families.</p> <p>Mentioned that in the masterlist, his name is under a different structure tag (NSRP-05-02-ML127).</p>	<p>Explained that if his six (6) children are in the masterlist, they will go through the qualification process to determine if they are qualified to avail of socialized housing.</p> <p>Explained that qualified households are entitled to one unit each.</p>
<p>Asked how will they know if they are qualified to avail of socialized housing.</p>	<p>Explained that first, you need to be in the masterlist. Validation activities will be</p>

	<p>conducted to correct the information of households and to check if you still live in the affected area. Next, pre-qualification will be conducted to determine who have already been awarded with government housing. After this, other activities will be conducted. You will be notified of these activities (notices will be given) and will be given time to prepare.</p> <p>Explained that for now, you must stay in your affected area, and wait for the conduct of validation activities by the Muntinlupa City LIAC.</p> <p>Added that he can also raise his concerns at the DOTr GRM hotline.</p>
<p>Asked about the possibility of flooding in the relocation site.</p>	<p>Explained that hazards in potential relocation sites such as flooding are being considered.</p> <p>Explained that some of the proposed relocation sites in Muntinlupa City have flooding hazards, but ensured that this will be mitigated when designing the relocation site.</p> <p>Added that this will be discussed during community planning, so that such hazards could be mitigated and that the safety of those qualified for socialized housing will be ensured.</p>
<p>Asked if the owner of the structure he is living in can be qualified for socialized housing. Explained that he is not sure if the Structure Owner is included in the masterlist.</p>	<p>Explained that if the owner of the structure is a private owner, he/she will have his/her own set of entitlements (for Land Owners). If he/she is an NLO who is an owner of an affected structure and is included in the masterlist, it is possible that he/she be included in socialized housing. However, he/she will still have to undergo the process for qualification.</p> <p>Added that whoever was present during the census and tagging activities are the only ones who may possibly avail of socialized housing.</p> <p>Explained that owners of affected structures who are having their affected structures rented out may be compensated for their affected structures, but they will need to submit documents that will prove their ownership over the said structures.</p>
<p>Explained that she bought an affected structure six (6) months ago. Also mentioned that the renter of the affected structure was included in the census.</p>	<p>Explained that there is a cut-off date, and that the names in the census are non-transferable, meaning whoever was included in the census are the ones who will undergo</p>

<p>Asked if she will still be able to avail of housing.</p>	<p>the qualification process to determine if they are qualified to avail of socialized housing. Renters who sold their rights to their affected structures/rights as a possible beneficiary of entitlements of the Project will go through a process to determine and document whether they will be disqualified or determine and document the reasons why they sold their affected structure.</p> <p>Explained that SHFC needs to know first the reason(s) why the previous structure owner sold his/her structure.</p> <p>Suggested that she raises her concern at the Grievance Redress Mechanism (GRM) Hotline.</p> <p>Suggested that similar concerns (APs who are not in the masterlist) be raised at the GRM hotline so that their cases may be studied and so that it could be determined if they should be reconsidered and be included in the masterlist.</p> <p>Reiterated that those not included in the masterlist will not be able to avail of socialized housing.</p> <p>Added that such cases (those who bought affected structures, renters who were asked to vacate affected structures, etc.) will go through the Beneficiary Selection, Arbitration, and Awards Committee (BSAAC) under the Local Inter-Agency Committee (LIAC).</p>
<p>Explained that he was part of an association and was awarded a relocation/housing unit by the National Housing Authority (NHA), but immediately back-out back then.</p> <p>Asked if he will still be able to avail of relocation, as he is included in the masterlist.</p>	<p>Explained that he will go through the validation process to determine if he will still be qualified to avail of socialized housing.</p> <p>Explained that there cannot be double-availment of government housing.</p> <p>Explained that he will also go through the BSAAC process and verifications, where it will discuss the reason(s) why he did not avail the previous award</p>
<p>Asked if the relocation site is free.</p> <p>Mentioned that he is a senior citizen.</p>	<p>Explained that it is possible that he may be qualified to avail of socialized housing, but he will still need to go through the qualification process.</p> <p>Reiterated that the socialized housing under the Community Mortgage Program is not free. Explained that a community will be organized, and that SHFC will purchase the relocation site which will be paid-off by the community members depending on the monthly amortization that will be computed,</p>

	<p>and the payment scheme that will be agreed on. Details on this will be discussed in detail during the next community assemblies and planning activities.</p> <p>Explained that once the units are fully paid already, the beneficiaries will be given the titles of the land (to the individual in the case of single-detached units; and to the community in the case of vertical housing), and a certificate of ownership in the case of vertical housing.</p>
<b>Census and Tagging</b>	
Mentioned that his structure tag was colored green.	<p>Explained the meaning of the colors of structure tags:</p> <p>White – The structure was affected during the FS stage. If during the DED stage, only a white sticker is on the structure, it is possible that that structure is no longer affected by the Project.</p> <p>Green – The structure was affected during the FS stage (and was tagged with a white sticker) and was also tagged as affected in the Detailed Engineering Design Stage. Structures with this tag is confirmed to be affected by the Project.</p> <p>Blue – The structure was identified as confirmed to be affected only during the Detailed Design Stage.</p> <p>Pink – The structure is an affected associated structure such as comfort rooms, garages, and fences.</p>
Asked about the meaning of red markings on structures that say “1.93m.”	<p>Explained that during the Detailed Engineering Design (DED) stage of the Project, the DOTr’s consultants painted red markings to show the boundaries of the PROW.</p> <p>If the markings show an arrow pointed upward and a certain measurement such as 1.93 m, that means that the boundary of the PROW is 1.93 meters forward from the red marking.</p> <p>If the markings show an arrow pointed downward and a certain measurement such as 1.93 m, that means that the boundary of the PROW is 1.93 meters backward from the red marking.</p> <p>Structures with red circle markings are structures that are severely affected by the Project. This means that the whole structure is affected by the Project.</p>

Source: DOTr (2021)



## E. Focus Group Discussion

588. FGDs were conducted as part of the consultation mechanism for the project. FGD results were then consolidated to support the data gathered from the socio-economic survey and serve as an input for the preparation of the Livelihood Restoration and Improvement Program (LRIP). Separate discussions were held for the vulnerable and business sector to gather their inputs about livelihood and resettlement. FGDs for both of the sectors were also done through online platforms in compliance to the Health and Safety Protocols.

### 1. Vulnerable Group

589. For the vulnerable sector, participants from Parañaque and Taguig were selected among the household heads: (a) with income below poverty threshold, (b) headed by solo parents with dependents, (c) headed by the elderly, or (d) with household member with disabilities. Table 7-11 shows the count of participants, segregated by gender.

**Table 7-11. Participants from the Vulnerable Sector for LO**

City	Date	FGD Participants					Total
		Below Poverty Threshold	Solo Parent	Elderly	W/ PWD HH Member	Others	
Makati	April 15, 2021 8:00 am	0	0	4	1	0	5
Parañaque	1 July 2021	4	1	1	0	3	9
Taguig	March 19, 2021, 1:00 pm	3	0	2	0	2	7
Taguig	2 July 2021	1	0	3	1	3	8
Muntinlupa	April 16 2021 8:00 am	2	0	3	0	1	6
Total		10	1	13	2	9	35

Note: "Others" – pregnant, with toddler/baby or with sick/ill household member, at the time of survey;

Source: DOTr (2021)

590. Before the discussion started, participants were requested for their consent and confirmation of their voluntary participation; they were likewise assured that the activity seeks to provide a safe environment for everyone to share their thoughts and concerns, APs may only provide information they are comfortable disclosing. Since the discussion was conducted online, the participants were asked individually but were also allowed to raise their concerns by calling the attention of the online moderator. The vague answers were probed by the facilitator to help the participants further elaborate their responses to the guide questions.
591. The participants were mostly concerned about their relocation when discussing the project impacts rather than the livelihood aspect of the discussion. Specifically, the concerns raised

were displacement and loss of livelihood opportunities. To reduce the project impact, some of the suggestions mentioned were financial assistance and provision of job opportunities. Table 7-12 presents the identified resettlement impacts and mitigation measures.

**Table 7-12. Resettlement Concerns/ Impacts and Mitigating Measures for the Vulnerable Sector**

Resettlement Concerns	Resettlement Concerns and Impacts
Perceived project impact on vulnerable sector	Approximate date of land acquisition 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 might be scarce on 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 more 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 PAPs, not much benefit is expected.
	It will be difficult to find a house and a property within Manila that is similar with what they currently have.
	The pandemic will also pose difficulty if they will be resettled.
	PAPs 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 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 to be an inconvenience to them.
	The length of time needed to rebuild the affected structure will equate income loss for them.
Proposed Mitigation Measures	i. The project will cause an extra burden given the pandemic.
	iii. 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.

Resettlement Concerns	Resettlement Concerns and Impacts
	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 PAPs. This must be similar to their previous jobs to mitigate the impact of project to them.
	Benefits received from the Local Government they reside must be replicated in the relocation area.
	The source of livelihood in their relocation site must be ensured.
	Transportation allowance may be provided for PAPs 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 PAP for the properties that will be demolished
	Financial assistance must be provided more than the compensation to support their daily subsistence spending.
Alternative livelihood if restoration is not possible	There must be alternative business for small store owners that will be affected by the project.
	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 trainings to identify the kind of business that they may be able to put up.
	Government may provide capital loans with minimum interest so PAPs may be able to establish their own business.

Source: DOTR (2021)

## 2. Business and Other Livelihood Sector

592. For the business sector, participants were selected based on business classification and sectoral representation. Age and gender also served as a basis for the participants' selection to ensure balanced source of views and opinions. Table 7-13 shows the count of participants, segregated by gender.

**Table 7-13. Participants from the Business Sector for LO**

City	Date	Participants		
		Male	Female	Total
Makati	May 10, 2021, 8:00 am	7	6	13
Parañaque	1 July 2021	4	1	5
Taguig	March 19, 2021, 1:00 pm	1	1	2
Taguig	2 July 2021	4	3	7
Muntinlupa	May 10, 2021, 1:00 pm	4	1	5
Total		8	4	12

Source: DOTr (2021)

593. The participants of the FGD were owners of different businesses including *sari-sari* store, apartment, and small store. Most of them are concerned if they would still be able to continue their business once relocated. Like the vulnerable sector, the business owners' request is to be relocated within Parañaque and Taguig or nearby provinces such as in Cavite or Laguna to be able to re-establish their businesses. If relocation within the city is not possible, the participants hope to be relocated in an area where it would be conducive for their businesses. For instance, a business owner raised that opportunities must be available so that it will be easier for them to put up their business. Below table shows the livelihood concerns and impacts as described and presented by the business owners.

**Table 7-14. Identified Livelihood Impacts and Mitigation Measures for the Business Sector**

Livelihood Concerns	Inputs from the FGD Participants	Proposed Mitigation Measures
Perceived project impact on Business	<p>Acquisition of property is being executed and PAPs do not have time to prepare.</p> <p>Most of the businesses in their area are renting spaces and are the only source of income of the owners</p> <p>The compensation might not be enough to purchase a new building within the area that may be used again as a renting place.</p> <p>Civil works for the building replacement cannot proceed without the compensation.</p> <p>It will take 6 months to 1 year to complete the reconstruction of the new building.</p> <p>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.</p> <p>Tenants of their renting space will also be affected.</p> <p>Area to relocate their business is not yet identified.</p>	<p>There must be assistance in acquiring a property within the area. Preferably, one that is accessible to the Central Business District.</p> <p>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.</p> <p>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.</p> <p>Assistance may be provided in processing necessary documents for their properties and the PAPs must have the priority.</p> <p>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</p>

	<p>Securing permits and other documents is challenging given the current health crisis.</p> <p>Compensation must also consider the payment for amortization.</p> <p>If there is a delay in the disbursement of compensation, it might be challenging for PAPs to purchase a property.</p> <p>The project might be discontinued by the next administration which will also halt the disbursement of compensation.</p> <p>The project will cause a huge impact to their business which is their only source of income.</p> <p>The remaining area after land acquisition might not have enough space to re-establish their business.</p> <p>If the area is too remote, their usual client might not patronize their service anymore.</p> <p>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.</p> <p>Internet service must be available in the relocation area for online businesses</p> <p>It will be necessary to purchase another land lot given the extent of the project.</p> <p>Safety must be ensured during the construction of the project so businesses may still operate from the remaining properties that will not be acquired.</p> <p>Affected properties are being used as staff housing which will also need relocation.</p> <p>Relocated employees will not be able to work on their business anymore.</p>	<p>business venture such as a convenience store.</p> <p>Compensation must take into consideration the value of properties to be purchased as replacement.</p> <p>Property appraisers must also look into price forecast of land values as disbursing of compensation might take some time.</p> <p>Private sectors such as real estate developers may provide assistance in looking for new properties where they can relocate their business.</p> <p>Financial assistance through loans with lower rate may also be provided.</p> <p>Employment assistance may be provided for PAPs that lost their jobs because of the projects. Employees of businesses that had to close down may also be absorbed by the private sector.</p> <p>There must also be valuation for the inconvenience that the project will cause.</p> <p>Business owners that are not residing in the affected properties must also be compensated.</p> <p>It must be identified which contractor can assist them in restoring the affected properties.</p> <p>Disbursement of payment must not be late to provide ample time for businesses to do the necessary preparations.</p> <p>There may also be assistance in purchasing construction supplies to quicken the rebuilding of their acquired structures.</p>
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Source: DOTr (2021)

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## **Chapter 8 . LIVELIHOOD RESTORATION AND IMPROVEMENT PROGRAM**

594. 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 Cities of Makati, Taguig, Paranaque and Muntinlupa and other national government agencies.

### **A. Methodology for Developing the LRIP**

595. 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**

596. 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.
597. 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.
598. For DD 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. The result of impact assessment to livelihood as outlined in this chapter is subject to DOTr validation and re-classification.

#### **2. Focus Group Discussions**

599. FGDs were conducted with APs. FGDs on LRIP were conducted in the Makati-Buli segment. Please refer to Chapter 7 for further details. A total of 8 males and 4 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

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support, expected role of the private sector and awareness/attitude towards forming cooperative organizations.

### **3. Training Needs Assessment**

600. 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**

601. 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.

### **Objectives of the LRIP**

602. 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.
603. 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.
604. 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.
605. 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.

### **B. Categories of APs with Affected Livelihoods Related to Entitlements**

606. For this RAP in Makati-Buli, APs whose businesses will be affected by the project include 994 businesses of which there are 312 stand-alone businesses, 277 home-based

enterprises, 4 land based (game-fowl raising/livestock raising) in the vicinity of residence, and 401 renting-out businesses.

607. There is an estimated 5,853 workers, and employees whose employment or livelihood will be affected by the project composed of 4,286 wage-based workers who may opt to discontinue employment and find a job near relocation area and 1,567 employees who stand to lose jobs as a result of businesses closing down. There are also 7,593 APs of working age and of which only 1,571 APs declared with no occupation. Aside from the affected businesses and employees, there are also 1,383 vulnerable households with 1,709 instances of vulnerability that are included in the livelihood program.
608. 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.

**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	312 stand-alone businesses  401 renting out house/ room/ commercial spaces  4 land-based  277 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	1,567	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	4,286*	Cash compensation for net salary of four (4) months at minimum wage rate Participation in LRIP (including training)	Yes



Category of AP	Number of APs	Summary of Key Entitlements	Additional LRIP Support Provided
Vulnerable: poor, elderly <sup>51</sup> , and solo parent headed households with dependents, and PWDs.	1,383 households with 1,709 instances of vulnerability	Participation in LRIP (including skill training and other development activities) Inconvenience allowances of PhP10,000 each	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

609. 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

610. 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 million<sup>52</sup>. However, due to lack of data on capitalization, micro businesses in this section were determined using substitute definition<sup>53</sup> 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 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.
611. There are 277 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.
612. DOTr and SHFC will either provide a space within the relocation site for the 994 severely affected businesses 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 including land-based income source, stand alone, and renting out businesses is summarized in **Table 8-2**.

<sup>51</sup> Elderly who are interested in remunerated work.

<sup>52</sup> Source: RA. 9178 Act of 2002

<sup>53</sup> Based 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.

**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	Land-Based	Total
Makati	34	44	44		122
Taguig	201	153	221	2	577
Paranaque	44	20	85		149
Muntinlupa	33	60	51	2	146
Total	<b>312</b>	<b>277</b>	<b>401</b>	<b>4</b>	<b>994</b>

Source: JICA Design Team

613. Of the total 713 stand alone and renting out businesses identified, 401 are renting out house or room and 312 are stand-alone businesses. Of that number, 93 or 11.71% are renting out commercial spaces, 388 or 48.87% is renting out a house and used for business as well, 193 or 24.31 are doing trading/retailing, 35 or 4.41% restaurants and eateries, and 11 or 1.39% 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	%
Auto Services	1	0.14
Bank/Church/School	2	0.28
Commercial Space/Unit Rental	4	0.56
Computer Shop/Pisonet/ Billiards/Videoke	1	0.14
Construction	4	0.56
Home/Small-Scale Industry	401	56.24
House/Room Rental	5	0.70
Manufacturing	6	0.84
Online Selling	11	1.54
Personal Services	4	0.56
Printing and Reproduction	0	0.00
Restaurant/Fast Food/Eatery	35	4.91
Sari-sari Store	5	0.70
Service Contracting	11	1.54
Tables and Chairs	2	0.28
Trading/Retailing	193	27.07
Transport	5	0.70
Warehousing/Trucking	5	0.70

Others	17	2.38
N/R	1	0.14
<b>Total</b>	<b>713</b>	<b>100.00</b>

Note: There are multiple stand-alone businesses  
Source: JICA Design Team/DOTr

614. Of the affected 369 household members engaged in 277 home-based enterprises, more than half (62.60%) are owned by female headed households while the remaining (37.40%) are owned by a male headed households.
615. Table 8-4 shows the household members engaged in home-based enterprises that will be displaced by the railway, more prominently affected would be sari-sari stores (161 or 43.63%), those engaged in online selling (46 or 12.47%), and food catering (34 or 9.21%).

**Table 8-4: Type of Home-Based Enterprise of Household Members**

Type of Home-Based Enterprise	No. of Enterprise	%
Beauty and Personal care dealers	3	0.81
Beauty Salon	4	1.08
Billiards	1	0.27
Buy and sell	10	2.71
Computer shop/ Pisonet/ E-loading	3	0.81
Construction	3	0.81
Food catering	34	9.21
Food processing/ preparation	18	4.88
Lending	2	0.54
Online Selling	46	12.47
Peddling	4	1.08
Sari-sari store	161	43.63
Tailoring/Dressmaking	5	1.36
Tattoo/ Laundry/ Repair shop	5	1.36
Transport	6	1.63
Used Clothing (Ukay-ukay)	3	0.81
Vending	24	6.50
Others	29	7.86
N/R	8	2.17
<b>Total</b>	<b>369</b>	<b>100.00</b>

Note: There are multiple home-based enterprises  
Source: JICA Design Team/DOTr

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616. For the other 369 household members with enterprise-based livelihood, 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 Makati, Taguig, Paranaque and Muntinlupa Cities LGU to re-establish their current livelihood in a location they prefer.

## **2. APs with Affected Small, Medium and Large Business Establishments**

617. The Philippines employs two criteria in operationally defining MSMEs, namely employment and asset size. The PSA classifies an enterprise as a micro if it has less than 10 employees, small if it has 10-99 employees, medium with 100-199 employees, and large if it has 200 or more employees. On the other hand, the Magna Carta for Micro, Small and Medium Enterprises (MSMEs) classifies an enterprise as micro if it has up to Php 3,000,000 asset size, small if it has Php 3,000,001–15,000,000 asset size, medium if it has Php 15,000,001–100,000,000 asset size, and large if it has Php 100,000,001 and above asset size. However, due to lack of data on capitalization, the small, medium, and large businesses in this section were determined using substitute definition 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**

618. There are several people losing employment due to the impact of the project on businesses. There are 1,567 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.
619. 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**

620. 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.

621. 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

622. 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 a 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 4,286 wage-based APs who are members of 2,227 AHs will be provided with a commuting allowance amounting to PhP5,000 per household for three (3) months. Validation activities will be conducted by SHFC to determine the number of primary wage-based worker who will opt to discontinue employment near the project and find new jobs near their relocation site.
623. 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 Cities of Makati, Taguig, Paranaque and Muntinlupa 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	4	3	7	0.16
Aviation	1	1	2	0.05
Business	16	18	34	0.79
Clergy Professions	3	2	5	0.12
Construction works	458	5	463	10.80
Drivers	215	2	217	5.06
Engineering Professionals	16	7	23	0.54
House help	42	140	182	4.25
Industry workers	130	64	194	4.53
Law enforcement/Military	37	10	47	1.10
Medical personnel	11	24	35	0.82
Office works	246	416	662	15.45
OFW/Sea farers	27	12	39	0.91

Production/Factory workers	113	90	203	4.74
Public Officials	12	14	26	0.61
Sales	95	131	226	5.27
Service Industry	810	611	1421	33.15
Teaching/Education	14	34	48	1.12
Technology	21	5	26	0.61
Others	40	20	60	1.40
No response	197	169	366	8.54
<b>Total</b>	<b>2,508</b>	<b>1,778</b>	<b>4,286</b>	<b>100</b>
<b>%</b>	<b>58.52</b>	<b>41.48</b>	<b>100.00</b>	

Source: JICA Design Team/DOTr

## 6. Vulnerable APs

624. 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 1,709 counts of vulnerabilities among 1,383 households that fall within the project's definition of vulnerability. A summary of the project's vulnerable households is shown in Table 8-6.

**Table 8-6: Number of Vulnerable APs**

<b>City</b>	<b>Number of Vulnerabilities</b>	<b>Number of Vulnerable Households</b>
Makati	267	214
Taguig	1,005	748
Paranaque	116	48
Muntinlupa	321	373
<b>Total</b>	<b>1,709</b>	<b>1,383</b>

Source: DOTr

625. 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).
626. 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.

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627. 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.
628. 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.
629. 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.
630. 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.

### **C. The LRIP Approach**

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**

631. There are two priorities for this LRIP.

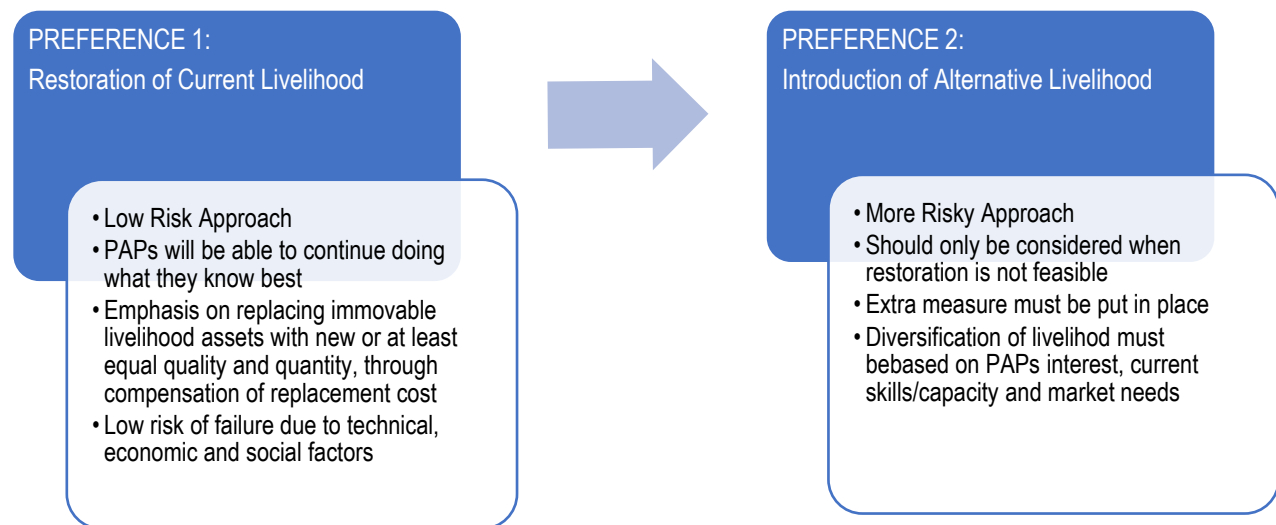
#### **Priority 1: Restoration of Current Livelihoods**

632. 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.
1. 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.
  2. 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.
  3. Some will require additional support to enable them to readjust their existing livelihoods to a new operating environment.
  4. Some will be required more targeted interventions within the LRIP, as they may face challenges to re-establishing current livelihoods, such as:

- a. Suitability of new residential or business area to re-establish current livelihood
- b. Time required to re-establish current livelihood with same income level (e.g., building up clientele)

## Priority 2: Introduction of Alternative Livelihoods

633. 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.
1. 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.
  2. 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).

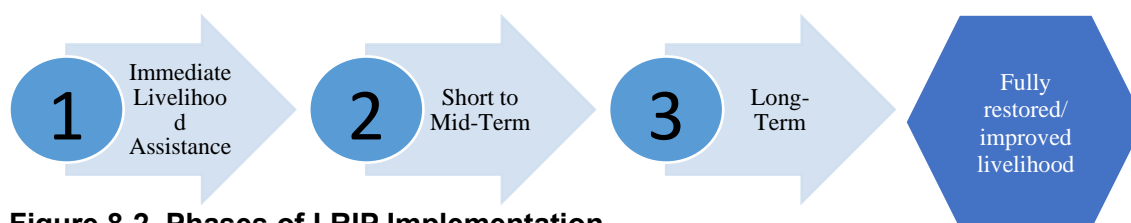


Source: JICA Design Team  
**Figure 8-1: Preference for LRIP**

## 2. Phases of LRIP Implementation

634. 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**

635. 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**

636. 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.
637. The Table 8-8 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	713 APs	713 APs
	Approach Summary	Out of the 713, 312 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	277 APs	277 APs
	Approach Summary	The 277 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 training for household members	Assistance to secure soft 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	1,567 APs	1,567 APs
	Approach Summary	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	4,286 APs/2,227 AHs	4,286 APs/2,227 AHs
	Approach Summary	Provide Php5,000 commuting allowance per AH per month for 3 months.	
Wage-based income earners who opt to	Number (estimate)	4,286 APs	4,286 APs
	Approach Summary	Assist workers discontinuing employment to find alternative job near relocation site	

Category of AP		Pre-Displacement	Post- Displacement
discontinue employment and look for 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	1,383 AHs	1,383 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.	
	Activities	Financial management training	Starter kits
		Vocational/ enterprise training / specialist programs geared toward vulnerable APs	Job referral
			Priority placement in project work

#### 4. Description of Types of Livelihood Restoration and Improvement Activities

638. The different types of livelihood assistance are explained in this section.

##### **a. LRIP Introduction Workshop**

639. 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.

##### **b. Financial Management Training**

640. 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.

641. 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	

**c. Assistance to Find Alternative Site to Continue Business**

642. 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.
643. The 277 APs who own home-based enterprise will need assistance to find a replacement residential unit where they can continue their livelihood.
644. 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

**d. Assistance to Secure Government Soft Loans**

645. 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.
646. 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.
647. 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	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. For enterprises with at least one employee, beneficiary can borrow up to PhP 200,000. The fund should be used for the enterprise's expansion and/or additional supplies of the business or for self-rehabilitation. Provides affordable and cost-efficient micro loans with 2.5% monthly interest.	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
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**e. Vocational/ Enterprise Training**

**i. Vocational Training**

648. 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.
649. 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 Cities of Makati, Taguig, Paranaque and Muntinlupa.
650. Table 8-12 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 8-12: 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 Welding (SMAW) NC II (268 hours), Gas Metal Arc Welding (GTAW) NC II (268 hours)	268 hours

Construction Sector Courses	Training 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

## ii. Entrepreneurial Training

651. 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 8-13 below.

**Table 8-13: 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. 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

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#### ***f. Provision of Starter Kits***

652. 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.

### **5. Job Matching and Project Related Employment Opportunities**

653. 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.
654. 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.

#### ***a. The Project***

655. 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.<sup>54</sup> A list of the anticipated jobs to be created by the project are listed below.

**Table 8-14: Anticipated Project Related Employment Opportunities**

<b>Skilled</b>		<b>Semi-skilled</b>	<b>Unskilled</b>
Electricians	Scaffolders	Cook	Laborer
Plumber	Welder	Traffic controller/traffic	Janitor/ utility
Mason	Painter	aid	Messenger
Carpenters	Steelman	Guard	Warehouseman
Equipment	Tinsmith		
Operator	Admin Staff		
- Backhoe			
- Bulldozer			
-Transit mixer			

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<sup>54</sup> Required under RA 6685. Department of Labor and Employment is responsible for monitoring compliance.



656. 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.

**b. Private Companies**

657. Table below shows employment opportunities in private sector.

**Table 8-15: 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

**c. Construction and Manpower Development Foundation**

658. 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.

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**d. Philippine Overseas Employment Administration (POEA)**

659. 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.

**D. Implementation Arrangements**

660. 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.
661. 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.
662. 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.
663. 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 8-16 below.

**Table 8-16: Summary of Roles and Responsibilities of Concerned Agencies**

Agency	Responsibilities
DOTr	Establish master list of eligible APs for LRIP. Ensure sufficient and timely budget for LRIP implementation. Organize and conduct LRIP introductory workshop and subsequent consultation meetings. Arrange participation of service providers and resource persons in consultation and training meetings.

Agency	Responsibilities
	<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> <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 Kits<sup>55</sup> 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, car wash, motorcycle repair, cellphone repair, appliance repair and upholstery.</p>

<sup>55</sup> 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
	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.

#### E. LRIP Budget Estimate

664. The estimated LRIP budget is **PhP289,516,755.00**. 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 8-17. Estimated LRIP Budget**

Activity	No. of Estimated Participants	Unit Cost (PHP)	Frequency	Total (PhP)
<b>For Stand-alone Business Owners Within the Project ROW</b>				
Enterprise/livelihood training with starter kits	312	15,000.00	1 training	4,680,000.00
Transportation allowance during enterprise/livelihood training	312	100	35 days	1,092,000.00
Physical transfer to business space	312	2,100.00	1 day	655,200.00
Rental subsidy for livelihood space prior to transfer to the relocation site	312	7,000.00	3 months	6,552,000.00
Transactional cost for re-establishing a business or setting up an alternative business of entrepreneurs within the ROW	312	6,000.00	1 time	1,872,000.00
<b>Sub-total (a)</b>				<b>14,851,200.00</b>
<b>For Home-based Entrepreneurs</b>				

Enterprise/livelihood training with starter kits	277	15,000.00	1 training	4,155,000.00
Transportation allowance during enterprise/livelihood training	277	100	35 days	969,500.00
Physical transfer to business space	277	2,100.00	1 day	581,700.00
Rental subsidy for livelihood space prior to transfer to the relocation site	277	7,000.00	3 months	5,817,000.00
Transactional cost for re-establishing a business or setting up an alternative business for home-based entrepreneurs	277	6,000.00	1 time	1,662,000.00
<b>Sub-total (b)</b>				<b>13,185,200.00</b>
<b>For Entrepreneurs Who Rent Out Housing, and Commercial Spaces</b>				
Alternative enterprise/livelihood training with starter kits	401	15,000.00	1 training	6,015,000.00
Transportation allowance during enterprise/livelihood training	401	100	35 days	1,403,500.00
Physical transfer to business space	401	2,100.00	1 day	842,100.00
Rental subsidy for an alternative livelihood space prior to transfer to the relocation site	401	7,000.00	3 months	8,400,000.00
Transactional cost for setting up an alternative business for entrepreneurs who rent out houses	401	6,000.00	1 time	2,406,000.00
<b>Sub-total (c)</b>				<b>19,087,600.00</b>
<b>For Employees to Lose Employment</b>				
NC II vocational training with starter kits	1,567	15,000.00	1 training	23,505,000.00
Transportation allowance during vocational skills training	1,567	100	35 days	5,484,500.00
Cost of pre-employment required documentation	1,567	2,000.00	1 day	3,134,000.00
<b>Sub-total (d)</b>				<b>32,123,500.00</b>
<b>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</b>				

Livelihood skills training with starter kits	4,286	15,000.00	1 training	64,290,000.00
Transportation allowance during enterprise/livelihood training	4,286	100	35 days	15,001,000.00
Cost of pre-employment required documentation	4,286	2,000.00	1 time	8,572,000.00
<b>Sub-total (e)</b>				<b>87,863,000.00</b>
<b>For wage-based income earners who relocate to a place that makes require commuting allowance</b>				
<b>Commuting allowance</b>	<b>2,227</b>	<b>5,000.00</b>	<b>3 months</b>	33,405,000.00
<b>Sub-total (f)</b>				<b>33,405,000.00</b>
<b>For Vulnerable APs</b>				
Job/Livelihood skills training with starter kits	1,383	15,000.00	1 training	20,745,000.00
Transportation allowance during enterprise/livelihood training	1,383	100	35 days	4,840,500.00
Cost of pre-employment required documentation	1,383	2,000.00	1 time	2,766,000.00
<b>Sub-total (g)</b>				<b>28,351,500.00</b>
<b>Sum (h=a+b+c+d+e+f+g)</b>				<b>228,867,000.00</b>
<b>Contingency (i=hx15%)</b>				<b>34,330,050.00</b>
<b>Total Direct Costs (j=h+i)</b>				<b>263,197,050.00</b>
<b>LGU Management Fee (k=jx10%)</b>				<b>26,319,705</b>
<b>Grand Total Estimated LRIP Budget (i+j)</b>				<b>289,516,755.00</b>

\* 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.

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## **Chapter 9 . GRIEVANCE REDRESS MECHANISM**

665. 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**

666. 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.
667. The GRM has the following objectives:
- i. 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;
  - ii. 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
  - iii. 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**

668. The implementation of the GRM is anchored on the following principles:
- i. To keep the complainants' details confidential;
  - ii. To explain about the relevant procedure and present cases in understandable language for APs;
  - iii. To provide a transparent, gender-responsive, and culturally appropriate grievance procedure;
  - iv. To enable the GRM to be readily accessible to APs at no cost and without retribution; and
  - v. To resolve grievances expeditiously at all times at the lowest level possible.
669. 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

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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**

670. 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 either the Local GRM Team at the local help desk of each local government unit (LGU) or 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**

671. The Local GRM Team in Makati, Taguig, Paranaque and Muntinlupa Cities will be composed of LGU representatives. The GR officers serve as the first contact point for APs and help address grievances raised from their assigned LGU.

#### **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 in the GRM database 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**

- i. The Local GRM Team consists of LGU representatives:
- ii. DOTr's local GR officers who are responsible for answering inquiries, explaining project-related issues, and tracking and keeping records of submitted and required documents.
- iii. LGU representatives are responsible for answering inquiries and explaining about project-related issues. They assist APs in securing LGU-related documents and accessing data from LGU offices when needed. Also, they take note of urgent issues and concerns that may arise during the absence of the DOTr's local GR officer and report them immediately to the DOTr's central GR officers to share the information and take appropriate actions.



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## 2. Central Grievance Redress Mechanism Team

672. The Central GRM Team copes with grievances channeled through the DOTr's central office by means of the eGRM Portal, 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

1. 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;
2. To respond to all grievances received via eGRM Portal;
3. To log in, manage, and maintain the eGRM Portal for all grievances and the corresponding actions and decisions;
4. To act as a eGRM Portal manager;
5. 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);
6. 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);
7. 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;
8. 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;
9. To provide inputs as requested for internal and external monitoring activities; and

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10. 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.

**D. Levels of the Grievance Redress Mechanism**

673. 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)/eGRM Portal (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.	

**3. Level 1–Local Help Desk or Central Help Desk**

674. APs can raise their grievances via the local help desk of Makati, Taguig, Paranaque and Muntinlupa LGU or the eGRM Portal.

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675. 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 Makati, Taguig, Paranaque and Muntinlupa 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, **an eGRM is now available to register complaints online.**
676. In addition to the local help desk, APs can also reach the DOTr through its eGRM Portal. Central GR officers answer texts or SMS from 8:00 a.m. to 5:00 p.m. from Monday to Friday. Also, they receive grievances and inquiries via 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.
677. 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.
678. 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 receive written or verbal complaints via SMS, email, letter, and phone call from APs;
  - To record grievances on the grievance action form (GAF) and provide APs with a control number. The control number enables local or central GR officers to track complaints from the central database 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

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- To close the cases when the actions or resolutions to address the complaints are taken.

#### **4. Level 2–Resettlement Action Plan Implementation and Management Committee, Local Inter-Agency Committee or Local Housing Board**

679. 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.
680. 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.

##### ***a. RAP Implementation and Management Committee***

681. 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 Makati, Taguig, Paranaque and Muntinlupa City LGU in September 2020. RIMC MOA is expected to be finalized and signed in August 2021.
682. As the second level of the GRM, the RIMC assumes the following roles and responsibilities:
- i. To address the unresolved grievances of legal APs forwarded by the Local GRM Team;
  - ii. To decide on a course of action for each complaint within 15 working days once complaints are filed by the Local GRM Team; or
  - iii. 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
  - iv. To forward recommended actions or solutions to the Local GRM Team

##### ***b. Local Inter-Agency Committee***

683. 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 Cities of Makati, Taguig, Paranaque and Muntinlupa is headed by the city mayor and consists of representatives of Makati, Taguig, Paranaque and Muntinlupa LGU units, relevant national government agencies, affected barangays and APs.
684. As the second level of the GRM, LIAC assumes the following roles and responsibilities:

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- i. To address the unresolved grievances of ISFs or non-landowner households forwarded by the Local GRM Team;
  - ii. To decide on a course of action for each complaint within 15 working days once complaints are filed by the Local GRM Team; and
  - iii. To forward recommended actions or solutions to the Local GRM Team

### **Level 3—Project Inter-Agency Committee**

685. 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 12 Vol. 3. Draft MOA for the Creation of PIAC.
686. 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 central database;
  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

## **E. Court of Law**

687. The GRM shall not impede access of the APs to the country’s judicial or administrative remedies. The AP may 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.

## **F. Other Grievance Procedures**

### **1. ADB’s Accountability Mechanism**

688. 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

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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**

689. 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](https://www.jica.go.jp/english/our_work/social_environmental/objection/index.html).

## **G. Grievance Redress Mechanism Procedure**

690. 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	<b>1<sup>st</sup> Level</b> local help desk/ eGRM Portal	<p>[electronic GRM]</p> <p>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.</p> <p>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.</p> <p>Complaints are reviewed to determine whether they are project-related or not.</p> <p>If any, documents presented by each AP are digitized, and control numbers for the submitted documents are assigned.</p> <p>The eGRM has a built-in database system.</p> <table border="1"> <tr> <td>2-a) If complaints are project-related, local or central GR officers resolve them on the spot by answering inquiries.</td><td>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."</td><td>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.</td></tr> </table>	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.
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3	Aggrieved stakeholder	<p>Aggrieved stakeholders are informed of actions taken by the first level of the GRM through local/central GR officers.</p> <table border="1"> <tr> <td>3-a) If aggrieved stakeholders are satisfied with the actions taken, their complaints are resolved and recorded accordingly.</td><td>3-b) If aggrieved stakeholders are not satisfied with the actions taken, they may elevate their complaints to the second level of the GRM.</td><td>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.</td></tr> </table>	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.
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4	Local help desk/	<p>In case of 3-a),</p> <p>In case of 3-b) and 3-c),</p>			

No.	Actor	Action Taken	
	eGRM	Local or central GR officers are to inform aggrieved stakeholders of the status “case closed” via email, SMS, or letter and record cases as “closed” on an acknowledgement slip and the central database.	Requests of aggrieved stakeholders for elevating their complaints are delivered to the RIMC, LIAC, or the LHB. 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	<b>2<sup>nd</sup> Level</b> 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 central database.	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	<b>3<sup>rd</sup> Level</b> PIAC	Complaints are filed by local GR officers. Complaints are registered on the central database and reviewed within seven working days. A course of action on complaints is decided within 15 working days. Local GR officers are informed of the action and/or decision on complaints.	
10	Local GRM Team	Local GR officers receive and record the decision by PIAC. Aggrieved stakeholders are informed of the decision for their complaints.	



No.	Actor	Action Taken	
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 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 central database.	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.	


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## H. Status of the Establishment of Grievance Redress Mechanism Set-Up

691. 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.
692. 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.
693. 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.
694. 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.
695. 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 iv. 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.

#### I. Grievance Communication Between Grievance Redress Officer and Affected Persons

696. 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 IX 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	Acknowledgement 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 acknowledgement 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

Person in Charge	Grievance Received Through	Immediate Action Taken by GRM Team	Acknowledgement of Receipt	Delivery of Decisions Made at the GRM	Agreement on Case Closure	Method for Communication with APs
	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.	Public information board (in case of anonymous grievances)
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 acknowledgement 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.		

## J. Information Dissemination

697. 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 **Error! Reference source not found..**

698. 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.
699. 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: <a href="mailto:nscr.grm@dotr.gov.ph">nscr.grm@dotr.gov.ph</a> Website: <a href="https://nscr.com.ph">https://nscr.com.ph</a>	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	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
	Information on the central hotline including phone 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

## K. Capacity Building of Grievance Redress Officers

**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.

**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.

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- **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.

## **L. Monitoring Reports on Grievance Redress**

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.

## **M. Local Monitoring**

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**

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.

The results of local monitoring are documented by GR officers and uploaded on the eGRM Portal tracking system.

## 2. Reporting

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.

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.

## N. Continuous Update of the GRM

700. 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.
701. Checklist of Components of a GRM Office
702. **Error! Reference source not found.** 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, 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

### Grievance Action Form (GAF)

703. 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. **Error! Reference source not found.** 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	i. Related to the environment ii. Related to health and safety iii. Related to the RAP iv. Others (Unrelated to the environment/RAP)			
5	Action taken	i. Date of action resolved			
		<b>RAP</b> i. Resolved at the GR officer level ii. Resolved at RIMC/ROWSA Committee /DOTr's Legal Department	<b>Environment<sup>56</sup></b> i. Resolved at HSE officer level ii. Resolved at HSE Committee (HSEC) level	<b>Health and Safety</b> iii. Resolved at HSE officer level iv. Resolved at HSEC	<b>Others</b>

<sup>56</sup> 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.

No.	Item	Details			
		iii. Resolved at the PIAC k. Referred to the court	ii. Resolved at MMT level iii. Referred to DENR- EMB	level vi. Resolved at PMO Board	
6	Referral details	vii. Name of authority viii. Office ix. Position	x. Date of meeting xi. Venue		
7	Detail of grievances	Description of received complaints			
8	Detail of resolutions	Description of provided resolutions			
9	Preferred means of contact	xii. Over the counter (Helpdesk) xiii. Letter xiv. Telephone xv. E-mail	xvi. SMS/text xvii. Social media xviii. Public information board		
10	Remarks				

Source: JICA Design Team

704. 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 :

GRIEVANCE ACTION FORM		Control No.
<b>IMPORMASYON NG PROYEKTO</b> <b>PROJECT INFORMATION</b> Pangalan ng Proyekto: <i>Name of Project:</i>	Petsa kung kailan natanggap: <i>Date Received:</i>	
Implementing Officer: <i>Implementing Officer:</i>	Tinanggap ni: <i>Received by:</i> Posisyon: <i>Designation:</i> Pangalan at Lagda <i>Signature over printed name</i>	
<b>PERSONAL NA IMPORMASYON NG PAP</b> <b>PERSONAL INFORMATION OF PROJECT-AFFECTED PERSON</b>		
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>		
<b>DETALYE NG ISINAMPANG GRIEVANCE</b> <b>DETAILS ON GRIEVANCE FILED</b>		

<b>KATEGORYA</b> (Bilugan ang nararapat na letra) <b>CATEGORY</b> (Encircle appropriate letter) <b>A</b> May kinalaman sa pangkapaligiran <i>A Environmental Related</i> <b>B</b> May kinalaman sa kalusugan at seguridad <i>B Health and Safety Related</i> <b>C</b> May kinalaman sa RAP <i>C RAP Related</i> <b>D</b> Iba pa <i>D Not Environment/RAP Related</i>	<b>URI NG AKSYON</b> (Bilugan ang nararapat na letra) <b>TYPE OF ACTION</b> (Encircle appropriate letter) <table border="1"> <tr> <td data-bbox="625 294 966 829"> <b>Pangkapaligiran</b>  <b>Environmental</b>  <b>A</b> Naresolba sa HSE Officer Level  <i>A Resolved at HSE Officer Level</i>  <b>B</b> Naresolba sa HSEC Level  <i>B Resolved at HSEC Level</i>  <b>C</b> Naresolba sa MMT Level  <i>C Resolved at MMT Level</i>  <b>D</b> Naresolba sa DENR-EMB  <i>D Referred to DENR-EMB</i> </td> <td data-bbox="966 294 1364 829"> <b>RAP</b>  <b>A</b> Naresolba sa Grievance Officer Level  <i>A Resolved at Grievance Officer Level</i>  <b>B</b> Naresolba sa LIAC/ROW PMO  <i>B Resolved at LIAC/ROW PMO</i>  <b>C</b> Naresolba sa PIAC  <i>C Resolved at PIAC</i>  <b>D</b> Naresolba sa Korte  <i>D Referred to Court</i> </td> </tr> </table>		<b>Pangkapaligiran</b> <b>Environmental</b> <b>A</b> Naresolba sa HSE Officer Level <i>A Resolved at HSE Officer Level</i> <b>B</b> Naresolba sa HSEC Level <i>B Resolved at HSEC Level</i> <b>C</b> Naresolba sa MMT Level <i>C Resolved at MMT Level</i> <b>D</b> Naresolba sa DENR-EMB <i>D Referred to DENR-EMB</i>	<b>RAP</b> <b>A</b> Naresolba sa Grievance Officer Level <i>A Resolved at Grievance Officer Level</i> <b>B</b> Naresolba sa LIAC/ROW PMO <i>B Resolved at LIAC/ROW PMO</i> <b>C</b> Naresolba sa PIAC <i>C Resolved at PIAC</i> <b>D</b> Naresolba sa Korte <i>D Referred to Court</i>
<b>Pangkapaligiran</b> <b>Environmental</b> <b>A</b> Naresolba sa HSE Officer Level <i>A Resolved at HSE Officer Level</i> <b>B</b> Naresolba sa HSEC Level <i>B Resolved at HSEC Level</i> <b>C</b> Naresolba sa MMT Level <i>C Resolved at MMT Level</i> <b>D</b> Naresolba sa DENR-EMB <i>D Referred to DENR-EMB</i>	<b>RAP</b> <b>A</b> Naresolba sa Grievance Officer Level <i>A Resolved at Grievance Officer Level</i> <b>B</b> Naresolba sa LIAC/ROW PMO <i>B Resolved at LIAC/ROW PMO</i> <b>C</b> Naresolba sa PIAC <i>C Resolved at PIAC</i> <b>D</b> Naresolba sa Korte <i>D Referred to Court</i>			
<b>DETALYE NG GRIEVANCE</b> <b>DETAILS OF GRIEVANCE</b> <b>Petsa:</b> <b>Date:</b> <b>Detalje:</b> <b>Details:</b>	<b>DETALYE NG REFERRAL</b> <b>REFERRAL DETAILS</b> Pangalan ng Awtoridad <i>Name of Authority</i> Opisina <i>Office</i> Posisyon <i>Position</i> Petsa ng Pagpupulong <i>Date of Meeting</i> Lugar ng Pagpupulong <i>Venue</i>			

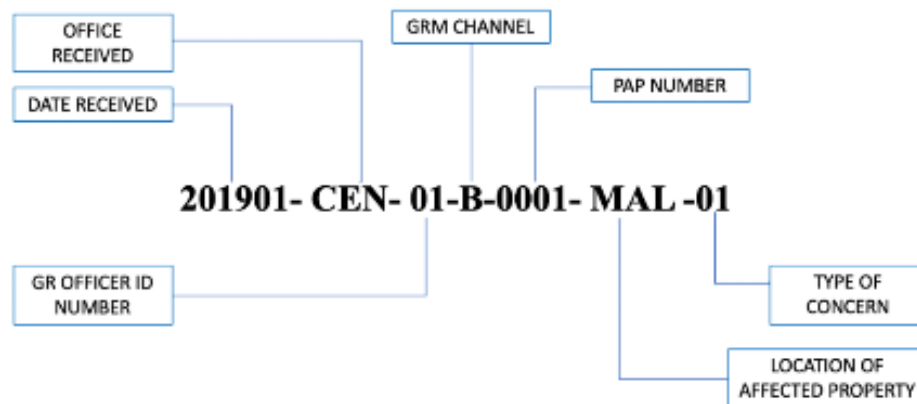
**Figure 9-1. Grievance Action Form**  
Source: JICA Design Team

## O. Control Numbers of GAFs

705. 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 **Error! Reference source not found.**, 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. **Error! Reference source not found.** 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 Affected Property	Concern Number
Possible values: Year 2018-2025	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
<b>SAMPLE CONTROL NUMBER:</b> <b>201901- CEN- 01-B-0001- MAL -01</b> Source: JICA Design Team						



**Figure 9-2. GAF Control Number**

## P. Acknowledgement Slip for Receipt and Resolution

706. 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 over the counter and by a drop box and letter, the GR officer provides a paper acknowledgement slip. The slip serves as the

acknowledgement of receipt and resolution. When a satisfactory resolution for both parties has been reached, the AP will sign on the right side of a 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. Error! Reference source not found.**

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 Hotline</u> , acknowledges the grievance from <u>Name of Aggrieved Stakeholder</u> and certifies that his/her case is deemed <b>received</b> .		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 <b>resolved</b> .	
Signature of GR Officer _____		Signature of Aggrieved Stakeholder _____	

**Figure 9-3. Copy of Acknowledgment Slip for APs in English**

707. For grievances received through e-mail and SMS, the acknowledgement will be provided to APs through each corresponding channel. When a complaint is received by phone call, the GR officer will ask the APs their preferred acknowledgement channels, and the acknowledgment and control number will be recorded and given to the AP.

#### **Q. Centralized Database Transition to eGRM Portal**

708. 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.

#### **R. Temporary Online Centralized Database Migration to eGRM**

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.

709. 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.

710. 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	<b>Without Internet Access at the Help Desk:</b> Information is input on the Excel database along with the GAF written by APs.	• GAF Excel database	✓		As soon as a complaint is received
2	Distribution	<b>With Internet Access at the Help Desk:</b> The information heard from APs is input on the eGRM Portal. The input information is automatically registered.	• Internet eGRM Portal	✓		As soon as complaint is received
3	Input Integration	<b>eGRM Portal:</b> The information heard from APs who contacted the appropriate channel (via e-mail, SMS, and letter) is entered in the eGRM Portal. The input information is automatically registered in the portal.	• Internet eGRM Portal		✓	As soon as a complaint is received
		<b>Without Internet Access at the Help Desk:</b> 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.	• Excel database Internet		✓	
4	Tracking Update	The status of resolutions for grievance s at each level is followed up and clarified, using the eGRM	eGRM	✓	✓	Everyday
5	Backup	The copy of the centralized database is backed up daily by hard disks or online.	• Centralized database • Hard disk Online server		✓	Once a month

711. The roles and responsibilities of the GRM Team for the eGRM Portal and database is summarized in Table 9-10.

**Table 9-10. Roles and Responsibilities of the GRM Team for the eGRM Portal**

<b>Responsibility</b>	<b>Local GR Officer</b>	<b>Central GR Officer</b>	<b>Database Manager</b>
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	✓	✓	
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			✓

## Chapter 10 RAP IMPLEMENTATION ARRANGEMENTS

712. 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 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)
	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 Implementatio	Recommendatory and coordinating committee for	City/municipality-level	Every other week	16



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	n and Management Committee (RIMC)	the RAP implementation at the local level.	committee		
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Source: JICA Design Team

RAP Implementation Structure  
**NSCR-Ex**  
Makati – Buli Segment

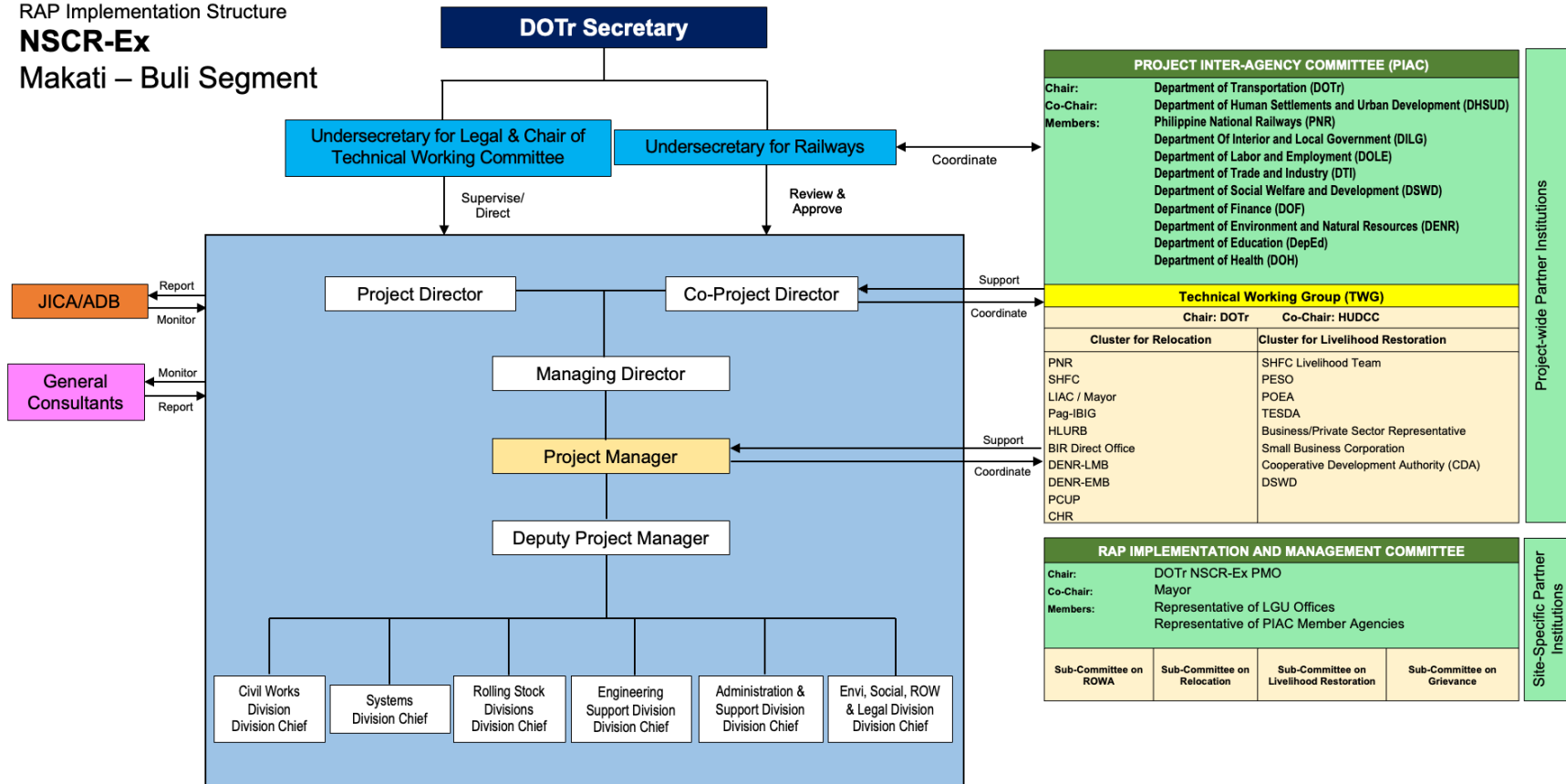


Figure 10-1. RAP Implementation Structure (as of February 2020)

## **A. Department of Transportation**

713. 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).
714. 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.
715. 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.
716. 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 Committee<sup>57</sup>**

717. 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.

### **a. Roles and Responsibilities of the Committee**

718. The roles and responsibilities of the TWC are summarized below.
1. Evaluate, examine, and approve documents pertaining to all properties to be acquired that have already undergone due diligence by the NSCR PMO<sup>58</sup>; and
  2. Endorse documents for compensation as per the entitlement matrix of this RAP.

### **b. Composition of the Technical Working Committee**

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<sup>57</sup> The committee will be replaced by the DOTr's Right-of-Way and Site Acquisition (ROWSA) Committee once the ROWSA Committee is created.

<sup>58</sup> 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.

719. 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 10-2: Composition of the Technical Working Committee**Table 10-2: Composition of the Technical Working Committee.

**Table 10-2: Composition of the Technical Working Committee**

<b>Position</b>		<b>Member</b>
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**

720. 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.

#### **a. Roles and Responsibilities of the Project Management Office**

721. The role and responsibilities of the NSCR PMO pertaining to the RAP are summarized below.

#### **General Functions**

1. Lead and manage the overall implementation of this RAP;
2. 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;
3. 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);
4. Coordinate with DPWH to ensure that the APs in the commonly affected properties of both projects will receive supplemental entitlements prior to displacement;
5. 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);
6. Supervise the general consultant in matters pertaining to the RAP;
7. 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;

8. Lead responses to unanticipated impacts due to the project, preparing safeguards documents/reports as required by JICA and ADB;
9. Lead all project-related committees and organize a secretariat;
10. Prepare detailed action plans, schedules, targets, and resource allocation plans to effectively implement the RAP;
11. Ensure that sufficient human resources are available to implement the RAP;
12. Operate and maintain the grievance redress mechanism (GRM), ensuring availability of all required resources such as budgets, staff, office space, transport, and supplies;
13. 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;
14. Disclose information about the RAP implementation in a timely and meaningful manner, and involve APs in the RAP implementation;
15. Monitor and report all RAP-related activities, identifying issues and implement corrective actions, as outlined in the RAP;
16. Update the RAP including any other safeguard documents as required by JICA and ADB;
17. Ensure that unanticipated impacts are addressed according to the RAP;
18. 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;
19. Ensure the engagement of the external monitor agent (EMA) during the RAP implementation; and
20. 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;<sup>59</sup>
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. Lead and manage the timely clearing of the ROW and relocation of APs; and
12. 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**

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<sup>59</sup> The NoT will be signed by the head of the ROWSA Team, while the OTB will be signed by the TWC Chairman.

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), observe 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;
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**

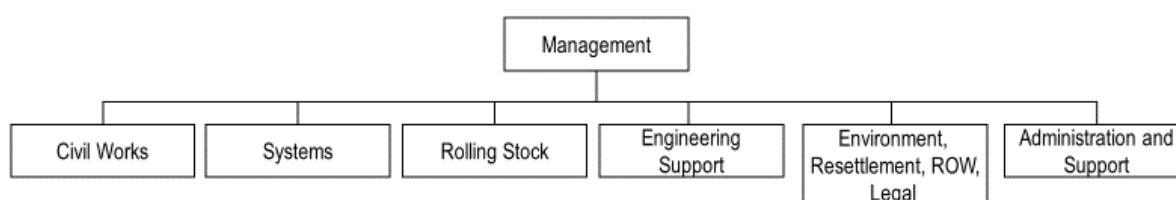
1. In coordination with concerned member agencies of the Project Inter-agency Committee (PIAC), the RAP Implementation and Management Committee (RIMC), the Local Inter-agency Committee (LIAC), and the Local Housing Board (LHB), implement the LRIP;
2. Create a division within the NSCR PMO or assign dedicated 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.

**f. Composition of the Project Management Office**

722. As of May 15, 2019, the NSCR PMO has seven divisions: (i) management; (ii) civil works; (iii) systems; (iv) rolling stock; (v) engineering support; (vi) environment, resettlement, ROW, legal; and (vii) administration and support. The PMO structure is illustrated in and Table 10-3:.



**Figure 10-2. Planned Structure of the NSCR PMO (as of 15 May 2019)**

**Table 10-3: Planned Composition of the NSCR PMO (as of 15 May 2019)**

No.	Division	Positions	No. of Positions
1	Management	Engineer Project Officer Project Development Officer	17
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
<b>Total</b>			<b>450</b>

Source: DOTr

723. Partner Institutions

724. 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.

#### **D. Project-Wide Partner Institutions**

##### **1. Project Inter-Agency Committee**

725. 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. The memorandum circular will be formalized by 3<sup>rd</sup> quarter of 2023.

726. The functions of PIAC are as follows:

- a. Make a final approval of project-specific policies that will support the RAP implementation within the policies outlined in the RAP;

- b. 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
- c. Review, deliberate, and provide resolutions and actions on grievances and complaints elevated to PIAC.

727. The composition of PIAC is shown in Table 10-4.

**Table 10-4: Composition and Member Agencies of the Project Inter-Agency Committee**

Position	Member
Chair	DOTr
Co-Chair	DHSUD (formerly HUDCC)
Members	<p>Philippine National Railways (PNR)</p> <p>Department of the Interior and Local Government (DILG)</p> <p>Department of Trade and Industry (DTI)</p> <p>Department of Labor and Employment (DOLE)</p> <p>Department of Social Welfare and Development (DSWD)</p> <p>Department of Environment and Natural Resources (DENR)</p> <p>Department of Agrarian Reform (DAR)</p> <p>Department of Finance (DOF)</p> <p>Department of Agriculture (DA)</p> <p>Department of Education (DepEd)</p> <p>Department of Health (DOH)</p> <p>Social Housing Finance Corporation</p>

Source: JICA Design Team and DOTr

728. The roles and responsibilities of PIAC members are summarized in Table 10-5.

**Table 10-5: 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 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.</p>
2 DHSUD	<p>Serve as the PIAC Co-chair;</p> <p>If necessary, craft policies that will provide flexibility to the</p>



Agency/Organization	Roles and Responsibilities
	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

**a. Technical Working Group**

729. 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.

730. 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.

731. 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.

732. The composition of the TWG is summarized in Table 10-6.

**Table 10-6: Composition of the Technical Working Group**

Position	Agency/Organization
Chair	DOTr's Undersecretary for Railways/NSCR-Ex PMO Project Director
Co-chair	DHSUD

<b>Position</b>	<b>Agency/Organization</b>
Chair	DOTr's Undersecretary for Railways/NSCR-Ex PMO Project Director
Member	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

733. The roles and responsibilities of TWG members are summarized in

**Table 10-7: Roles and Responsibilities of Members of the Technical Working Group**

<b>Position</b>	<b>Roles and Responsibilities</b>
DOTr PMO Project Director	<p>Serve as the Chair of the TWG and preside on all meetings;</p> <p>Draft the necessary policies being requested by PIAC members;</p> <p>Recommend measures/resolutions on GRM cases that are elevated to the PIAC;</p> <p>Supply all necessary data or information to National Government Agencies (NGAs) as needed;</p> <p>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</p> <p>Assign a dedicated secretariat.</p>
DHSUD	<p>Serve as the Co-chair of the TWG;</p> <p>Consolidate reports of member agencies regarding relocation and resettlement and present them to the committee; and</p> <p>Identify gaps in the implementation of relocation of Informal Settler Families (ISFs) and recommend gap-filling measures.</p>

Position	Roles and Responsibilities
TWG member	<p>Attend meetings; and</p> <p>Review, update, and revise as necessary and recommend the respective Chief of Office on policies requested by the Chair of the PIAC;</p> <p>Submit reports or provide information as may be required by the committee;</p> <p>Inform the committee on implementation issues, if any, and recommend solutions;</p> <p>Act as a signatory to all TWG instruments on behalf of their agencies; and</p> <p>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.</p>

Source: JICA Design Team

#### b. Key National-Level Partners

734. 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).

1. **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):
  - i. Coordinate with other NGAs for the implementation of the RAP and the LRIP;
  - ii. Monitor activities of partner agencies in terms of the RAP implementation;
  - iii. Initiate the formulation of relocation programs for the project and draft policies to support and enable them;
  - iv. Adopt or sponsor policies to allow innovative relocation strategies;
  - v. Assist in the creation of the RIMC and the LIAC at each LGU;
  - vi. In coordination with the Housing and Land Use Regulatory Board (HLURB), consolidate inventory of vacant/idle land that may be used as relocation sites;
  - vii. Facilitate fast accreditation/registration of homeowners' associations;
  - viii. Coordinate with the Department of Education (DepEd) to facilitate the seamless transfer of students;
  - ix. 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;
  - x. Ensure that all activities related to clearing and demolition of structures or eviction are in accordance with provisions of relevant laws;
  - xi. 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);

- xii. 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
  - xiii. Provide data and documents as may be needed by EMA during project monitoring and evaluation.
2. **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.
- i. Assist in the validation of non-landowner AHs by initially cross-checking the validated master list against the Alphabetical Lists of Government Housing Beneficiaries;
  - ii. Implement the Community Mortgage Program (CMP) processes and procedures to ensure that the selection of resettlement sites involves the participation of APs;
  - iii. Identify and develop resettlement sites with all utilities, community facilities, and other related infrastructure;
  - iv. 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;
  - v. Organize the transfer of non-landowner (NLO) families and provide transportation to temporary accommodations and resettlement sites<sup>60</sup>;
  - vi. Submit quarterly reports of obligations and disbursement including a report of checks issued, as required by the NSCR PMO; and
  - vii. Perform other functions as necessary to effectively carry out the provisions of this RAP relating to NLOs or informer settler families (ISFs).
3. **Philippine National Railways.** The PNR is an attached agency of the DOTr and will provide the NSCR PMO with assistance as follows.
- i. Supply information, data, or documents as necessary about the PNR's ROW and other PNR properties around the project area;
  - ii. Provide or allow access to PNR properties to participating agencies in the conduct of their activities related to the implementation of this RAP;
  - iii. Issue Notice to Vacate for non-landowner APs pursuant to the Implementing Rules and Regulations (IRR) of Section 28 of R.A. 7279;
  - iv. Provide lists of lessees/tenant within the PNR's ROW; and
  - v. Provide police force for the security of RAP implementers or for other purposes as needed.
3. **Department of the Interior and Local Government (DILG).** The DILG as a national agency focused on local governments is responsible for the following.
- i. Ensure cooperation of LGUs in the conduct of resettlement activities by exercising general supervision over local governments;
  - ii. Coordinate/Liaise with LGUs refusing the relocation of NLOs or ISFs from other cities or municipalities and determine possible assistance to accommodate relocatees;
  - iii. 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

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<sup>60</sup> Funds to be provided by the DOTr from the RAP budget.

- iv. Facilitate coordination between sending and receiving LGUs.
4. **Department of Trade and Industry (DTI).** The DTI will provide support to the LRIP implementation as follows.
    - i. Provide industry road mapping per receiving LGU;
    - ii. 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;
    - iii. 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
    - iv. Provide data and documents as may be needed by EMA during project monitoring and evaluation.
  5. **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:
    - i. Provide information on the skills required for construction and hard-to-fill jobs; and
    - ii. Link APs for employment to the “Jobs Jobs Jobs” program in connection with the “Build Build Build” program of the current administration.
  6. **Small Business Corporation under the DTI.** The SBC will support the LRIP through its priority support, as follows.
    - i. Assist APs in accessing soft loans through government loan programs; and
    - ii. Link qualified APs to the Microfinance Institutions (MFIs) and banks to access a higher loan amount to help them re-establish their businesses.
  7. **Department of Labor and Employment (DOLE).** The DOLE will similarly assist the LRIP through its mandate to support employment.
    - i. 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;
    - ii. 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);
    - iii. Conduct job fairs in affected areas;
    - iv. Conduct career guidance and employment coaching to APs; and
    - v. Provide data and documents as may be needed by EMA during project monitoring and evaluation.
  8. **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.
    - i. Conduct job fairs for overseas employment opportunities;

- ii. Provide a list of employment opportunities abroad that can cater to the type of available skills and skills training completed by APs; and
  - iii. Provide data and documents as may be needed by EMA during project monitoring and evaluation.
- 9. 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.
- i. In coordination with the NSCR PMO, KSAs, DOLE, and the DTI, conduct series of skills training for APs;
  - ii. 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 training<sup>61</sup>;
  - iii. Partner with other institutions offering technical and skills development courses particularly where needed training is not included in its regular course list;
  - iv. Offer scholarship or training vouchers to APs;
  - v. Assist APs in acquiring desired certifications (such as NCII); and
  - vi. Provide data and documents as may be needed by EMA during project monitoring and evaluation.
- 10. 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:
- i. 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;
  - ii. 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;
  - iii. Validate senior APs for the Social Pension Program for Indigent Senior Citizens (SPISC) and facilitate their inclusion in the program;
  - iv. 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., *Trabang Lansangan Program* ("street jobs program"), capacity building, capital resource provision, and market linkage;
  - v. Assign social workers to assist and monitor vulnerable and underprivileged households during relocation and after relocation; and
  - vi. Provide data and documents as may be needed by EMA during project monitoring and evaluation.
- 11. 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:
- i. Assist APs in organizing cooperatives;
  - ii. Conduct free seminars on cooperative development in areas accessible to APs;
  - iii. Facilitate the fast registration of APs' cooperatives;
  - iv. Provide links to funding agencies and grants to help APs' cooperatives start their operation;
  - v. Provide market links for their products and services; and
  - vi. Provide data and documents as may be needed by EMA during project monitoring and evaluation.

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<sup>61</sup> Funds will be transferred by the DOTr to TESDA.

- 12. 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.
- i. Provide a list of Pag-IBIG foreclosed properties to the NSCR PMO to inform APs of available options they have for assisted-resettlement;
  - ii. Conduct housing exhibits in each LGU twice before the ROW clearing; and
  - iii. Facilitate a fast approval of housing loans by assigning a special lane for interested APs.
- 13. 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.
- i. Observe and monitor the issuance of Notices to Vacate/Notice of Eviction in case APs refuse to sign an ADRI and prepare corresponding reports;
  - ii. Participate in pre-relocation consultation meetings with APs;
  - iii. 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;
  - iv. 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;
  - v. Prepare reports on the compliance or non-compliance of the activities;
  - vi. 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);
  - vii. Facilitate a pre-demolition conference whenever necessary; and
  - viii. 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.
- 14. 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:
- i. Monitor and observe the conduct consultations and eviction and demolition operations; and
  - ii. Monitor the provision of basic social services at the relocation sites.
- 15. 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:
- a. Provide recommendations and inter-agency support to fast-track land conversion for the project and social housing purposes, where needed;
  - b. 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);
  - c. In coordination with LGUs, support the PMO in researching land for land opportunities for APs;
  - d. In coordination with LGUs, facilitate land conversion for social housing purposes;

- e. Identify agricultural lands suitable for conversion to the residential use for socialized housing purposes; and
  - f. Provide data and documents as may be needed by the EMA during project monitoring and evaluation.
16. **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.
- i. Facilitate the fast titling of untitled land that is suitable for relocation sites;
  - ii. Provide inter-agency links to fast-track the process of securing the environmental compliance certificate (ECC) and other environmental permits related to social housings;
  - iii. Recommend solutions to issues related to land titling; and
  - iv. Facilitate the issuance of certifications for alienable and disposal lands as supporting documents to untitled lands that will be subject to ROW acquisition.
17. **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.
- i. 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;
  - ii. Facilitate the issuance of documentary requirements relating to EJS cases; and
  - iii. Facilitate the on-time issuance of BIR ruling and electronic certificate authorizing registration (eCAR) for the lot titling for relocation sites.

## 2. **Site-Specific (Local-Level) Partner Institutions**

735. 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.
736. **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 Cities of Makati, Paranaque, Taguig and Muntinlupa in July 2020 and is waiting for concurrence with the MOA. It is expected to be signed in February 2021.
737. The RIMC will have the following functions.
- a. 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;
  - b. 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;



- c. Provide oversight functions in the planning, implementation, and monitoring and evaluation of resettlement-related activities including, but not limited to:
  - i. Implementation and monitoring of rental allowances;
  - ii. Development, establishment, and implementation of public rental facilities;
  - iii. Implementation of self-relocation options; and
  - iv. Provision of resettlement assistance to legal/private affected households.
- d. Implement the LRIP particularly for the following:
  - i. Affected businesses, e.g., commercial, agricultural, aquaculture, institutional, industrial, and manufacturing;
  - ii. Affected micro-enterprises (home-based or non-home based); and
  - iii. Displaced employees/workers of affected businesses.
- iv. Gender-responsive interventions such as women participation in skills training, access to credit facilities to enhance homelife and income of affected APs.
- e. 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;
- f. Consolidate and mobilize resources at the local level to hasten efficient implementation of the RAP; and
- g. Review, deliberate, and provide resolutions and actions on grievances elevated to the RIMC.

738. Table 10-8 presents the composition of the RIMC.

**Table 10-8: Composition of the RIMC**

<b>Committee</b>		<b>Members</b>
1	Main Committee	Chairman: DOTr's NSCR-Ex PMO Project Director Co-Chairman: Chief Executive, city/municipality <u>Members</u> 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 DTI Representative SHFC Representative Barangay Chairperson

Committee		Members
		Representative of formal APs Representative of ISFs
2	Sub-committee on ROW Acquisition	Head: NSCR-Ex PMO <u>Members</u> 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 on Relocation	Head: NSCR-Ex PMO <u>Members</u> LGU's LHO Head SHFC Representative CHR Representative LGU Representative Representative of legal APs Representative of ISFs
4	Sub-committee on Livelihood Restoration	Head: NSCR-Ex PMO <u>Members</u> LGU's LEIPO/PESO/CDO DTI Representative TESDA Representative LGU's SWD Representative of legal APs Representative of ISFs
5	Sub-committee on Grievance	Head: NSCR-Ex PMO <u>Members</u> DOTr's Legal Office Representative LGU's Legal Office Representative Barangay Chairperson Representative of legal APs Representative of ISFs

Source: JICA Design Team

739. Table 10-9 describes the roles and responsibilities of RIMC members.

**Table 10-9: Roles and Responsibilities of RIMC Members**

<b>Agency/Organization</b>		<b>Roles and Responsibilities</b>
1	PMO Project Manager	<p>Serve as the Chair of the RIMC and preside on all meetings;</p> <p>Gather all other issues related to the project, ROW acquisition, relocation, livelihood restoration, and grievances and discuss with RIMC members for appropriate actions; and</p> <p>Assign a dedicated secretariat.</p>
2	LGU's Chief Executive	<p>Serve as the Co-chair of the RIMC;</p> <p>Make available local resources, networks, and programs for the project to prevent duplication of works and tasks;</p> <p>Identify lands for relocation sites and public rental facilities;</p> <p>In coordination with local offices, make information and resources available and accessible to project implementers; and</p> <p>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.</p>
3	DOTr's Legal Office Representative	<p>Provide a legal opinion on EJS cases and other land acquisition issues;</p> <p>Coordinate with NGAs and LGU offices to determine how APs can be assisted by the DOTr in securing documents regarding their properties;</p> <p>Draft and review project-related policies; and</p> <p>Initiate the filing of expropriation cases if needed.</p>
4	City Administrator/Legal Office Representative	<p>Provide a legal opinion on grievances and issues related to local policies and processes; and</p> <p>Provide legal advice and assistance on how APs can secure documents regarding their properties.</p>
5	Barangay Chairperson	<p>Disseminate accurate information to constituents;</p> <p>Gather issues from barangay residents and businesses and present them to the committee for discussion; and</p> <p>Disseminate accurate information to barangay residents and businesses as discussed in the committee meeting.</p>
6	Representatives of formal APs	<p>Represent formal APs in the committee and represent the committee to the formal sector;</p> <p>Gather issues and questions of APs and present them to the committee for discussion;</p> <p>Make clarification on agreements and disseminate accurate information to other APs; and</p>

Agency/Organization		Roles and Responsibilities
		Gather and present recommendations of formal APs on certain issues.
7	Representatives of ISFs	<p>Represent informal APs in the committee and represent the committee to informal APs;</p> <p>Gather issues and questions of APs and present them to the committee for discussion;</p> <p>Make clarification on agreements and disseminate accurate information to other APs; and</p> <p>Gather and present recommendations of ISFs on relocation issues.</p>
8	Representatives of PIAC member agencies	<p>Attend meetings and provide updates on the progress of activities/programs assigned to their respective agencies; and</p> <p>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.</p>
9	Other members	<p>Attend meetings and provide updates on the progress of tasks assigned to their office/unit; and</p> <p>Inform the committee on implementing issues and recommend solutions.</p>

Source: JICA Design Team

740. As far as the four RIMC's sub-committees are concerned, their roles and responsibilities are summarized in Table 10-10.

**Table 10-10: Roles and Responsibilities of the RIMC's Sub-Committees**

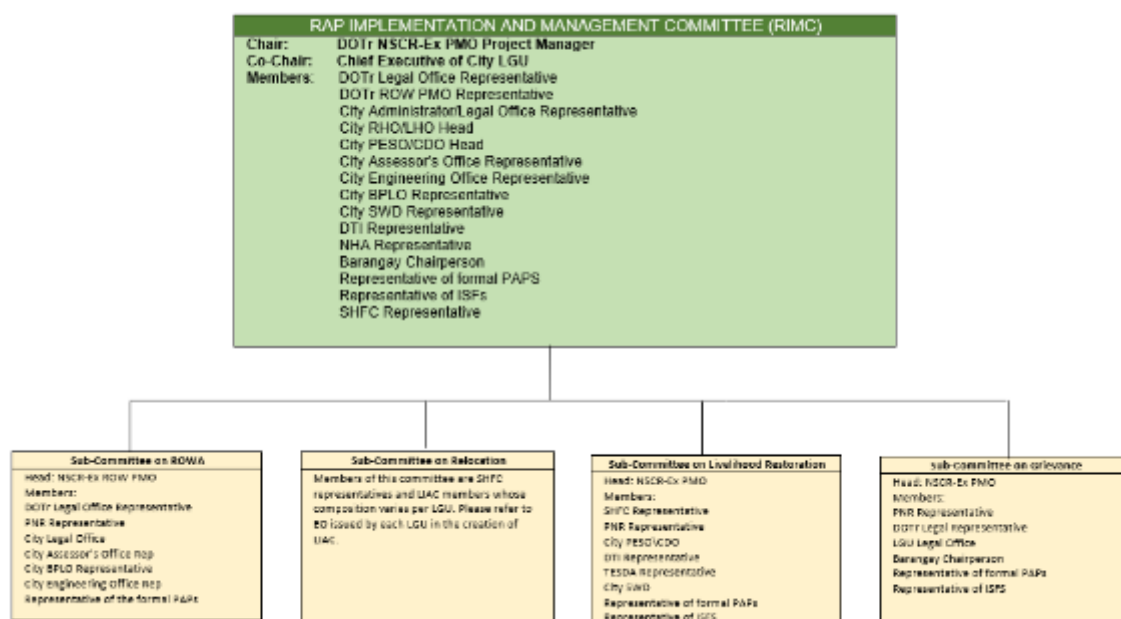
<b>Sub-committee</b>	<b>Function</b>	<b>Roles and Responsibilities</b>
Sub-committee on ROW Acquisition	The Sub-committee on ROWA will work with the DOTr's TWC/ROWSA Committee in land and other real property acquisition. It will be composed of representatives from the ROWSA Committee, the DOTr's Legal 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.	<p>Monitor issuance of the NoT;</p> <p>Review and verify the list of affected real properties;</p> <p>Conduct due diligence on the documents presented by a property claimant;</p> <p>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.</p> <p>Expedite, as appropriate, the issuance of tax clearances;</p> <p>Facilitate the issuance of business permits/licenses to APs who operate their own businesses;</p> <p>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;</p> <p>Identify other means to assist APs in securing necessary documents to avoid expropriation as much as possible; and</p> <p>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.</p>
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.	<p>Validate the list of affected ISFs;</p> <p>Verify eligibility and pre-qualify the families;</p> <p>Finalize the list of vulnerable households;</p> <p>Facilitate the issuance of necessary permits and certificates for the ROW clearing;</p> <p>Facilitate the issuance of building permits to developers of relocation sites;</p> <p>Link APs to developers with existing Pag-IBIG properties within the same city/municipality which they are coming from;</p> <p>Facilitate the construction of basic and support social service facilities such as day-</p>

Sub-committee	Function	Roles and Responsibilities
		<p>care centers, health centers, schools, livelihood centers;</p> <p>Coordinate with DepEd to facilitate the seamless transfer of students;</p> <p>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</p> <p>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.</p>
Sub-committee on Livelihood Restoration	<p>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.</p>	<p>Prepare an action plan for the LRIP in coordination with the LGU concerned offices, the DTI, and TESDA;</p> <p>Identify gaps and address them;</p> <p>Execute the action plan along with the creation of special programs for affected APs and businesses;</p> <p>In coordination with TESDA and other government agencies, conduct a series of skills training and financial management training;</p> <p>Inform APs on skills required during construction and operation of the project;</p> <p>Assist affected businesses and APs who want to engage in MSMEs in re-establishing/establishing their businesses;</p> <p>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;</p> <p>Assist displaced wage-based APs in finding similar works with equal pay in a place near relocation sites;</p> <p>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</p>

Sub-committee	Function	Roles and Responsibilities
		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 Legal Office, Barangay Chairperson, representatives of formal APs, and representatives of informal APs.	<p>Maintain the Help Desk that is accessible to APs;</p> <p>Provide responses or offer solutions to grievances in a timely manner;</p> <p>Endorse unresolved grievances to appropriate levels of the GRM; and</p> <p>Document grievance processes that APs go through and how they are resolved.</p>

Source: JICA Design Team

741. Figure 10-3: Composition and Structure of the RIMC (as of February 2020) shows the composition and structure of the RIMC as of February 2020.



**Figure 10-3: Composition and Structure of the RIMC (as of February 2020)**

742. **Local Government Units.** Local relocation practices distinguish “sending LGU” from “receiving LGU”<sup>62</sup>. The sending LGU refers to the LGU where APs will be displaced, while the receiving LGU refers to the LGUs where APs will be transferred or resettled. Since resettlement sites for this project is envisioned to be in the city, the sending LGU

<sup>62</sup> Sending and receiving LGUs as defined by Department of Interior and Local Government (DILG) Memorandum Circular 2020-160 in 20 Nov 2020 which sets the Guidelines for the Implementation of the Prescribed Standardized Memorandum of Agreement for Cooperative Arrangements Between Informal Settler Families-Sending and Receiving Local Government Units on Provision and Utilization of Financial Assistance. Sending LGU is from where the ISFs originate while Receiving LGU is the one which consented to resettlement of the ISFs in sites under its jurisdiction.

and receiving LGU may refer to the same LGU and will undertake both functions. However, for the purpose of clarity and in case that in-city relocation is not viable for this project (section), the roles of sending and receiving LGUs are described separately below.

**743. Sending LGU**

- i. Mobilize local resources, networks, and programs for the project to prevent duplication of works and tasks;
- ii. Initiate or endorse the drafting of needed policies to align with local ordinances and project resettlement policies upon the request of the NSCR PMO or the RIMC;
- iii. In coordination with LGU offices and departments, make information available and accessible to project implementers;
- iv. Inform the NSCR PMO on the dynamics within LGUs and how APs can be assisted in securing documents regarding their properties;
- v. In coordination with the NSCR PMO and the SHFC, provide assistance in the relocation of NLO families and ISFs;
- vi. Whenever possible, forge a partnership with the DOTr in the development of public rental facilities;
- vii. 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;
- viii. Conduct a pre-relocation orientation to qualified APs jointly with the SHFC;
- ix. Provide an inventory of public and private lands and identify possible areas for relocation sites within the LGU;
- x. 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;
- xi. Facilitate the fast issuance of business permits and licenses for affected businesses;
- xii. 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
- xiii. 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.

**744. Receiving LGU**

- i. 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;
- ii. Forge a partnership with the DOTr and KSAs in the development of relocation sites or public rental facilities;
- iii. 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);

- iv. 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
- v. Create local programs and policies geared towards making relocation sites sustainable and livable.

745. **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 10-11.

**Table 10-11: Composition of the LIAC**

Position		Member
1	Board members	Chairperson: Local Chief Executive of the LGU affected or the City Administrator  Vice Chairperson: DOTr
2	Members	LGU representatives
		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
		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)
		Representatives from ISFs/Landowners
		NGO/CSO
3	Extended Members	LGU representatives
		City Assessor's Office  City Health Office

Position		Member
		City Environment and Natural Resources Office
	NGA representatives	CHR Philippine National Police
	Utility Service Providers	

Source: JICA Design Team

746. 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.
747. 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.
748. 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 63 .The RIMC will have an oversight power over the relocation of ISFs to ensure that the conditions set forth in this RAP are followed.
749. Aside from main roles of LGUs and LIAC, LGU offices will carry out specific tasks as members of the RIMC as described below.

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63 Please refer to resettlement projects of LGUs as part of its mandate to clear danger areas from ISFs.

- i. 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;
  - 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).
- ii. 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
- iii. 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.
- iv. LGU's Engineering Office
  - Provide information or building plans of affected structures; and
  - Facilitate fast issuance of building permits for relocation sites.
- v. 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.
- vi. 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

750. Civil work contracts can be awarded after the detailed design (DED) resettlement action plan (RAP) has been approved by DOTr and concurred by ADB and JICA. Works on land that have resettlement impacts can only commence after compensation and required assistance have been provided in full.

### B. Resettlement Action Plan Schedule

751. The general implementation schedule for the RAP is shown in Figure 11-1. This schedule will be updated periodically by the Project Management Office (PMO) and shared among the members of the Project Inter-agency Committee (PIAC), the Technical Working Group (TWG), the RAP Implementation Management Committee (RIMC), and the Local Inter-agency Committee (LIAC). For the institutional arrangements for RAP implementation, please refer to Chapter 10. The activities presented in **Error! Reference source not found.** are explained in detail below:

#### 1. Relocation of Non-Landowner Affected Persons

752. **Initial Preparation of Relocation Site Options.** Based on the final master lists for Makati, Paranaque, Taguig and Muntinlupa, the SHFC will construct the housing units in the designated relocation site for the NSCR-Ex for all eligible AHs. AHs that opted for self-relocation will be provided with assistance to avail of socialized housing from developers of Pag-IBIG housing projects.
753. **Joint Validation of Affected Non-landowner APs.** Validation is a part of the process of identifying the APs in the master lists. This also includes due diligence on the ownership of affected structures, identifying APs (renters/sharers) who may be evicted by property owners due to the project, and establishing that all families occupying the structures at the time of cut-off-date are included in the master list. Joint ground validation activities by DOTr along with other agencies were as follows:
- Makati Joint Validation: 1st Validation (all PAPs): Sept 20-27, 2021/ 2nd Validation (all census cases PAPs): Nov 11-13, 2021
  - Taguig Joint Validation: Feb 18-18, 2022 (TAG1) / Dec 14-18, 2021 (TAG2)
  - Paranaque Joint Validation: November 25-26, 2021
  - Muntinlupa Joint Validation: October 27-November 06, 2021, Feb 24-March 18, 2022
754. **Occupancy Verification.** A validation process wherein the joint validation team consisting of the DOTr, PNR, SHFC, and LGUs verifies the actual residents and businesses during the cut-off date in the affected structures based on the DED master list. This will be carried out once movement restrictions in specific LGUs are lifted.
755. **Pre-qualification of APs (Verification of Eligibility).** This process will be facilitated by the DOTr during the joint validation and stakeholder consultation meetings to verify the eligibility of APs. Other information is based on SES results. The following eligibility criteria will be verified:
- i. Monthly income of affected households and businesses;
  - ii. Vulnerable households;
  - iii. Elderly household heads who do not have or do not live with their children that are of legal age;

- iv. APs who will relocate to designated in-city relocation site indicating the transportation cost per family;
  - v. Wage-based APs who will be relocated far from their current work but will continue working there after relocation<sup>64</sup>;
  - vi. APs who will not be able to continue their current livelihood or continue working in the same micro- business operator/owner;
  - vii. Employees of affected businesses who will temporarily or permanently lose their jobs; and
  - viii. Renters who prefer to continue renting and are eligible for the project assistance.
756. **Preparation of the Final Master List.** As a result of the validation, the final master list will be prepared including the final entitlements due to each AP.
757. **Community Consultation.** Once the movement restrictions are lifted, proposed relocation site to be submitted by SHFC developers will be evaluated. Community organizing, a process of the Community Mortgage Program (CMP) will be held and topics include (i) presentations of site and housing design options of existing sites/sites proposed by developers, (ii) tripping/site inspection, and (iii) AHs to endorse their preferred house designs in their preferred resettlement sites, among others.
758. **Development of Relocation Sites.** Once the developer is selected, the SHFC executes the agreement and contract, followed by securing of permits and licenses, site development, construction of housing units and connection of utilities.
759. The second round of SCMs conducted in March 2021 to July 2021 and February 2021 to September 2021 for Landowners and Non-Landowners, respectively, informed the APs about designated relocation sites, relocation options (self-relocation or assisted resettlement), livelihood restoration plan, and other livelihood opportunities, i.e., construction and operation phase of the project.
760. **Appraisal of Affected Properties.** Appraisal of affected properties to assess compensation rates for structures, trees and crops is to be conducted by IPA/GFI. The result of this appraisal becomes the basis of the amount indicated in the Notice of Compensation to each AP. Following determination of compensation to be paid, DOTr will update the RAP with respect to the updated budget and submit to ADB and JICA for review.
761. **Issuance of Agreement to Demolish and Remove Improvements.** Once the RAP is concurred by JICA and ADB, together with a contract, an agreement to demolish and remove improvements (ADRI) will be sent to APs to allow the DOTr to enter the property and demolish improvements on an agreed date after the payment of compensation. The issuance of a 30-day dismantling notices shall be sent to the ISF-AHs as a mandatory requirement stipulated in the Implementing Rules and Regulation (IRR) of R.A. 7279 also known as UDHA.
762. **Payment of Compensation and Other Forms of Assistance.** Based on the result of pre-qualification and verification of eligibility of APs and upon presentation of required documents, i.e., barangay certification on the ownership of ISF structures, the NSCR PMO will facilitate payment of compensation to APs. Initial compensation to APs will start after the approval of the DED RAP by JICA and ADB. The livelihood and other forms of assistance will be provided from pre-relocation stage up to the end of the final transfer of APs in the relocation after housing construction. The DOTr, however,

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<sup>64</sup> For the provision of commuting allowance.

recognizes that livelihood assistance may be extended by the final relocation date due to the project's duration and for ensuring sustainability.

763. **Relocation of AHs.** The schedule of relocation is reflected in Figure 11-1 with target dates of transferring AHs from affected areas to the permanent designated relocation site. In case the relocation site is still being developed, they will move to temporary accommodation and receive a rental subsidy until the completion of permanent relocation sites.

**Table 11-1. Current status of activities of the Beneficiary Selection, Arbitration and Awards Committee (BSAAC)**

AREA	BSAAC						
	Validation Activity (DD Masterlist)	Additional PAPs of DOTr (Due diligence)	Pre-qualification (NHA/SHFC) (Validated Masterlist)	Distribution of PQ Form for Census Cases PAPs	Pre-qualification (Census Cases Masterlist)	BSAAC Deliberation	Finalized masterlist
Makati	1st Val: ✓ 2nd Val: ✓	-	Batch 1: ✓ Batch 2: ✓ Batch 3: Awaiting results	✓	Awaiting Results (Batch 3)	Oct-Nov 2022	Dec 2022
Taguig	✓	-	Batch 1: ✓ Batch 2: ✓	Thru PIB masterlist of DOTr	<b>Taguig 1:</b> on-going desk review (BSAAC forms) <b>Taguig 2:</b> Endorsed to NHA (2nd batch thru PIB)	Aug-Sep 2022	Oct 2022
Parañaque	✓	-	Batch 1: ✓ Batch 2: Awaiting Results	✓	Awaiting Results (Batch 2)	Aug-Sep 2022	Sep 2022
Muntinlupa	✓	15	Batch 1: ✓ Batch 2: Awaiting Results	✓	Aug-Sep 2022	Sep-Nov 2022	Nov-Dec. 2022

764. **Clearing of the ROW.** A total of 3,068 AHs will decide whether or not to demolish structures by themselves. If the structures are not demolished by the time agreed in the ADRI, the NSCR PMO or the LGU will demolish structures. Prior to demolition, a demolition plan including schedule, manpower, and logistics will be prepared, and a demolition team will be formed. All demolition activities will be documented, and a demolition report will be prepared and submitted to the DOTr.

765. **Relocation of Community Facilities.** There are 23 facilities that will be severely affected used presently as multi-purpose structures, church, and old and existing PNR stations. The severely affected community facilities will be re-established at the relocation sites that the Social Housing Finance Corporation (SHFC) will develop for AHs. DOTr will likewise ensure re-building of affected community facilities in accessible

nearby areas from the ROW to facilitate continued access of remaining residents outside of the ROW to programs and services being offered by these facilities. Table 11.2 below shows the timeline for DDR preparation.

**Table 11-2. Action Plan for Impact Assessment and Preparation of DDR and/or Addendum to the RAP of 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 Parcellary, As-Built										
10	Conduct DMS (Basic Plan)										
11	Conduct LBP Appraisal Activity and Review of report										
12	Prepare Addendum RAP										
13	Submit to ADB for review and approval										

766. **Landlocked Areas/Restricted Access.** Unforeseen impacts such as those resulting from landlocked areas/restricted access will be assessed through a Due Diligence Report before any earth-moving activity is carried out in the construction stage. If impacts such as loss of access are known, an Addendum RAP will be made with the applicable entitlements provided the APs in accordance with this RAP. Table 11-3 below presents the timeline for the conduct of DDR.

**Table 11-3. Action Plan for Landlocked Areas/Restricted Access and Preparation of DDR and/or Addendum to the RAP**

No.	Activities	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23
1	Review site inspection reports of potentially landlocked areas/restricted access conducted in 2021							
2	Confirm possibility of provision of access inside PROW or PNR ROW, finalize landlocked areas							





September 2020. For the RIMC creation, the draft MOA for the DOTr and the concerned LGUs from Muntinlupa to Calamba has been prepared and endorsed to the respective LGUs. The DOTr obtained comments from the LGUs across the South Commuter segment regarding the shared RIMC MOA since 2020. The finalized RIMC MOA based on the common comments of the SC LGUs have been distributed on the 3rd Quarter of 2022. **The finalized and signed MOAs for RIMC are expected to be completed by 2<sup>nd</sup> quarter of 2023 across the LGUs.**

773. **MOA Between the DOTr and the SHFC and Transfer of Funds.** The preparation of relocation sites for informal settler families (ISFs)-NLOs is being handled by the SHFC for the NSCR-Ex. The MOA with the SHFC has been signed on 8 December 2017 and amended in December 2018, and 1st Tranche has been disbursed in February 2018.
774. **Coordination with LGUs Regarding the Scope and Relocation.** The DOTr, through the NSCR-Ex PMO, has been coordinating with the concerned LGUs through their respective LIACs to determine the assistance that must be provided to facilitate timely relocation and accommodation of APs. During this coordination, the DOTr also identified the basic social services and livelihood assistance that may be provided by the LGUs and the gaps that need to be addressed. Information, education, and communication (IEC) meetings with LGU officials were held in September 2018 and March 2021. Consultation meetings along with other agencies and site visits to respective relocation sites will be carried out repeatedly as needed once movement restrictions in specific LGUs are lifted.
775. **Appointment of AP Representatives to the RIMC and LIAC.** This indicates when a specific AP is nominated and selected as a representative of APs in the LGU RIMC/LIAC.
776. **Set-up of the Local Help Desk and GRM.** The GRM was set up during the DED phase and will continue to be in operation until the completion of construction for the project. Once the GRM's local help desk is established in the LGU, it will be operational twice a month to address queries and concerns raised from APs. The local help desk will be staffed with the DOTr staff and LGU representatives. The details on the GRM process are discussed in Chapter 9.
  - Local GR officers' roles and responsibilities on the establishment of physical helpdesk
  - LGU helpdesks are staffed by assigned Local GR Officers. It is located at the office/department wherein they are originally assigned to.
  - Local GR Officers are equipped to facilitate grievances/queries from PAPs, endorse grievances that are beyond their scope, and assist various DOTr workstreams in project-related activities.
  - Since Local GR Officers already have access to the portal, they may encode all grievances that they will receive from PAPs. In cases wherein they cannot resolve the concern at their level, they may tag the Central GRM Team for appropriate resolution.
  - If ever there are assistance from the RAP that needs to be conducted by the Local GR officers, focal persons from RAP may course through the coordination and instruction to the Central GR Officers. (GRM PMO).
777. **Land Requisition.** The use of the land of the Philippine National Railways (PNR) and ROW for the NSCR will be done through government-to-government arrangement specially since PNR is an attached agency of the implementing agency (IA), the DOTr in this project. The PNR land will be requisitioned and recovered from its current informal occupants.

## **D. Relocation of Utilities**

778. 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.
779. 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.
780. 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. The relocation will be undertaken in coordination with respective utility providers and/or government entities.

### **a. Power**

781. For power utility service provider (US), the only identified utility company that distributes electricity in the area is the Manila Electric Company or MERALCO. As an electric power distribution utility, it converts high voltages 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.
782. In the case of Makati - Buli, 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, abandoned post which are also inside the PROW and Wires (guy/support) which are either crossing or parallel 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.
783. 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) manholes, 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.

### **b. Water**

784. For water utility service provider (US), 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, some areas in FTI Station, and areas up to Bicutan Station while Maynilad services all the areas and location in areas in Nichols Station, FTI Station and Bicutan Station.

785. 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 ranging from 63 mm, 75 mm and 100 mm HDPE material pipes, 150 mm, 200 mm, 400 mm, 750 mm and 900 mm PVC material pipes for Manila Water.
786. 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.

### c. Telecommunications

787. 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 are as follows: parallel and inside the PROW, crossing the PROW, parallel and outside the PROW and parallel and inside the PROW.
788. The detailed presentation of all the affected utilities will be provided in the appendix of this RAP report.
789. During preparation of this DED-based RAP, detailed planning of utility relocation and assessment of potential impacts is being carried out through a Due Diligence Report.
790. The table below shows the workplan of activities in the conduct of DDR for CP S-03.

**Table 11-4. Workplan of Activities in the Conduct of Utilities Relocation - DDR for CP S-02**

CP S03 - 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	continuous														
	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															

791. The following arrangements will be made to assess, manage and mitigate potential impacts:
- a) Utility owners will prepare utility relocation plans that include locations of the relocation sites, implementation arrangements and timing of the relocation.
  - b) 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.
  - c) DOTr will prepare a due diligence report and submit it 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.
  - d) 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 with 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. An acceptable Addendum RAP covering any associated impacts or due diligence report (in the event of no impacts) will be prepared prior to award of relevant civil works contract.
  - e) Relocation of utilities along with the implementation of any associated Addendum RAP will be covered under the RAP's internal and external monitoring arrangements.
  - f) The process of coordination between utility owners, LGUs, other relevant public entities and DOTr will be facilitated by the LIAC and RIMC.

## **E. Monitoring of RAP Implementation**

792. **Engagement of the Monitoring Agent.** The internal monitoring is undertaken by the NSCR PMO, while the external monitoring is undertaken by the EMA engaged by the DOTr. (Please refer to Chapter 13 for details on internal and external monitoring. Furthermore, upon completion of disbursement of compensation and assistance in any given section, the EMA will prepare a completion report to provide verification if resettlement implementation is in accordance with provisions of the approved DED RAP, and if 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.

## **F. Arrangements for the RAP Implementation**

793. Implementation of the RAP has been undertaken by the NSCR PMO with assistance from the RIMC and in coordination with the LIAC. The roles and responsibilities are briefly described in Chapter 10. As reflected in the implementation schedule, the creation of the PMO and coordination with the LIAC has been started in April 2019. As part of the GRM, the central hotline was set up in November 2018, and the local help desk to be established by the first quarter of 2021. Updates on the local help desk are as follows:
- Future Plans for Local GR Officers – Capacity Building Activities for Local GR Officers will be conducted in 2023 to enhance their skills in handling grievances and queries. A

Training Needs Assessment (TNA) will be developed to identify the necessary skills that they should acquire and improve on.

- eGRM Training – Since there are new features on the eGRM Portal and Website, an orientation and training will be conducted to update them on these changes.
- IEC Distribution Plan – IEC Materials were developed by the DOTr Central GRM Team with the assistance of ADB to support the information dissemination campaign of the DOTr NSCR-Ex PMO. These materials will be distributed to all affected LGUs, DOTr workstreams, and external counterparts by the 4th quarter of 2022.

**i. Information Dissemination and Consultation**

794. All information on resettlement activities from pre-relocation to post-relocation was made available to APs and concerned parties from the project planning stage in accordance with the communication plan developed. Project updates including resettlement information will be provided throughout the project cycle. 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.

**Figure 11-1: RAP Implementation Schedule**

Activity		Responsible Agency	2021					2022												2023											
			7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
Establishment of RAP Implementation Institution																															
	Signing of MOA with SHFC and fund transfer (February 2018)	NSCR-Ex PMO/SHFC	Done in 2018																												
	Coordination with LGU and RIC members regarding resettlement scope and schedule	NSCR-Ex PMO, PNR, LIAC																													
	Set-up Help-desk and GRM	NSCR-Ex PMO, RIMC, LGU																													
	Mobilize RIMC/LIAC/PIAC	LGU – chair NSCR-Ex – co chair																													
	Appointment of AH representative in the RIMC	LIAC, NSCR-Ex PMO, RIMC, LGU																													
B. Compensation for Loss of Assets																															
	Issue Notice of Compensation for structures and compensable trees, and Notice of Relocation	NSCR-Ex PMO																													
	Validate submitted documents for structure compensation	NSCR-Ex PMO																													
	Issue Agreement to Demolish and Remove Improvements (ADRI)/Deed of Absolute Sale	NSCR-Ex PMO																													
	Pay compensation and provide other terms of assistance	NSCR-Ex PMO																													
	Issuance of 30-day dismantling notices to AHs	NSCR-Ex PMO																													
	Clear the ROW	AHs, NSCR-Ex PMO, LGUs																													
C. Relocation of Non-Landowner Claimants																															
	Provision of rental subsidy, and transfer of AHs to temporary rental accommodation	AHs, NSCR-Ex PMO, Landbank																													
	Relocate AHs to permanent relocation sites	AHs, NSCR-Ex PMO, SHFC																													
D. Provision of Livelihood Restoration, and Improvement Program																															
	LRIP implementation	NSCR-Ex PMO																													

Activity		Responsible Agency	2021						2022												2023											
			7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
E. Monitoring of RAP Implementation																																
	Conduct Internal and External Monitoring	NSCR-Ex PMO, EMA																														

## Chapter 12 . COST AND BUDGET FOR RESETTLEMENT AND ACQUISITION OF LAND ASSETS

### A. Estimated Cost

795. The total cost for the implementation of the resettlement action plan (RAP) for both landowners (LO) and non-landowners (NLO) in the Makati-Buli section of the NSCR-Ex Project is estimated at **PhP19,873,091,426.51**. The budget covers relocation and resettlement expenses for the 3,447 AHs including the 268 households who declined interview or were absent during the survey but were present in the project area at the time of the cut-off date and are deemed eligible for assisted relocation. DOTr will continue to attempt to survey these households. Resettlement assistance includes provision of housing units, rental subsidy, utility connection, transport assistance, food allowance, among others.
796. The budget in this version of the RAP is based on GFI-appraised amounts for Makati and Muntinlupa properties while Parañaque and Taguig properties have RCS values. The complete GFI valuations will be available by February 2023.
797. The final appraisal of affected properties to assess compensation rates for land, structures, trees and crops has been conducted and will be conducted by a Government Financial Institution (GFI) for lots and structures, while an appropriate committee will value the market value of the affected crops and trees. The result of these appraisals become the basis of the amount indicated in the Offer-to-Buy or Offer-to-Compensate Letter to each AP. (Chapter 6 describes the principles and methodology for determining compensation at replacement cost.)
798. The RAP budget will be updated and finalized in a supplemental report upon availability of appraisal reports for Taguig and Paranaque. DOTr as the implementing agency shall provide fund allocation for the implementation of this RAP.
799. Following determination of compensation to be paid, DOTr will update the RAP with respect to the updated budget and submit to ADB for review and concurrence.
800. The details of the cost estimate is presented in **Error! Reference source not found.** and the succeeding sections in this chapter.

**Table 12-1. Estimated RAP Implementation Cost**

Activity	Cost Item	Qty/Unit	Amount (PhP)	Remarks
<b>A.Land and Structures Acquisition</b>	Private Land	663	10,560,292,882.00	Estimated based on the replacement cost as defined in Republic Act (R.A.) 10752



	Government Land	0	0	No land acquisition for the land owned by the Philippine National Railways (PNR) and other government-owned, ROW usage agreement will be acquired
	Structures	1,806	1,309,039,269.56	Estimated based on the replacement cost as defined in Republic Act (R.A.) 10752
	Associated Cost		155,070,362.20	Cost for transfer, land title registration and issuances
	<b>Subtotal for (A)</b>		<b>12,024,402,513.76</b>	
<b>B. Relocation Site Development</b>	House and lot/housing unit package	3,447 AHs	1,999,260,000.00	Using the ceiling price of the housing agency (DHSUD) for horizontal development which is PhP 580,000 for H&L package
	<b>Subtotal for (B)</b>		<b>1,999,260,000.00</b>	
<b>C. Resettlement Assistance</b>	Rental Subsidy for Self-Relocation of residing LO AHs	432 AHs	21,600,000.00	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	2,904 AHs	696,960,000.00	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	3,447 AHs	67,580,000.00	Transportation to new dwelling inclusive of transportation of household furniture and salvageable materials
	Reconnection fee for utility	3,447 AHs	57,189,177.00	Connection of utilities such as water, electricity and others
	Food Allowance	10,955 APs + estimated 1,072 APs	10,824,300.00	Php 150 for relocating APs during relocation schedule (3 days) Additional estimated APs from the AHs not surveyed (4 APs * 268 nonsurveyed HHs)

		Total: 12,027		
	Allowance on hardship due to vulnerability	1,383 surveyed vulnerable AHs + estimated 536 vulnerable non-surveyed AHs	19,190,000.00	Allowance for vulnerable AHs at PhP10,000 per AH
		Total: 1,919		
	Payment for MAT for HHs Requiring Special Assistance	1,346 surveyed vulnerable AHs + estimated 536 vulnerable non-surveyed AHs	4,042,536.00	Cost of 2 assistants per AH who has members requiring special assistance during relocation for 2 days at PhP537/day/assistant
		Total: 1,882		
	<b>Subtotal for (C)</b>		<b>877,386,013.00</b>	
<b>D. Livelihood Assistance</b>	Income Loss of Stand-Alone Business	312 APs	48,709,720.80	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 Home-Based Enterprises	277 APs	43,245,489.30	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	401 APs	62,604,480.90	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	4 APs	624,483.60	A disturbance compensation equivalent to 6 months of the average gross monthly harvest
	Income Loss of Employees to Lose Jobs	1,567 APs	43,703,066.00	Compensation for income loss of employees/workers
	Rental Subsidy (for Stand- Alone and Home-Based Businesses)	589 APs	17,670,000.00	Rental subsidy equivalent to 3 months prevailing rate in the vicinity of equal size.
	Transportation Assistance (Stand-Alone, and Home-Based Enterprises)	312 Stand-Alone Businesses + 277 Home-Based Businesses	5,890,000.00	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
		Total: 589		
	LRIP Cost	Assortment	289,516,755.00	Cost to be transferred to NGAs and LGUs for organizing trainings
	<b>Subtotal for (D)</b>		<b>511,963,995.60</b>	
E. Non-land asset and improvement	Compensation for fruit-bearing, and timber trees	10,375 trees and crops	23,776,335.48	Market value of potentially affected fruit and timber trees within privately owned lands.
	<b>Subtotal for (E)</b>		<b>23,776,335.48</b>	
F. RAP Implementation and Monitoring	Cost for RAP Implementing Institution		6,000,000.00	Budget for operating RAP implementation Management Committee (RIMC) and Local Inter Agency Committee (LIAC)
	Cost to operate GRM		926,680.00	Office supplies and recurring expenses to operate the Help Desk

	Cost for continuing information disclosure	4 LGUs	1,078,200.00	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)
	<b>Subtotal for (F)</b>		<b>21,804,880.00</b>	
<b>Total (A+B+C+D+E+F)</b>			<b>15,458,593,737.84</b>	
G. Contingencies and other costs	<a href="#">Provision of Public Access[1]</a>		2,404,880,502.75	20% of Total (A)
	Administrative Cost		463,757,812.14	3% of Total (A+B+C+D+E+F)
	Contingency		1,545,859,373.78	10% of Total (A+B+C+D+E+F)
<b>Grand Total (A+B+C+D+E+F+G)</b>			<b>19,873,091,426.51</b>	

Note: Price escalation is not considered

Source: DOTr

## B. Land and Structures Acquisition<sup>65</sup>

801. Land and structures acquisition cost was prepared based on the combination of Replacement Cost Survey (RCS) for Taguig and Parañaque and Government Financial Institution (GFI) valuation for Makati and Muntinlupa. Refer to Appendix 2 Vol. 2 (Summary of the RCS Reports) and Appendix 3 for the GFI valuations.

### 1. Cost of Affected Land

802. Based on the Replacement Cost Survey (RCS) for Taguig and Parañaque and GFI IPA Valuation for Makati and Muntinlupa, there are a total **663** affected private lands for acquisition with the total cost of **PhP10,560,292,882.00**. The summary of the estimated project land acquisition costs is shown in **Error! Reference source not found..**

**Table 12-2. Summary of Affected Lands and Costs**

City	Private	GFI-IPA Valuation	RCS Valuation	Total
Makati	177	7,253,750,360		<b>7,253,750,360</b>

<sup>65</sup> The cost is based on the results of the converted LBP appraisal reports.

Taguig	301		2,780,155,850	<b>2,780,155,850</b>
Paranaque	115		380,091,352	<b>380,091,352</b>
Muntinlupa	70	146,295,320		<b>146,295,320</b>
<b>Total</b>	<b>663</b>	<b>7,400,045,680</b>	<b>3,160,247,202</b>	<b>10,560,292,882</b>

## 2. Associated Cost for Land Acquisition

803. Computation for associated cost is shown in Table 12-3. This includes the issuance of necessary documents such as Notice of Taking (NoT) and Offer to Buy (OtB). This was computed based on prevailing cost per registered mail sent. 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 (Php)	QTY/Amount	Total Cost (Php)
Issuance of Notice of Taking	Registered mail	50	663	33,150.00
Issuance of Offer to Buy	Registered mail	50	663	33,150.00
Land Title Registration	Registration of Deeds	344.93	663	228,688.59
	Transfer Tax (0.50% of selling price or market value whichever is higher)	0.50%	8,424,632,115.40	42,123,160.58
	Documentary Stamp Tax (1.50% of selling price or market value whichever is higher)	1.50%	8,424,632,115.40	126,369,481.73
	Capital Gains Tax (6% of selling price or market value whichever is higher)	6%	8,424,632,115.40	505,477,926.92
<b>Total</b>				<b>674,265,557.82</b>

## 3. Replacement Cost of Structures

804. 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 Table 12-4.

**Table 12-4. Replacement Costs for Structures**

Type of Structure	No. of Affected Structure	Replacement Cost (Php)
Main	1,458	1,153,968,907.36
Associated	348	155,070,362.20
<b>Total</b>	<b>1,806</b>	<b>1,309,039,269.56</b>

### C. Relocation Site Development

805. For a budgetary purpose, all non-landowner affected households (AHs) in this RAP are included in the computation of relocation site development. The cost is calculated based on the ceiling price for low-cost housing with 22-square meter row houses with loft on a 40-sqm lot.

**Table 12-5. Cost of Relocation Site Development**

City/Municipality	No. of Beneficiaries	Development Cost (PhP)	Total amount (PhP)
Makati	662	580,000	383,960,000.00
Paranaque	246	580,000	142,680,000.00
Taguig	1,959	580,000	1,136,220,000.00
Muntinlupa	580	580,000	336,400,000.00
<b>Total</b>	<b>3,447</b>		<b>1,999,260,000.00</b>

### D. Resettlement Assistance

806. **Rental Subsidy for Assisted Resettlement.** A rental subsidy is computed based on the prevailing rental rates in the LGUs for a period of 24 months. The subsidy is provided for **the 2,904 NLOss opting for assisted resettlement** including the unsurveyed NLO AHs under the assumption that socialized housing units will be ready in 24 months, which can be less. If the housing units will not be ready within this timeframe, DOTr will extend the rental subsidy until the housing units are completed and ready for occupancy.

**Table 12-6. Cost of Rental Subsidy for Assisted Resettlement**

City/Municipality	No. of Beneficiaries	Monthly Rental Fees by LGU (Php)	Duration (Month)	Total Amount
Makati	563	10,000.00	24	135,120,000.00

Paranaque	1,602	10,000.00	24	384,480,000.00
Taguig	196	10,000.00	24	47,040,000.00
Muntinlupa	543	10,000.00	24	130,320,000.00
<b>Total</b>	<b>2,904</b>			<b>696,960,000.00</b>

807. **Rental Subsidy for Self-Relocation.** A rental subsidy is computed based on the prevailing rates in the LGUs for a period of five (5) months. The subsidy is provided for the 432 residing LOs opting for self-relocation.

**Table 12-7. Cost of Rental Subsidy for Self-Relocation**

City/ Municipality	No. of Beneficiaries	Monthly Rental Fees by LGU (Php)	Duration (Month)	Total Amount
Makati	67	10,000.00	5	3,350,000.00
Paranaque	314	10,000.00	5	15,700,000.00
Taguig	18	10,000.00	5	900,000.00
Muntinlupa	33	10,000.00	5	1,650,000.00
<b>Total</b>	<b>432</b>			<b>21,600,000.00</b>

808. **Connection Cost for Utilities.** Basic utilities required for PAPs who are qualified for relocation include water, electricity, and communications (if originally connected). The costs for utility connection is based on the published charges of utility companies which reflect installation costs for water, bill deposits equivalent to 5.00 KW of electricity consumption, and landline and internet bundle costs for communications.

**Table 12-8. Connection Cost for Utilities**

Utility	No. of Beneficiaries	Cost (PhP)	Total
Water	3,447	9,712.00	33,477,264
Electricity	3,447	4,580.00	15,787,260
Others <sup>[1]</sup>	3,447	2,299.00	7,924,653
<b>Total</b>			<b>57,189,177</b>

809. **Transportation Assistance.** Transportation assistance, which is calculated based on PhP20,000<sup>66</sup> per household will be provided in transferring/moving the 3,447 (136 NLOs/AHs who opted for self-relocation not included) AHs and their belongings to temporary housing accommodations and final relocation sites of SHFC. Included also in the budget are transport allowances for AHs who wish to be relocated to other places of their choice.

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<sup>66</sup> Estimated transportation and hauling costs in LGU of the City of Muntinlupa, San Pedro LGU, Binan LGU, Santa Rosa LGU, Cabuyao LGU and Calamba LGU area.

**Table 12-9. Cost of Transportation Assistance**

LGU	No. of Beneficiaries	Transport Assistance (PhP)	Total Amount
Makati	651	20,000.00	13,020,000.00
Paranaque	217	20,000.00	4,340,000.00
Taguig	1,850	20,000.00	37,000,000.00
Muntinlupa	593	20,000.00	11,860,000.00
<b>Total</b>	<b>3,311</b>		<b>66,220,000.00</b>

810. A provisional sum for potential transportation assistance needs is included based on an estimated total of trucks to be provided to AHs needing additional transportation at PhP10,000 per truck rental (for AHs who preferred self-relocation).

**Table 12-10. Cost of Transportation for 136 AHs who Opted for Self-Relocation**

LGU	No. of Trucks	Truck Rental (PhP)	Total Amount (PhP)
Makati	20	10,000.00	200,000.00
Paranaque	0	10,000.00	0.00
Taguig	112	10,000.00	1,120,000.00
Muntinlupa	4	10,000.00	40,000.00
<b>Total</b>	<b>136</b>		<b>1,360,000.00</b>

811. **Food Assistance.** A total of 12,027 PAPs (including 1,072 unsurveyed PAPs) will be provided food allowances at PhP 150 per day per PAP for a total of six days, 3 days in the temporary housing and another 3 days in the resettlement sites.

**Table 12-11. Cost of Food Assistance**

LGU	No. of Beneficiaries	Food Allowance (PhP)	No. of Days	Total amount
Makati	1,843	150	6	1,658,700.00
Paranaque	6,437	150	6	5,793,300.00
Taguig	556	150	6	500,400.00
Muntinlupa	2,119	150	6	1,907,100.00
Unsurveyed	1,072	150	6	964,800.00
<b>Total</b>	<b>12,027</b>			<b>10,824,300.00</b>

812. **Allowance for Hardships Due to Vulnerability.** In terms of special assistance for vulnerable groups, cost estimates are computed for 1,383 interviewed vulnerable AHs and 268 unsurveyed AHs as inconvenience allowances. As stipulated in the entitlement matrix in Chapter 8, vulnerable groups will be entitled for inconvenience allowances equivalent to PhP 10,000 per household.



**Table 12-12. Cost for Inconvenience Allowance**

LGU	No. of AHs	Allowance (PhP)	Total Amount (PhP)
Makati	214	10,000	2,140,000.00
Paranaque	748	10,000	7,480,000.00
Taguig	48	10,000	480,000.00
Muntinlupa	373	10,000	3,730,000.00
Unsurveyed	536	10,000	5,360,000.00
<b>Total</b>	<b>1,919</b>		<b>19,190,000.00</b>

813. **Special Assistance.** The total number of households requiring special care during relocation is **1,346**. A manpower assistance team (MAT) composed of two persons will be provided by the DOTr for two days for each family to assist in packing, moving, lifting, and unpacking their belongings and other items. The assisting staff will be remunerated based on the minimum wage level, equivalent to PhP 537 per day.

**Table 12-13. Cost for Special Assistance**

Category	No. of Beneficiaries	No. of Assisting Staff	Remuneration of MAT (PhP)	No. of Days	Total Amount
Baby/Toddler	836	2	537	2	1,795,728.00
Elderly	406	2	537	2	872,088.00
Pregnant	29	2	537	2	62,292.00
HH with member who is physically disabled	57	2	537	2	122,436.00
HH with member who is mentally challenged	18	2	537	2	38,664.00
Unsurveyed	536	2	537	2	1,151,328.00
<b>Total</b>	<b>1,882</b>				<b>4,042,536.00</b>

## **E. Livelihood Assistance**

814. **Income Loss (Enterprises).** The compensation for income loss of business enterprises (stand-alone, renting out, home-based and land-based) is summarized below.

**Table 12-14. Compensation for Income Loss of Stand-Alone Business**

Ave. Monthly Income (PhP)	Stand-Alone	Period (6 mos)	Income Loss Compensation (PhP)
26,020.15	312	6	48,709,720.80

**Table 12-15. Compensation for Income Loss of Home-based enterprise**

Ave. Monthly Income (PhP)	Home-based	Period (6 mos)	Income Loss Compensation (PhP)
26,020.15	277	6	43,245,489.30

**Table 12-16. Compensation for Income Loss Renting Out Business**

Ave. Monthly Income (PhP)	Rent-out Business	Period (6 mos)	Income Loss Compensation (PhP)
26,020.15	401	6	62,604,480.90

**Table 12-17. Compensation for Income Loss Land-based**

Ave. Monthly Income (PhP)	Land-based Business	Period (6 mos)	Income Loss Compensation (PhP)
26,020.15	4	6	624,483.60

815. **Income Loss (Employees).** The compensation of income loss of displaced employees is summarized in the table below.

**Table 12-18. Compensation for Income Loss of Displaced Employees**

Category	Ave. Monthly Income	No. of Employees	Duration (Month)	Total Amount
Employees receiving above the minimum wage level	12,133	1,333	2	32,346,578.00
Employees receiving the minimum wage level and below		234	4	11,356,488.00
<b>Total</b>		<b>1,567</b>		<b>43,703,066.00</b>

816. **Rental Subsidy (Enterprises).** PAPs who are currently leasing a space from property owners and will continue their micro- small business activities elsewhere are entitled to a rental subsidy for three months based on the prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. The rental subsidy for business enterprise is reflected in the table below.

**Table 12-19. Rental Subsidy for Business Enterprise**

LGU	Prevailing Monthly Rent	Stand-Alone	Home-based	Total	Duration (Months)	Total Amount
Makati	10,000.00	34	44	78	3	2,340,000.00

Paranaque	10,000.00	44	20	64	3	1,920,000.00
Taguig	10,000.00	201	153	354	3	10,620,000
Muntinlupa	10,000.00	33	60	93	3	2,790,000.00
<b>Total</b>		<b>312</b>	<b>277</b>	<b>589</b>		<b>17,670,000.00</b>

#### 4. Transportation Assistance for Businesses

817. Transportation assistance at PhP 10,000 per business will be provided to 589 businesses (312 stand-alone businesses and 277 home-based businesses) in transferring / moving their products / goods / items and their belongings to temporary / permanent housing of their choice.

**Table 12-20. Transportation Assistance for Businesses**

LGU	No. of Beneficiaries	Transport Assistance (PhP)	Total Amount (PhP)
Makati	78	10,000	780,000.00
Paranaque	354	10,000	3,540,000.00
Taguig	64	10,000	640,000.00
Muntinlupa	93	10,000	930,000.00
<b>Total</b>	<b>589</b>		<b>5,890,000.00</b>

818. **LRIP Cost.** The cost for the implementation of the livelihood restoration and improvement program (LRIP) is estimated at **PhP289,490,190** as specified in Chapter 8. Commuting allowances for wage-based PAPs who relocate to a place that makes it more expensive to commute to their place of work are computed at PhP 21,430,000.00 and included in the LRIP cost.

#### F. Non-Land Assets and Improvements

819. According to the RCS result, a total of **10,375** fruit-bearing and timber trees, and other crops are located on the project-affected PNR and private land. Table below shows the valuation of affected trees and crops.

**Table 12-21. Compensation for Fruit-Bearing and Timber Trees and Other Plants**

LGU	Total Value (PhP)
Makati to Buli	23,776,335.48
<b>Total</b>	<b>23,776,335.48</b>

## G. RAP Implementation and Monitoring

### 1. Cost to Operate RAP Implementing Institutions

820. The budget for the operation of RAP Implementing Institutions is summarized in Table 12-22. 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 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.
821. 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 12-22: Budget for RAP Implementing Institutions**

City	RIMC	LIAC	Total
Makati	1,000,000	500,000	1,500,000.00
Paranaque	1,000,000	500,000	1,500,000.00
Taguig	1,000,000	500,000	1,500,000.00
Muntinlupa	1,000,000	500,000	1,500,000.00
<b>Total</b>	<b>4,000,000</b>	<b>2,000,000</b>	<b>6,000,000.00</b>

### 2. Cost to Operate Grievance Redress Mechanism

822. The budget for the implementation of the Grievance Redress Mechanism (GRM) is summarized in Table 12-23.

**Table 12-23: Budget for GRM Implementation**

Particular	Frequency/Qty	LGUs	Unit Cost (PhP)	Total (PhP)
Laptop/Desktop	1 unit	4	40,000	160,000.00
Ink for Printer	1 units*60 months	4	600	2,400.00
Printer	1 unit	4	10,000	40,000.00
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	4	300	1,200.00
Paper Clips	1 box	4	50	200.00
Expandable Envelope	500 units	4	25	100.00
Fastener	5 boxes	4	50	200.00
Stapler	1 unit	4	150	600.00

Particular	Frequency/Qty	LGUs	Unit Cost (PhP)	Total (PhP)
Staple wires	2 units	4	50	200.00
Tape	2 units	4	50	200.00
Magfile Closed	1 unit	4	150	600.00
Puncher	1 unit	4	190	760.00
Correction Tape	5 units	4	20	80.00
Ball pen	25 pcs	4	20	80.00
Storage Box	5 units	4	800	3,200.00
Logbook	1 unit	4	80	320.00
Transportation Cost	60 months	-	4,000	240,000.00
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>926,680.00</b>

### 3. Cost for Continuing Information Disclosure

823. The budget for Information Disclosure and Stakeholder Consultation is summarized in **Error! Reference source not found.**

#### Cost for Information Disclosure

Cost for Information Disclosure					
Particular	Posting/ Distribution	Total Number to be Printed	Frequency	Unit Price* (Php)	Total Amount (Php)
NSCR-Ex Poster	Help Desk /Barangay Halls	37	1	300	11,100.00
					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	1,350.00
Security Lock		3	1	100	300.00
Bulletin Board		3	1	500	1,500.00
Public Information Brochure (English)		Help Desk/SCMs	1500	2	17
Public Information Brochure (Tagalog)	3000		2	13	78,000.00
GRM Brochure (Tagalog)	3000		1	17	51,000.00
GRM Brochure (English)	1500		1	17	25,500.00
GRM Flyers	SCMs	1500	1	5	7,500.00
PIB Flyers		1500	2	5	15,000.00
Total					269,550.00

*\*Prices as of 2 September 2021*

#### **4. Internal Monitoring Cost (During RAP Implementation)**

824. 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**

825. 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**

826. 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.
827. 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**

828. Given the magnitude of project impacts, the NSCR-Ex has been classified as “Category A” for involuntary resettlement according to the Safeguard Policy Statement (SPS, 2009) of Asian Development Bank (ADB).<sup>67</sup> Accordingly, all land acquisition and resettlement activities under the project will be subject to internal and external monitoring.
829. The internal monitoring will be routinely conducted by the Safeguards Team of the NSCR Project Management Office (PMO) under the Department of Transportation (DOTr). In the meantime, external monitoring will be conducted twice a year by a qualified and experienced external monitoring agent (EMA). The DOTr will report monitoring results quarterly to ADB and the Japan International Cooperation Agency (JICA) which shall be posted on ADB and JICA websites. Indicators for internal monitoring will be those pertaining to the process and immediate outputs and results.

### **A. Purpose of Monitoring and Evaluation**

830. 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.
831. 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 Volume 3 Appendix 14. 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**

832. Internal monitoring is being conducted by the NSCR-Ex PMO, while external monitoring will be carried out by independent monitoring specialists with the EMA procured in October 2020. EMA will be involved in the project prior to the RAP implementation, and its terms of reference (TOR) is presented in the appendices of this RAP (Please see Volume 3 Appendix 15. Terms of Reference of External Monitoring Agent).

### **C. Internal Monitoring**

833. The tasks and obligations of the NSCR PMO pertaining to internal monitoring are the following:
- i. Supervise and monitor the RAP implementation on a regular basis;

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<sup>67</sup> A project which may cause physical or economic displacement of 200 persons or more is classified as Category A in terms of involuntary resettlement.

- ii. Review if the RAP is implemented as designed and planned and if not report any gaps, and issues and provide recommendations to address these;
- iii. Collect and analyze key resettlement data (gender-disaggregated, as well as information on the vulnerable AHs whenever possible) for reporting;
- iv. Verify if funds are released in a timely manner and if the amount is sufficient for each activity and purpose;
- v. Validate compensation paid and verify if 100% compensation is paid prior to relocation;
- vi. Review grievances to ensure that they are recorded and addressed properly in a timely manner; and
- vii. Prepare required monitoring reports based on the format prescribed in the RAP monitoring form.

#### **D. External Monitoring**

834. 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:
- i. Review of internal monitoring reports;
  - ii. 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;
  - iii. 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;
  - iv. Assess whether resettlement objectives are likely to be achieved and specifically assess whether livelihood and living standards are restored or enhanced;
  - v. Suggest modifications in the implementation procedure of the RAP, if necessary, to achieve its principles and objectives;
  - vi. Review of how compensation rates are evaluated;
  - vii. Validate compensation paid and verify if 100% compensation is paid prior to relocation;
  - viii. Review the effectiveness of the grievance redress mechanism (GRM) and its accessibility and responsiveness to resolving complaints; and
  - ix. Prepare corrective action plans when necessary.

#### **E. Reporting**

835. 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 **Error! Reference source not found..**



**Table 13-1. Monitoring Reports**

Type of Report		Internal Monitoring	External Monitoring	Frequency	Preparer	Report Recipient
1	Inception Report		✓	One month after mobilization	EMA	DOTr, JICA, and ADB
2	Monthly Monitoring Report	✓		Monthly submission from the commencement of RAP validation on the progress	NSCR PMO	NSCR PMO
3	Quarterly Monitoring Report	✓		Quarterly submission from the commencement of RAP validation until completion of the loan	NSCR 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	✓	✓	Upon 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)	NSCR PMO	JICA and ADB
					EMA	DOTr, JICA, and ADB
6	Semi-annual Monitoring and Evaluation Report	✓	✓	Every six months until the end of the loan closing	NSCR PMO	JICA and ADB
					EMA	DOTr, JICA, and ADB
7	Final Report	✓	✓	Upon loan closing	NSCR PMO	JICA and ADB

Type of Report		Internal Monitoring	External Monitoring	Frequency	Preparer	Report Recipient
					EMA	DOTr, JICA, and ADB

Source: JICA Design Team

836. **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.
837. **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.
838. **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 Volume 3 Appendix 16. Quarterly Monitoring Report Form).
839. **Replacement Cost Study Verification Report.** Following finalization of the RCS report prepared by IPA/GFI and prior to RAP implementation, the EMA prepares a report to validate the IPA valuation methodology and that compensation unit rates are at replacement cost.
840. **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.

841. **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 **Error! Reference source not found..**
842. **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

843. For internal monitoring, relevant indicators and means of verification are shown in Table 13-2, and guide questions are listed in Table 13-2. On the other hand, external monitoring indicators are presented in Table 13-4, and the relevant guide questions are listed in Table 13-5.
844. 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
2		Availability of required funds for the RAP implementation as planned	Allocated funds compared to planning

No.	Category	Checklist	Means of Verification
	Fund availability and allocation	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)
		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 (ADRIIs)	Signed ADRIIs 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 training 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 (DED) 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

No.	Category	Guide Question	Means of Verification
		How many eligible APs have participated in the LRIP? Among eligible APs, how many are poor, the elderly, single-headed households, and persons with disability (PWDs)?	Number of gender-disaggregated APs who 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

No.	Category	Guide Question	Means of Verification
		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
		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		Establishment of the NSCR PMO with	DOTr's NSCR PMO structure

No.	Category	Basis for Indicators	Means of Verification
	Institutional arrangement for the RAP implementation	required staffing for the RAP implementation	and related order
		Adequacy of knowledge and experience of the NSCR PMO for the RAP implementation	Discussions with the NSCR PMO
		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 DED RAP	ADB, JICA, and DOTr review, and approval of the DED RAP
		Compliance of the RAP with JICA and ADB policies	Review of the DED 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 DED RAP and interviews with male and female APs on the adequacy of provided entitlements
		Availability and adequacy of SES database based on DED 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

No.	Category	Basis for Indicators	Means of Verification
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 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	Interviews with male and

No.	Category	Basis for Indicators	Means of Verification
		social housing	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 entitlements	Interviews with male and 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	Interviews with male and female vulnerable displaced

No.	Category	Basis for Indicators	Means of Verification
		disaggregated by gender and vulnerable group)	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
		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	Records of payment, payment schedule, and recipients of compensation and assistance compared to the plan



No.	Category	Guide Question	Means of Verification
		timely manner according to the schedule?	
		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
		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	Records of SCMs and gender-disaggregated attendance lists

No.	Category	Guide Question	Means of Verification
		gender and vulnerable group)? What is the level of information communicated? Is it adequate or inadequate? Was information properly disclosed?  Was the translation of information disclosure in local languages available?	Records of SCMs and interview with male and female APs Records of SCMs with disclosed information and interview with male and female APs 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? Were capacity building and training activities completed on schedule? Were resettlement implementation activities achieved compared to the agreed implementation plan? Were funds for resettlement agencies allocated on time? Were the scheduled funds received by resettlement offices?  Were the funds disbursed according to the DED RAP?  Were social preparation activities implemented as per schedule?  Was land acquisition and occupation in time for implementation?	Staffing records compared to the plan Records of training compared to the plan Records of disbursement of funds for activities compared to the plan Records of fund transfer compared to the schedule Records of fund transfer and interview with resettlement offices Records of fund transfer compared to arrangements in the RAP Record of organized activities compared to the implementation schedule 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? Did APs participate in the selection and design of social housing locations and options? What is the number and percentage of APs provided with social housing programs?  Were social housing provided to relocating APs timely?	Records of gender-represented consultations and interview with male and female APs Records of meetings and interviews with male and female APs Final list of social housing beneficiaries disaggregated by gender compared to the AH master list SHFC records on the provision of housings of recipients disaggregated by gender compared to the schedule

No.	Category	Guide Question	Means of Verification
		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 DED 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 social housing are available for eligible APs?	Records on the disbursement 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

No.	Category	Guide Question	Means of Verification
			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
		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 improved 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.